

DEED OF CONVEYANCE

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THIS INDENTURE IS MADE ON THIS THE \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 20\_\_ AT SILIGURI

**DEED OF SALE OF COMMERCIAL/SEMI-COMMERCIAL/OFFICE SPACE ON OWNERSHIP BASIS AT \_\_\_\_\_.**

One Shop/ Office/ Godown/ Commercial/ Semi-Commercial Space being **Unit NO. \_\_\_\_\_**, having a Carpet Area **\_\_\_\_\_ Sq.Ft.** as per HIRA ACT (Housing Industry Regulatory Act) and a built-up area of **\_\_\_\_\_ Sq.Ft.** corresponding to a Super built-up area of **\_\_\_\_\_ Sq.Ft.** at **\_\_\_\_\_ FLOOR** of the Complex named and designed as "**CAPITAL ONE**" at the **Basement/Ground** Floor of the complex with an impartable right/share in the land on which the same stands.

CONSIDERATION : Rs. /-

LAND AREA ON WHICH THE HOUSING COMPLEX STANDS : 56 Kathas 11 Chattaks 30 sq. ft.

R.S. PLOT NO. : 2143, 2155, 2156 and 2159

SHEET NO. : 1

R.S. KHATIAN NO. : 180/1, 1143, 1142 and 182

J.L. NO. : 110 (88)

MOUZA : SILIGURI

P.S. : SILIGURI

DISTRICT : DARJEELING

**WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION**

**B E T W E E N**

1. \_\_\_\_\_ (PAN:- \_\_\_\_\_ )  
S/o \_\_\_\_\_ ,  
2. \_\_\_\_\_ (PAN:- \_\_\_\_\_ )  
S/o \_\_\_\_\_ ,  
Both are \_\_\_\_\_ by religion, Indian by Nationality,  
\_\_\_\_\_ by occupation, resident of  
\_\_\_\_\_ - \_\_\_\_\_ , P.O. \_\_\_\_\_ , P.S.

\_\_\_\_\_ in the District of \_\_\_\_\_ --- hereinafter jointly and Collectively called **PURCHASERS/ FIRST PARTY/ BUYER** (which expression shall mean and include unless excluded by or repugnant to the context his/her/their heirs, executors, successors, administrators, representatives and assigns) of the **FIRST PART**.

**A N D**

1. **SRI NARESH AGARWAL**, Son of Late Kailash Chand Agarwal and,
2. **SMT. ANSHU AGARWAL**, Wife of Sri Naresh Agarwal,  
Both are Indian by Nationality, Hindu by faith, No.1 Business by occupation and No. 2 House wife by occupation, both residing at 427, Nehru Road, Khalpara, Siliguri, P.O. & P.S. Siliguri, Darjeeling - 734005, in the State of West Bengal (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors-in-interest and permitted assignees),
3. **PRM REAL ESTATE PRIVATE LIMITED**, A Private Limited Company incorporated under the provision of Companies Act 1956 bearing certificate of Incorporation No. U70101WB2007PTC112485 Dated 10-01-2007, having its office 4<sup>th</sup> Floor, Jeevandeep Building, 4<sup>th</sup> Mile, Sevoke Road, Siliguri, P.O.- Salugara, P.S.- Bhaktinagar, District- Jalpaiguri - 734008, represented by one of its Director duly authorized for this purpose **SRI PREM KUMAR AGARWAL**,

Son of Late Gangadhar Agarwal, Indian by Nationality, Hindu by faith, Business by occupation, residing at shanty warehouse, 3<sup>rd</sup> Mile, Sevoke Road, Siliguri, P.O.- Salugara, P.S.- Bhaktinagar, District- Jalpaiguri - 734008 in the State of West Bengal (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees)

4. **VIJAY KUMAR SHAH ( HUF )**- a Hindu Undivided Family, represented by its Karta duly authorized for this purpose **SRI VIJAY KUMAR SHAH**, Son of Sri Dindayal SHAH, Indian by Nationality, Hindu by faith, Business by occupation, residing at Mangal Pandey Road, Siliguri, P.O. & P.S. Siliguri in the State of West Bengal (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees),

--- hereinafter the above named Vendors No. 1, 2, 3 & 4 jointly and collectively called and referred to as the **VENDORS/SECONY PARTY** of the **FIRST PART**.

**PRM DEVELOPERS**, a Partnership Firm, having its Office at 4th Floor, Jeevandeep Building, 4th Mile, Sevoke Road, Siliguri, P.O.- Salugara, P.S.- Bhaktinagar, District- Jalpaiguri, PIN- 734008, in the State of West Bengal, represented by one of its partners - **SRI UMANG MITTAL**, son of Sri Prem Kumar Agarwal, Indian by Nationality, Hindu by faith, Business by occupation, residing at Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri, P.O.- Salugara, P.S.-Bhaktinagar, District- Jalpaiguri, PIN- 734008, in the State of West Bengal, hereinafter called the "**CONFIRMING PARTY / DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors-in-

office, representatives, administrators and assignees) of the " OTHER PART ".

**WHEREAS** the Vendors No. 1 & 2 hereof, **SRI NARESH AGARWAL** and **SMT. ANSHU AGARWAL**, acquired all that piece and parcel of land measuring 10 Katha appertaining to forming part of R.S. Plot No. 2155, recorded in R.S. Khatian No. 1143 of Mouza-Siliguri, in the District of Darjeeling by virtue of two Deeds of Conveyance executed by **V.K. UDYOG LIMITED** and registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book No. I, Being Document No. 108 and 406 for the year 2018.

**AND WHEREAS** the Vendors No. 1 & 2 also acquired all that piece and parcel of land measuring 2 Katha 2 Chattak appertaining to forming part of R.S. Plot No. 2159, recorded in R.S. Khatian No. 182 of Mouza-Siliguri, in the District of Darjeeling by virtue of Deed of Conveyance executed by **V.K. UDYOG LIMITED** and registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book No. I, Volume No. 0402, Pages 4475 to 4496, Being Document No. 152 for the year 2018.

