

DEED OF CONVANCE

THIS INDENTURE is made this the ..... day of ..... Two Thousand  
Nineteen (2019) B E T W E E N.

**OWNER :**

**SRI RANA SAFUI** (PAN-ABGPS2725P), son of Sri Bibhupada Safui, by faith Hindu, by occupation – Business, residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075, hereinafter referred to as the ‘**OWNERS**’ (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**:

**AND****ALLOTTEE:**

..... (Pan .....), son of .....y faith-Hindu, by occupation- Service, by Nationality -Indian, residing at.....hereinafter collectively referred to as “ALLOTTEE (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successors or successor-in-office/interest and/or assigns) of the **SECOND PART**.”

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

**DEFINITIONS:**

For the purpose of this Agreement for Sale, unless the context otherwise requires, ----  
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- a) “**Act**” means the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XLI of 2017).
- b) “**Rules**” means the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017.
- c) “**Regulations**” mean the Regulations made under the West Bengal Housing Industry Regulation Act, 2017.
- d) “**Section**” means a section of the Act.
- e) “**Building Complex**” shall mean and include the said premises and the New Buildings there at with the Common Areas and Installations;
- f) “**Co-owners**” shall mean (a) all the allottees of Units in the Building Complex excepting those who (i) have either not been delivered possession of any Unit or (ii) have not got the conveyance deed in respect of any Unit to be executed and registered in their favour; and (b) for all Units which are not alienated by execution of deed of conveyance or whose possession are not parted with by the Vendor or the Promoter, shall mean the Promoter or the Vendor, as the case may be.
- g) “**OWNER**” shall mean **SRI RANA SAFUI**, son of Sri Bibhupada Safui, by faith Hindu, by occupation – Business, residing at 101/3, Garfa Main Road, P.O.

Santoshpur, P.S. Survey Park, Kolkata – 700075, India and include its successors or successors-in-office and/or assigns;

h) “**Common areas** “ mean,

i) The entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for the phase;

ii) The staircases, lifts, staircase and lift lobbies, fire escapes and common entrances and exits of buildings;

iii) The common basements, terraces, parks, play areas, open parking areas and common storage spaces;

iv) The premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staff or for the lodging of community service personnel;

v) Installation of central services such as electricity, gas, water and sanitation, air-conditioning, system for water conservation renewable energy;

vi) The water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installation for common us;

vii) All other portion of the project necessary or convenient for it’s maintenance, safety, etc. and in common us;

i) “**Allottee**” shall mean one or more Allottees named above and include:-

a. in case of an individual, his/her heirs executors administrators legal representatives and/or assigns;

b. in case of a HUF, its members for the time being their respective heirs executors administrators legal representatives and/or assigns;

c. in case of a partnership firm or LLP, its partners for the time being their respective heirs executors administrators legal representatives and/or assigns and in case of LLP shall also include its successors or successors-in-office and/or assigns;

d. in case of a Company, its successors or successors-in-office and/or assigns;

e. in cases not falling within any of the above categories, the constituent of the Allottee as its nature and character permits and their heirs legal representatives or successors as the case may be and/or assigns.

j) “**OWNER**” shall mean **SRI RANA SAFUI** (PAN-ABGPS2725P), son of Sri Bibhupada Safui, by faith Hindu, by occupation – Business, residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075 and include its and each of its successors or successors-in-office and/or assigns;

k) Words importing masculine gender shall according to the context mean and construe feminine gender and/or neuter gender as the case may be; Similarly words importing feminine gender shall mean and construe masculine gender and/or neuter

gender; Likewise words importing neuter gender shall mean and construe masculine gender and/or feminine gender;

l) Words importing singular number shall according to the context mean and construe the plural number and vice versa. Similarly words importing SINGULAR NUMBER shall include the PLURAL NUMBER and vice versa;

**WHEREAS**

**A) RECITALS:**

**WHEREAS** one Sri Dinonath Bandapadhyia was seized and possessed of or otherwise well and sufficiently entitled to land measuring about .27 decimals of C.S. Dag No. 1854, land measuring about .48 decimals of C.S. Dag No. 1855, total land measuring about .75 decimals of two Dags along with land measuring 1 Acer 08 decimals under C.S. Khatian No. 722, which is lying and situated at Mouza – Garfa, Touzi No. 56, R.S. No. 2, J.L. No. 19, P.S. Kasba now Garfa, Kolkata -700099, Ward No. 106 , Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas by way of inheritance.

**AND WHEREAS** during the period of Revisional survey Settlement Operation, the said land measuring about .75 decimals was recorded as R.S. Dag No.2138 (C.S. Dag Nos. 1854 & 1855) under R.S. Khatian No.779, and other rest land measuring .33 decimals of R.S. Dag No. 2393 and land measuring about .27 decimals & .06 decimals of R.S. Dag No. 2392 in the name of said Dinonath Bandapadhyia in the finally published Records of Rights as the absolute owner thereof.

**AND WHEREAS** said Dinonath Bandapadhyia while seized and possessed of the aforesaid land measuring about .75 decimals more or less which is lying and situated at Mouza Garfa, comprised in C.S. Khatian No. 722 and R.S. Khatian No. 779, appertaining to C.S. Dag Nos. 1854 & 1855 comprised in R.S. Dag No. 2168, sold, conveyed and transferred land measuring about 17 decimals equivalent to 10 (ten) decimals more or less to one Sri Debobrata Chakraborty, of 393, Monohar Pukur Road, Bhawanipur, Kolkata by way sale deed dated 08.03.1960 which was registered in the Office of Sub-Registry Alipore and recorded in Book No. I, Volume No. 27, pages from 291 to 296, being No. 1996 for the year 1960.

**AND WHEREAS** after purchase of the aforesaid land said Sri Debobrata Chakraborty become the absolute owner and having peaceful possession, occupation of the said property and said property free from all encumbrances and divided said plot of land into two plots being No. 17 & 18.

**AND WHEREAS** said Sri Debobrata Chakraborty, while seized and possessed of the aforesaid land measuring about 10 Cottahs more or less, sold, conveyed and transferred the said land to and unto **Smt. Uma Guha alias Rama Guha** , wife of Sri

Shyamalendu Guha, by sale deed which was duly registered in the Office of D.R. Alipore and recorded in Book No. I, Volume No. 111, pages from 24 to 29, being No. 6533, for the year 1967.

**AND WHEREAS** said Debobrata Chakraborty, executed deed of Rectification on 12.12.1968, for some mistake of Deed No. 6533 of 1967, which was duly registered in the Office of Joint Sub-Registrar Alipore and recorded in Book No. I, Volume No. 125, pages from 229 to 231, being No. 7227 for the year 1968.

**AND WHEREAS** said Smt. Uma Guha alias Rama Guha while seized and possessed of the aforesaid property, gifted land measuring about 3(three) Cottahs, being Plot No. 18A, which is lying and situated at Mouza Garfa, comprised in C.S. Khatian No. 722 and R.S. Khatian No. 779, appertaining to C.S. Dag Nos. 1854 & 1855 comprised in R.S. Dag No. 2168, under K.M.C. Ward No. 106, Kolkata -700099, to his elder son namely **Sri Dhiman Guha**, son of Sri Shyamalendu Guha, by way Gift Deed, on 23.12.1991, which was duly registered in the Office of D.R. Alipore and recorded in Book No. I, being No. 18603 for the year 1991.

**AND WHEREAS** said **Smt. Uma Guha alias Rama Guha** while seized and possessed of the aforesaid property, gifted land measuring about **3(three) Cottahs**, being Plot No. 17A, which is lying and situated at Mouza - Garfa, comprised in C.S. Khatian No. 722 and R.S. Khatian No. 779, appertaining to C.S. Dag Nos. 1854 & 1855 comprised in R.S. Dag No. 2168, under K.M.C. Ward No. 106, Kolkata - 700099, to his son namely **Sri Kalyan Guha**, son of Sri Shyamalendu Guha, by way Gift Deed, on 23.12.1991, which was duly registered in the Office of D.R. Alipore and recorded in Book No. I, being No. 18604 for the year 1991.