**AND WHEREAS** the Vendors No. 1 & 2 also, acquired all that piece and parcel of land measuring 3 Katha 6 Chattak appertaining to forming part of R.S. Plot No. 2143, recorded in R.S. Khatian No. 180/1 of Mouza-Siliguri, in the District of Darjeeling by virtue of Deed of Conveyance executed by **V.K. UDYOG LIMITED** and registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book No. I, Volume No. 0402, Pages 5110 to 5131, Being Document No. 189 for the year 2018.

**AND WHEREAS** the Vendors No. 1 & 2 also acquired all that piece and parcel of land measuring 1 Katha 8 Chattak appertaining to forming part of R.S. Plot No. 2143,

recorded in R.S. Khatian No. 180/1 of Mouza-Siliguri, in the District of Darjeeling by virtue of a Deed of Conveyance executed by Sri Manish Kumar Agarwal, Sri Deepak Kumar Agarwal and Smt. Deoki Debi Agarwal, registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book No. I, Volume No. 0402, Pages 42439 to 42461, Being Document No. 1407 for the year 2018.

**AND WHEREAS** by virtue of the aforesaid Five separate Deeds of Conveyance **SRI NARESH AGARWAL** and **SMT. ANSHU AGARWAL** became the sole, absolute and exclusive Vendors of all that piece and parcel of land measuring about 17 Katha having permanent, heritable and transferable right, title and interest therein.

**AND WHEREAS** possessing the aforesaid land the above named Vendors No. 1 & 2 hereof **NARESH AGARWAL** and **SMT. ANSHU AGARWAL**, duly obtained a Holding No. 760/A/1/12/611/426 issued by Siliguri Municipal Corporation in their name.

**WHEREAS** the Vendors No. 3 hereof **PRM REAL ESTATE PRIVATE LIMITED**, acquired all that piece and parcel of land measuring 10 Katha appertaining to forming part of R.S. Plot No. 2155, recorded in R.S. Khatian No. 1143 of Mouza-Siliguri, in the District of Darjeeling by virtue of two Deeds of Conveyance executed by **V.K. UDYOG LIMITED** and registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book No. I, Being Document No. 109 and 0407 for the year 2018.

**AND WHEREAS** the Vendors No. 3 acquired all that piece and parcel of land measuring 2 Katha 2 Chattak appertaining to forming part of R.S. Plot No. 2159, recorded in R.S. Khatian No. 182 of Mouza-Siliguri, in the District of Darjeeling by virtue of a Deed of Conveyance executed by **V.K. UDYOG LIMITED** and registered at the office of the

Additional District Sub-Registrar Siliguri and recorded in Book No. I, Being Document No. 131 for the year 2018.

**AND WHEREAS** the Vendors No. 3 acquired all that piece and parcel of land measuring 3 Katha 6 Chattak appertaining to forming part of R.S. Plot No. 2143, recorded in R.S. Khatian No. 180/1 of Mouza-Siliguri, in the District of Darjeeling by virtue of a Deed of Conveyance executed by **V.K. UDYOG LIMITED** and registered at the office of the Additional District Sub-Registrar Siliguri and recorded in Book No. I, Being Document No. 187 for the year 2018.

**AND WHEREAS** the Vendors No. 3 acquired all that piece and parcel of land measuring 1 Katha 8 Chattak appertaining to forming part of R.S. Plot No. 2143, recorded in R.S. Khatian No. 180/1 of Mouza-Siliguri, in the District of Darjeeling by virtue of a Deed of Conveyance executed by Sri Deepak Kumar Agarwal, Sri Manish Kumar Agarwal and Smt. Deoki Debi Agarwal and registered at the office of the Additional District Sub-Registrar Siliguri and recorded in Book No. I, Being Document No. 1385 for the year 2018.

**AND WHEREAS** by virtue of the aforesaid Five separate Deeds of Conveyance **PRM REAL ESTATE PRIVATE LIMITED**, became the sole, absolute and exclusive Vendors of all that piece and parcel of land measuring about 17 Katha , having permanent, heritable and transferable right, title and interest therein.

**And Whereas** possessing the aforesaid land the above named Vendors No. 3 hereof **PRM REAL ESTATE PRIVATE LIMITED**, duly obtained a Holding No. 768/1/12/611/426 issued by Siliguri Municipal Corporation in its name.

**WHEREAS** the Vendors No. 4 hereof **VIJAY KUMAR SHAH (HUF)**, acquired all that piece and parcel of land measuring 20 Katha appertaining to forming part of R.S. Plot No. 2156, recorded in R.S. Khatian No. 1142 of Mouza-Siliguri, in the District of Darjeeling by virtue of a Deed of Conveyance executed by Sri Makhanlal Saraf S/o Late Rameshwar Lal Saraf and registered at the office of the Additional District Sub-Registrar Siliguri and Being Document No. 2523 for the year 2001.

**AND WHEREAS** the Vendors No. 4 acquired all that piece and parcel of land measuring 2 Katha 11 Chattak and 30 square Feet appertaining to forming part of R.S. Plot No. 2143, recorded in R.S. Khatian No. 180/1 of Mouza-Siliguri, in the District of Darjeeling by virtue of a Deed of Conveyance executed by Sri Deepak Kumar Agarwal , Sri Manish Kumar Agarwal and Smt. Deoki Debi Agarwal and registered at the office of the Additional District Sub-Registrar Siliguri and recorded in Book No. I, Being Document No. 1386 for the year 2018.

**AND WHEREAS** by virtue of the aforesaid two separate Deeds of Conveyance Vendors No. 4 **VIJAY KUMAR SHAH (HUF)**, became the sole, absolute and exclusive Vendors of all that piece and parcel of land measuring about 22 Katha 11 Chattak and 30 Square Feet, having permanent, heritable and transferable right, title and interest therein.

**And Whereas** possessing the aforesaid land the above named Vendors No. 4 hereof **VIJAY KUMAR SHAH (HUF)**, duly obtained a Holding No. 769/13/612/426 issued by Siliguri Municipal Corporation in its name.

**AND WHEREAS** all the above mentioned Vendors No. 1, 2, 3, & 4 hereof **SRI NARESH AGARWAL, SMT. ANSHU AGARWAL, PRM REAL ESTATE PRIVATE LIMITED** and **VIJAY KUMAR SHAH (HUF)**, amalgamated their portion of land into one single unit



wherein the Vendors No. 1 & 2 has contributed land measuring 17 Katha , the Vendor No. 3 has contributed land measuring 17 Katha and the Vendors No. 4 has contributed land measuring 22 Kattha 11 Chattak and 30 Square Feet for the purpose of constructing a multistoried Complex thereupon by virtue of "Agreement of Amalgamation" executed by and between the Parties on \_\_\_\_\_.

The vendor hereof **SRI NARESH AGARWAL, SMT. ANSHU AGARWAL, PRM REAL ESTATE PRIVATE LIMITED** and **VIJAY KUMAR SHAH (HUF)**, also got its land converted from Residential /Industrial to Commercial development, recorded in L.R. Khatian No. 180/1, 182, 1142 and 1143 in respect of R.S. Plot No. 2143, 2155, 2156, 2159, Situated within Mouza-Siliguri, J.L. No. 110(88), Pargana- Baikunthapur, under siliguri Municipal corporation, P.S. Siliguri in the district of Darjeeling vide Memo No. ----- Dated ----- at the office of the -----.

The vendor hereof **SRI NARESH AGARWAL, SMT. ANSHU AGARWAL, PRM REAL ESTATE PRIVATE LIMITED** and **VIJAY KUMAR SHAH (HUF)**, had got the Building Plan approved from Siliguri Municipal Corporation vide Order No. Order No: 570 Dated: 15.07.2019 for a LB+B+6 Storied Commercial cum Assembly Building consisting of 1 Block on land measuring 56 kathas 11 Chataks 30 Sq.ft as more particularly described in the Schedule "A" below.

The Siliguri Jalpaiguri Development Authority, Pradhan Nagar, Siliguri. has granted the Land Use Certificate to the Vendors hereof to Develop the Project vide Memo No. 3081/SJDA dated 08.02.2019.

**AND WHEREAS** abovenamed **PRM DEVELOPERS** decided to construct a Shop/ Office/ Godown/ Commercial/ Semi-Commercial Complex on land measuring 56 Kathas 11

chattaks 30 sq.ft. as more particularly described in the Schedule "A" land according to the Building Plan prepared which was approved by Matigara Panchayat Samity vide Order No. \_\_\_\_\_ Dated \_\_\_\_\_ for the construction of Commercial Project, comprising Lower Basement + Basement + 6 Storied multistoried Commercial cum Assembly Building in the said project shall be known as '**CAPITAL ONE**' ;

**AND WHEREAS** above named **PRM DEVELOPERS** had completed the construction of the said multistoried Shop/ Office/ Godown/ Commercial/ Semi-Commercial complex and to assign and identify has named the commercial complex as "**Capital One**".

**AND WHEREAS** the Second have formulated a scheme for selling Shop/ Office/ Godown/ Commercial/ Semi-Commercial Premises to enable different person(s)/party(s) intending to own Shop/ Office/ Godown/ Commercial/ Semi-Commercial Premises for carrying on their business, profession, office work in the said Commercial Complex along with the undivided proportioned share and interest in the land as more fully described in **Schedule-A** below, the proportioned share or interest in the **Schedule-A** to be determined according to the constructed areas comprising the unit or premises proportioned to the total constructed area of the Complex.

**AND WHEREAS** the Second Party hereof offered intended buyers to apply for purchase of Shop/ Office/ Godown/ Commercial/ Semi-Commercial Premises and the First Party being intended to purchase the "**B**" Scheduled property offered the Second Party to purchase the said "**B**" Schedule Property in the said Complex named "**CAPITAL ONE**" for a valuable consideration as fully described in the Schedule "**E**" below.

**AND WHEREAS** the First Party hereof being satisfied with



Party from the payment thereof and the Second Party do hereby convey and transfer absolutely the Schedule "B" property to the First Party who shall now **HAVE AND HOLD** the same absolutely and forever free from all encumbrances subject to the payment of proportionate rent etc. to the Government of West Bengal.

**2. SATISFACTION OF BUYER: THAT** the First Party have examined and inspected the Documents of title of the Second Party and verifying the site Plan, Building Plan, Foundation Plan, Structural Details of beams and slabs, Typical Floor Plan, Front Elevation, Rear Elevation/Sectional Elevation, details of staircase as well as the common portions and areas and the Common Provision and utilities and have also seen and inspected the construction work of the building to the extent constructed as on the date of execution of these presents and has satisfied himself /herself /themselves /itself about the standard of construction thereof including that of the Schedule "B" property purchased by the First Party and shall have no claim whatsoever as to construction plan quality of materials used or standard of workmanship in the construction, thereof including foundation of the building and development, installations, erections and construction of the COMMON PROVISION AND UTILITIES as more fully described in the Schedule "D" below.

**3. MEASUREMENT: THAT** the measurement of the Said Shop/ Office/ Godown/ Commercial/ Semi-Commercial Premises as mentioned in this Deed is the final measurement of the Said Shop/ Office/ Godown/ Commercial/ Semi-Commercial Premises which has been certified by \_\_\_\_\_ which has been verified and agreed by the Buyer, who hereby covenants the satisfaction of the measurement of the built up area.

4. **CREATION OF RIGHTS: THAT** the First Party shall have all rights, title and interest in the property sold and conveyed to him/her/them/it and shall hold and enjoy the same without any interruption or obstruction whatsoever from the Second Party or anybody claiming through or under it and all rights, title and interest which are vested in the Second Party with respect to the Schedule "B" property and shall henceforth vest in the First Party to whom said property has/have been conveyed absolutely.

5. **RIGHT AGAINST ENCROACHMENT: THAT** the First Party shall not encroach upon any portion of land or buildings carved out by the Second Party for the purpose of the road, landings stairs, passages, corridors, etc or other community purposes and in the event of encroachment, the Second Party or the executive body or any authority of the occupants of the building acting as such at the relevant time shall be entitled to remove such unauthorized act or nuisance by force and the First Party shall be legally bound to repay the entire cost and expenses including damages if any as will be caused by such nuisance and its subsequent removal.

6. **PRESERVATION OF COMMON AREA: THAT** the First Party further covenants with the Second Party not to injure harm or cause damage to any part of the building including common portions and areas as well the common provisions and utilities by making or causing any sort of alteration or withdrawal of any support or causing any construction, addition or deletion thereof or otherwise in any manner whatsoever and in the event of contrary the First Party shall be fully responsible for it. The Second Party shall not be held responsible in any manner whatsoever for the same.

7. **EXCLUSIVE FOR COMMERCIAL PURPOSE: THAT** the First Party hereby covenants with the Second Party not to dismantle the Schedule "B" property and part thereof

hereby sold and conveyed in favour of the First Party and the same shall be held by the First Party exclusively for Shop/ Office/ Godown/ Commercial/ Semi-Commercial purposes.

8. **ALTERATION: THAT** the First Party shall not make any such addition or alteration in the Complex as may cause blockage or interruption in the smooth flow of common areas and facilities within the complex and to cause any structural damage or encroachment on the structure of the building(s) in the complex.

9. **SUB DIVIDE OR DEMOLISH:** That the First Party have agreed that he/she/they/it shall not sub-divide or demolish any structure of the schedule "B" property and the complex as a whole without the prior approval and consent of the Second Party and/or the local authority, if required. The First Party, however, undertakes that he/she/they/it shall not divide/sub-divide the schedule "B" property in any manner. The First Party shall also not change the colour and facade of outer walls of his/her/their/its **Complex.**

10. **RESTRICTION ON DISPLAY OF BOARDS:** That the First Party shall not display any names, address, signboard, advertisement, materials, etc. on the external facade of the Complex/Tower/Wing and also the complex. The i

11. **DECLARATION OF SECOND PARTY: THAT** the Second Party declares that the interest which it professes to transfer hereof subsists as on the date of these presents and that the Second Party have not previously transferred, mortgaged, contracted for sale or otherwise said below schedule "B" property or any part thereof to or in favour of any other party or person/s and that the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and is free from all encumbrances whatsoever and that the recitals made hereinabove and hereinafter are all true and in the

event of any contrary the Second Party shall be liable to make good the loss or injury which the First Party may suffer or sustain there from and also be liable to compensate the First Party for the same.

12. **COVENANT TO FIRST PARTY: THAT** the Second Party further covenants with the First Party that if for any defect of title or for act done or suffered to be done by the Second Party, the First Party is/are deprived of ownership or of possession of the said property described in the Schedule "B" below or any part thereof in future, then the Second Party shall return to the First Party the full or proportionate part of the consideration money as the case may be.

13. **TENANCY RIGHT: THAT** the Second Party do hereby covenants with the First Party that the tenancy rights under which Schedule "A" property is held by the Second Party under the superior landlord the State of West Bengal is good and effectual and the interest which the Second Party proposes to transfer subsists and the Second Party have full right and authority in Schedule "B" property to transfer the undivided right in the land to the First Party in the manner as aforesaid and the First Party shall hereinafter peacefully and quietly possess and enjoy the Schedule "B" property without any obstruction or hindrance whatsoever.

14. **NO HINDRANCE FROM FIRST PARTY: THAT** the First Party shall not do any act, deed or thing whereby the development/construction of the said building/Complex is in any way hindered or impeded with nor shall prevent the Second Party from selling, transferring assigning or disposing of unsold portion of right, title and interest therein or appurtenant thereto.

15. **PAYMENT ACKNOWLEDGEMENT:** THAT full consideration of Rs. \_\_\_\_\_ has been made and the Second Party

hereby acknowledges the receipt of the full and final payment of consideration amount. The Consideration amount shall include all the followings:

**16.1 Special Amenities/Facilities:** providing any special amenities/ facilities in the Common Portions (save and except those described in the **D Schedule** below) and improved specifications of construction of the Said Shop/ Office/ Godown/ Commercial/ Semi-Commercial Premises and/or the Said Building/Complex, proportionately.

**16.2 Electricity:** obtaining HT/LT electricity supply from the supply agency, & Generator & Water charges, with applicable Goods & Service Tax based on the super built-up area of Said commercial/ semi-commercial /office space/ Unit/ Premises. However, this price does not include charges applicable for Individual Electricity Meter Security Deposit to the WBSEDCL as and when applicable and other charges as applicable specifically mentioned other clauses.

**16.3 Electricity Meter for Common Portions:** security deposit and all other billed charges of the supply agency for providing electricity/meter to the Common Portions, proportionately.

**16.4 Betterment Fees:** betterment or other levies as has been charged/ imposed by any government authorities or statutory bodies on the Said Property or the Said Premises and Appurtenances or its transfer in terms hereof, proportionately.

**16.5 Taxes:** GST Tax, Works Contract Tax, Value Added Tax or any other tax and imposition levied by the State Government, Central Government or any other authority or body on the Sellers, from time to time, proportionately, if levied as a whole on



the Said Complex and wholly, if levied specifically on the Said Premises.

**16.6 Legal Fees, Stamp Duty and Registration Costs:**

Fees of Advocates (**Legal Advisors**), who have drawn this Deed and all further documents (for registration). However, Stamp duty, registration fees and other miscellaneous expenses for registration and all other fees and charges, if any, has been borne by the Buyer in separate.

**16.7 Common Expenses/Maintenance Charges and Rates & Taxes:**

Common expenses/maintenance charges described in the **C Schedule** below (**Common Expenses/Maintenance Charges**), proportionately from the Date of Possession (i.e. \_\_\_\_\_ shall be deemed to be the date on which the possession has been handed over to the Buyer). It is clarified that the Common Expenses/Maintenance Charges shall include cost of operation, maintenance, repair and replacement of the components of the Common Portions. It is clarified that (1) the Said Complex shall be maintained from the date of Possession i.e. \_\_\_\_\_ until \_\_\_\_\_ by the Second Party as per the initial terms of the Agreement and thereafter through the Association (formed by the residents/owners of the Complex) and (2) the supervision of maintenance of the Said Complex shall be handed over by the Vendor to a body of premises owners of the Said Complex, which may be a syndicate, committee, body corporate, company or association under the West Bengal Complex Ownership Act, 1972 (**Association**), on \_\_\_\_\_. It is clarified that no Common Expenses/Maintenance Charges shall be payable by the Vendor towards the unsold premises of the Said Complex.

16. **COMMON EXPENSES POST \_\_\_\_\_**: All expenses of common nature more specifically defined in **Schedule C** shall be borne by the Owners of the Premises after the \_\_\_\_\_. Also, it has been agreed that common expenditure will be

divided among the buyers only and no expenses will be borne by the Vendor for unsold premises.

17. **HAND OVER OF POSSESSION:** Subject to other clauses, the Buyer shall be deemed to have been handed over the Possession of the **Schedule B** property on and from the \_\_\_\_\_.

18. **ELECTRICITY CONNECTION: THAT** the First Party have to obtain his/her/their/its own independent electric connection from the WBSUEDCL for his/her/their/it electric requirement and the connection charges as well as the electric consumption bill will be paid by the First Party. The Second Party shall not have any responsibility or any liability in this respect.

19. **CONTINUING CONSTRUCTION BY VENDOR:** The Vendor shall continue construction, completion, up-gradation and beautification for finishing the Complex and its common area, however the premises as mentioned in "**SCHEDULE B**" below, i.e. the Unit has been completed upto the satisfaction of the Buyer.

20. **QUALITY, WORKMANSHIP AND ACCEPTANCE OF VARIATIONS ETC.:** The decision of the Architect regarding quality, workmanship and variations is final and binding on the Parties. The Buyer hereby consents to the variations, modifications or alterations as may be recommended by the Architect post the registration of these present, however the Second Party covenant that in no case there will be any alteration made to the building structure and/or the Scheduled B property and the Buyer hereby further agrees not to raise any objection to the Vendor and/or the Architect making any other variations, modifications or alterations.

21. **COMPLETE SATISFACTION ON POSSESSION:** On the Date of Possession, the Buyer shall be deemed to be completely

satisfied with all aspects of the Said Unit, including the super built up area of the Said Unit.

22. **COMMENCEMENT OF OUTGOINGS:** From the Date Of Possession Notice, all outgoings in respect of the Said Premises And Appurtenances, including Rates & Taxes shall become payable by the Buyer, however Common Expenses/Maintenance Charges shall be initially borne by the Vendor until \_\_\_\_\_ and thereafter all outgoings in this regards shall also be payable by the buyer.

23. **COMMON PORTIONS:** The Vendor shall maintain the Common Portion until Vendor shall hand over management and upkeep of all Common Portions to the Association (the First Committee of which shall be nominated by the Vendor) and for the formation of which the Buyer hereby grant a Specific Power of Attorney to the Vendor.

24. **BUYER AWARE OF AND SATISFIED WITH COMMON PORTIONS AND SPECIFICATIONS:** The Buyer, is/are fully satisfied and have complete knowledge of the Common Portions, Specified Facilities, Specifications and all other ancillary matters. The Buyer has examined and is acquainted with the Said Complex and acknowledges that the Buyer shall neither have nor shall claim any right over any portion of the Said Building and/or any Wing of the Said Complex **save and except** the Said Premises And Appurtenances.

25. **NO OBSTRUCTION BY BUYER TO FURTHER CONSTRUCTION:** The Vendor shall be entitled to make other constructions elsewhere on the Said Property/Said Phase/Said Complex and the Buyer shall not obstruct or object to the same notwithstanding any inconveniences that may be suffered by the Buyer due to and arising out of the said construction/ developmental activity. The Buyer also admits and accepts that the Vendor and/or employees and/or agents and/or contractors

and/or sub-contractors appointed by the Vendor shall be entitled to use and utilize the Common Portions for movement of building materials and for other purposes and the Buyer shall not raise any objection in any manner whatsoever with regard thereto.

**26. VARIABLE NATURE OF LAND SHARE AND SHARE IN COMMON PORTIONS:** The Buyer fully comprehends and accepts that (1) the Land Share, the Share in Common Portions and the share in the Said Club is a notional proportion that the Said Premises bears to the currently built/used area of the Said Building/Said Phase/Said Complex (2) if the area of the Said Building/Said Phase/Said Complex/Said Club is recomputed by the Vendor, then the Land Share, the Share In Common Portions and the share in the Said Club shall vary accordingly and proportionately and the Buyer shall not question any variation (including diminution) therein (3) the Buyer shall not demand any refund of the Total Price paid by the Buyer on the ground of or by reason of any variation of the Land Share, the Share in Common Portions and the share in the Said Club and (4) the Land Share, the Share In Common Portions and the share in the Said Club are not be divisible and partible and the Buyer shall accept (without demur) the proportionate share with regard to various matters, as be determined by the Vendor in future, in its absolute discretion.

**27. EXTENSION OF PROJECT:** If need be and situation persists, the Vendor may extend the project onto a bigger project as deemed fit by the Vendor and the proportion defined in clauses 27 & 28 shall be proportioned after inculcating such extensions and the Buyer hereof gives his/her/their/it's NOC in this regard.

**28. BUYER TO PARTICIPATE IN FORMATION OF ASSOCIATION:**

The Buyer admits and accepts that the Buyer and other Future Buyers of Units who may hereinafter acquire any unit in the Said Complex shall form the Association as per the prevailing law and the Buyer shall become a member thereof.

**29. OBLIGATIONS OF BUYER:** The Buyer shall:

- (a) **Co-operate in Management and Maintenance:** co-operate in the management and maintenance of the Said Building, the Said Phase, the Said Complex by the Vendor/the Facility Manager/the Association (upon formation).
- (b) **Observing Rules:** observe the rules framed from time to time by the Vendor/the Facility Manager/the Association (upon formation) for the beneficial common enjoyment of the Said Building, the Said Wing, the Said Complex.
- (c) **Paying Electricity Charges:** pay for electricity and other utilities consumed in or relating to the Said Premises and Appurtenances from the date of Possession and further for the Common Portions and the Specified Facilities from the \_\_\_\_\_-on pro-rata basis.
- (d) **Meter and Cabling:** be obliged to draw electric lines/wires, television cables, broadband data cables and telephone cables to the Said Premises only through the ducts and pipes provided therefor, ensuring that no inconvenience is caused to the Vendor or to the other Unit/Premises Owners. The main electric meter shall be installed only at the common meter space in the Said Complex. The Buyer shall under no circumstances be entitled to affix, draw or string wires, cables

or pipes from, to or through any part or portion of the Said Building, the Said Property, the Said Phase and outside walls of the Said Building **save** in the manner indicated by the Vendor/the Association (upon formation). The Vendor shall endeavor to provide conduits for T.V. cable line or DTH connection.

- (e) **Commercial Use:** use the Said Premises for commercial or semi-commercial purpose only. Under no circumstances shall the Buyer use or allow the Said Premises to be used for residential purposes. The Buyer shall also not use or allow the Said Premises to be used for illegal or immoral purpose.
- (f) **No Alteration:** not to alter, modify or in any manner change the (1) elevation and exterior colour scheme of the Said Premises and the Said Building/Complex and (2) design and/or the colour scheme of the windows, grills and the main door of the Said Premises. In the event the Buyer makes any alterations/changes, the Buyer shall compensate the Vendor/the Association (upon formation) (as the case may be) as estimated by the Vendor/the Association (upon formation) for restoring it to its original state.
- (g) **No Structural Alteration and Prohibited Installations:** not to alter, modify or in any manner change the structure or any civil construction in the Said Premises and Appurtenances or the Common Portions or the Said Building/Complex. The Buyer shall not install any dish-antenna on the balcony and/or windows of the Said Building and/or on any external part of the Said Building and/or the roof thereof. The Buyer shall not install

grills on the railings of the balcony and/or outside the windows, in any form or manner. Grills may only be installed by the Buyer on the inner side of the doors and windows of the Said Premises. The Buyer shall further install such type of air-conditioners (window or split) and at such places, as be specified and prescribed by the Vendor, it being clearly understood by the Buyer that no out-door units of split air-conditioners will be installed on the external walls of the Said Building and no window air-conditioners will be installed by cutting open any wall. If split air-conditioners are specified and prescribed to be installed, the Buyer shall install the out-door unit of the same either inside the Buyer's own balcony or on common ledge provided for the same, in which case the out-door unit will be installed only on such ledge and at no other place.

- (h) **No Sub-Division:** not to sub-divide the Said Premises and Appurtenances and the Common Portions, under any circumstances.
- (i) **No Changing of Name:** not to change/alter/modify the names of the Said Building and the Said Complex from that mentioned in the Vendor brochure.
- (j) **No Nuisance and Disturbance:** not to use the Said Premises or the Common Portions if any, or permit the same to be used in such manner or commit any act, which may in any manner cause nuisance or annoyance to other occupants of the Said Building and/or the neighboring properties and not make or permit to be made any disturbance or do or permit

anything to be done that will interfere with the rights, comforts or convenience of other persons.

- (k) **No Storage:** not to store or cause to be stored and not place or cause to be placed any goods, articles or things in the Common Portions.
- (l) **No Obstruction to Vendor/Facility Manager/Association:** not to obstruct the Vendor/the Facility Manager/the Association (upon formation) in their acts relating to the Common Portions and not obstruct the Vendor in constructing on other portions of the Said Building and/or the Said Complex/Said Property and selling or granting rights to any person on any part of the Said Building/the Said Complex/Said Property (excepting the Said Premises hereby sold).
- (m) **No Obstruction of Common Portions/Specified Facilities:** not to obstruct pathways and passages or use the same for any purpose other than for ingress to and egress from the Said Premises, if any.
- (n) **No Violating the Rules:** not to violate any of the rules and/or regulations laid down by the Vendor/the Facility Manager/the Association (upon formation) for the use of the Common Portions.
- (o) **No Throwing of Refuse:** not to throw or accumulate or cause to be thrown or accumulated any dust, rubbish or other refuse in the Common Portions and the Specified Facilities **save** at the places indicated there-for.



- (p) **No Injurious Activities:** not to carry on or cause to be carried on any obnoxious or injurious activity in or through the Said Premises and the Common Portions.
- (q) **No Storing Hazardous Articles:** not to keep or store any offensive, combustible, obnoxious, hazardous or dangerous articles in the Said Premises.
- (r) **No Signage:** The Buyer can put up or affix any sign board, name plate or other things or other similar articles in the Common Portions and the Specified Facilities or outside walls of the Said Premises/Said Building/Said Complex **save** at the place or places provided therefore.
- (s) **No Floor Damage:** not to keep any heavy articles or things that are likely to damage the floors or install and operate any machine or equipment **save** usual \_\_\_\_\_ appliances.
- (t) **No Installing Generator:** not to install or keep or run any generator in the Said Premises or anywhere in the Complex.
- (u) **No Use of Machinery:** not to install or operate any machinery or equipment except home appliances.
- (v) **No Misuse of Water:** not to misuse or permit to be misused the water supply to the Said Premises.
- (w) **No Damage to Common Portions:** not to damage the Common Portions in any manner and if such damage is caused by the Buyer and/or family members, invitees or servants of the Buyer, the Buyer shall compensate for the same.

- (x) **Not to release pets:** not to release the pet animals living with the Buyer in the Said Premises in the Common Portions alone for any other purpose whatsoever.
- (y) **Notification Regarding Letting/Transfer:** If the Buyer lets out or sells the Said Premises and Appurtenances, the Buyer shall immediately notify the Facility Manager/the Association (upon formation) of the tenant's/buyers address and telephone number.
- (z) **No Right in Other Areas: Save and except** the Easement Rights, the Buyer shall not have any right in the other portions of the Said Phase/the Said Property/the Said Complex and the Buyer shall not raise any dispute or make any claim with regard to the Vendor either constructing or not constructing on the said other portions of the Said Phase/the Said Property/the Said Complex or any extension initiated by the Vendor.
- (aa) **Roof Rights:** A demarcated portion of the top roof of the Said Building shall remain common to all residents of the Said Building (**Common Roof**) and all common installations such as water tank and lift machine room shall be situated in the Common Roof and the balance of the top roof of the Said Building shall belong to the Vendor with right of exclusive transfer and the Buyer specifically agrees not to do any act which prevents or hinders such transfer. Notwithstanding the demarcation of the top roof of the Said Building as aforesaid, the Vendor hereof rescind it's right of further construction on the entirety of the top roof and the Buyer specifically acknowledges the same.

30. **OBLIGATION REGARDING TAXES:** In the event of the Vendor being made liable for payment of any tax, duty,

levy or any other liability under any statute or law for the time being in force or enforced in future (such as Goods & Service Tax, Works Contract Tax, Value Added Tax or any other tax and imposition levied by the State Government, Central Government or any other authority or body) or if the Vendor is advised by its consultant that the Vendor is liable or shall be made liable for payment of any such tax, duty, levy or other liability on account of the Vendor, having agreed to perform the obligations under this present, then and in that event, the Buyer shall be liable to pay all such tax, duty, levy or other liability and hereby indemnifies and agrees to keep the Vendor indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. The taxes, duties, levies or other liabilities so imposed or estimated by the Vendor's consultant shall be paid by the Buyer upon levy.

31. **INTERIOR MAINTENANCE: THAT** the First Party shall carry out the maintenance and interiors of the Schedule "B" property at his/her/their/its own cost. The insurance of the Schedule "B" property as well as the interiors of the same shall be the responsibility of the First Party. The Second Party shall not in any case be held liable and responsible for any damage or loss occurred on account of any act, deed, neglect or omission to do an act of the First Party from the date of this present.

32. **EXECUTION OF OTHER DOCUMENTS: THAT** the Second Party further undertakes to take all actions and to execute all documents required to be done or executed for fully assuring right, title and interest of the First Party to the property hereby conveyed at the cost of the First Party.

33. **MUTATION: THAT** the First Party shall have to get his/her/their/its name mutated with respect to the said Schedule "B" property at the office of B.L. & L.R.O, \_\_\_\_\_ and S.M.C. and get numbered as a separate holding and shall pay Panchayat or Holding Taxes as may be levied upon his/her/their/its from time to time though the same has not yet been assessed.

34. **RIGHT TO SALE/OTHERWISE: THAT** the First Party shall have the right to sale, gift, mortgage or transfer otherwise the ownership of the **Schedule -"B"** property or let out, lease out the **Schedule -"B"** property to whomsoever, subject to the fact that no terms and condition of sale as per this deed is breached.

35. **USE OF PROPERTY: THAT** the First Party shall always use the schedule "B" property for commercial and semi-commercial purpose and shall not store any goods of hazardous or combustible nature or which can cause damage to the structure and assets of other occupants or the equipment in the Complex or use the schedule "B" property for any activity which may be immoral or illegal.

36. **SAFETY AND SECURITY: THAT** security of the entire complex shall always be the sole responsibility of the First Party and other occupants of the complex.

37. **TAXES: THAT** the Second Party will pay up to date municipal taxes, Panchayat taxes, land revenue and/or any other charges/dues if any prior to the date of transfer of the **Schedule - "B"** property. That the Second Party shall not be liable at any time under any circumstances for any rate and/or taxes pertaining to the Schedule "B" property except for unsold portion of the building which shall be borne by the Second Party proportionately with all the purchaser/s unless separately levied upon and charged for.

38. **MAINTENANCE CHARGES POST \_\_\_\_\_**: **THAT** in case the First Party makes default in payment of the proportionate share towards the COMMON EXPENSES (described in the Schedule "C" given hereunder) within **7<sup>th</sup>** of every month to the Complex Owners association, the First Party shall be liable to pay interest at the rate of \_\_\_ per month or part of a month Compoundable every month for the period of default on all amounts remaining so unpaid along with such dues and arrears and shall also be liable to compensate the Association acting at the relevant time for any loss or damage suffered by the association in consequence thereof. The association if they so find it reasonable may restrain the First Party for using the common facilities of the complex for non-payment of maintenance fee.

39. **USE OF GENERATOR: THAT** it is hereby specifically declared that the use of personal generator of any kind and description and of any capacity whatsoever which causes sound and air pollution will not be permitted in any of the residential premises of the building save the battery operated inverter.

40. **ABIDE BY LAWS:** That the First Party shall abide by the laws of land, including the local laws and directions of the statutory authorities and terms and conditions of Allotment. In case any penalty or fine is imposed by any government/statutory or other local authority for violation of any law by the First Party, the same shall be paid and satisfied by the First Party.

41. **FUTURE LAWS: THAT** all taxes, levies, assessments, demands or charges levied or leviable in future on the land or building or any part of the complex shall be borne and paid by the First Party in proportion to the area of the Schedule "B" Property.

42. **ARBITRATION: THAT** the matters not specifically stipulated in these presents or in case of any dispute or any questions arising hereinafter at any time between the First Party and the Second Party or the other occupiers of the building shall be

referred for Arbitration under the Arbitration and Conciliation Act 1996 as amended upto date and in case their decision is not acceptable the parties hereto shall have the right to move to Court at Darjeeling.

**SCHEDULE 'A'**  
**(DESCRIPTION OF THE LAND ON WHICH "COMPLEX" STANDS)**

All that piece and parcel of land measuring 56 Kathas 11 Chattak and 30 Square Feet appertaining to and forming part of R.S. Plot No.2143, 2155, 2156, 2159 recorded in R.S. Khatian No. 180/1, 1143, 1142, 182 situated in Mouza - Siliguri, J.L. No. 110(88), Pargana - Baikunthapur, P.O. & P.S. Siliguri in the District of Darjeeling.

The said land is bound and butted as follows:-

By North : Land of M/s Mech Industries Pvt.Ltd and Land Forming part of R.S. Plot No. 2143,

By South : Land of East India Prarmaceutical Works Ltd,

By East : Burdwan Road,

By West : Municipal Drain and then 20 Feet wide Road and Land of Manoranjan Ghosh.

**SCHEDULE 'B'**  
**(DESCRIPTION OF PROPERTY HEREBY SOLD)**

A residential premises premises having \_\_\_\_\_ Flooring, being **UNIT/SHOP/PREMISES NO. \_\_\_\_\_**, having a Carpet Area **\_\_\_\_\_ Sq.Ft.** as per HIRA ACT (Housing Industry Regulatory Act) and a built-up area of **\_\_\_\_\_ Sq.Ft.** corresponding to a Super built-up area of **\_\_\_\_\_ Sq.Ft.** at \_\_\_\_\_ **FLOOR** of the Complex named & designed as **"CAPITAL ONE"** with a proportionate right in the Schedule "A" land on which the Complex stands in common with the first party and/or other occupiers of the said Complex with

right to use common area and facilities of the Complex in common with other occupants of the Complex.

**SCHEDULE-C**  
**COMMON EXPENSES**

1. All expenses for maintenance, operating, replacing, repairing, renovating, white washing, painting and repainting of the common portions and the common areas in the building/Complex including the outer walls of the building.

2. All expenses for running and operating machinery, lift, equipment and installations comprised in the common portions including water pumps, generator including cost of repairing, renovating and replacing the same.

3. The salaries, bonus and other emoluments and benefits and all other expenses on the persons employed or to be employed for the common purposes such as manager, caretaker, supervisor, accountant, security guard, sweepers, plumbers, electrical and other maintenance staffs.

4. Cost of insurance premium for insuring the building/Complex and / or the common portions.

5. All charges and deposits for supplies of common utilities to the co owners in common.

6. Panchayat tax, water tax and other levies in respect of the premises and the building/Complex save those separately assessed in respect of any unit or on the purchaser/s.

7. Costs of formation and operation of the service organization including the office expenses incurred for maintaining the office thereof.

8. Electricity charges for the electrical energy consumed for the operation of the equipment and installations for the common services and lighting the common portions.

9. All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.

10. All other expenses and/or outgoing as are incurred by the service organization for the common purposes.

**SCHEDULE - D**  
**COMMON PROVISIONS AND UTILITIES**

1	Fire Protection in common areas.
2	Security system comprising of CCTV.
3	24X7 DG facility for common areas & Limited load for Individual Premisess
4	Street lighting.
5	Water Treatment Plant.
6	Sewerage Treatment Plant.
7	LED lights in common area.
8	24X7 Manned Security.
9	Lifts

Note: Such other common parts, areas equipments, installations, fixtures and fittings and spaces in or about the said buildings as are necessary for passage to the user and occupancy of the unit in common and such other common facilities as may be prescribed from time to time.

**SCHEDULE - E**  
**CONSIDERATION FOR SCHEDULE "B" PROPERTY**

Valuable monetary consideration for selling and transferring the Schedule "B" Property absolutely by the First Party to the Second Party amounts to **Rs. \_\_\_\_\_ /- (Rupees)**



\_\_\_\_\_ ) only, is paid and the same has been received exclusively by the Second Party for the transfer of The "B" schedule property.

Separate sheets are being used for the purpose of affixing impressions of fingers of both the hands of FIRST PARTY & SECOND PARTY.

IN WITNESS WHEREOF THE AUTHORIZED SIGNATORY OF THE SECOND PARTY HERETO SETS SEALED AND SUBSCRIBED THEIR RESPECTIVE HAND AND SEALS THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN.

SIGNED AND DELIVERED BY THE WITHIN NAMED 'SECOND PARTY'.  
WITNESESS: -

1.

-----  
**SECOND PARTY**

2.

-----  
**THIRD PARTY**

Drafted by me and printed at my office,

*RAJESH KUMAR AGARWAL*  
ADVOCATE/SILIGURI  
REGD.NO. WB/ 73/97