**AND WHEREAS** said **Kalyan Guha** after getting the aforesaid land measuring about 3 Cottahs by way gift, become the absolute owner and having peaceful possession, occupation of the said land and said property free from all encumbrances.

**AND WHEREAS** being the Owner of the said land, the Sri Kalyan Guha mutated his name in the Office of the Kolkata Municipal Corporation in respect of the said land with structure which has since been known and numbered as KMC Premises No. 679, Kalikapur Road, Ward No. 106, Kolkata -700099, vide Assessed No. 31-106-07-0679-0.

**AND WHEREAS** said **Smt. Uma Guha alias Rama Guha** after gifted two plots of land, being Plot No. 18A(land area 3 Cottahs) & Plot No. 17,(land area 3 Cottahs) total land measuring about **6(six) Cottahs** of land out of 10 cottahs more or less to her sons namely **Sri Diman Guha and Sri Kalyan Guha**, become the owner of rest land measuring about **4 (four) cottahs** more or less and having peaceful possession, occupation of land measuring about 4 Cottahs more or less.

**AND WHEREAS** being the owner of the said land measuring about **4(four) cottah** more or less said **Smt. Uma Guha alias Rama Guha** mutated her name in the office of the Kolkata Municipal Corporation in respect of the said land with structure, which has since been known and numbered as **Municipal Premises No.125, Kalikapur Road, Ward No. 106, Kolkata -700099**, vide Assessee No. 31-106-07-0125-1, upon payment of rates and taxes thereto.

**AND WHEREAS** thus the said namely **Smt. Uma Guha alias Rama Guha** herein seized and possessed of the said land measuring **4(four) Cottah 0 Chittak 0 sq.ft.** more or less together with 100 sq.ft. Tin shed structure standing thereon, more fully described in the Schedule hereunder written, hereinafter referred to as 'SAID PROPERTY' having unfettered right, title and interest thereto and free from all encumbrances.

**AND WHEREAS** said **Smt. Uma Guha alias Rama Guha** while seized and possessed of the aforesaid property, sold, conveyed and transferred land measuring about 4(four) Cottah 0(zero) Chittaks 0(zero) sq.ft. being Plot No. P-18 & P-17 , which is lying and situated at Mouza - Garfa, comprised in C.S. Khatian No. 722 and R.S. Khatian No. 779, appertaining to C.S. Dag Nos. 1854 & 1855 comprised in R.S. Dag No. 2168, under K.M.C. Ward No. 106, being K.M.C. Premises No. 125, Kalikapur Road, Kolkata -700099, by deed of Conveyance dated 12.05.2017, which was duly registered in the Office of D.S.R-III, Alipore and recorded in Book No. I, Volume No. 1603-2017, page from 51069 to 51089, being No. 160301961 for the year 2017 in favour Vendor herein namely Rana Safui, son of Bibhupada Safui

**AND WHEREAS** said **Kalyan Guha** while seized and possessed of the aforesaid property, sold, conveyed and transferred land measuring about 3(three) Cottah 0(zero) Chittaks 0(zero) sq.ft. being Plot No. P-17A , which is lying and situated at Mouza - Garfa, comprised in C.S. Khatian No. 722 and R.S. Khatian No. 779, appertaining to C.S. Dag Nos. 1854 & 1855 comprised in R.S. Dag No. 2168, under K.M.C. Ward No. 106, being K.M.C. Premises No. 679, Kalikapur Road, Kolkata -700099, by deed of Conveyance dated 12.05.2017, which was duly registered in the Office of D.S.R-III, Alipore and recorded in Book No. I, Volume No. 1603-2017, page from 51090 to 51109, being No. 160301962 for the year 2017 in favour Vendor herein namely Rana Safui, son of Bibhupada Safui.

**AND WHEREAS** the said Rana Safui Vendor herein become the owner of total land measuring about 7 Cottahs by two deeds vide No. 01961 & 01962 for the year 2017.

**AND WHEREAS** thus the owner herein became the owners of total land measuring 7 Cottah 0 Chittak 0 sq.ft. be the same a more or less, more fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

**AND WHEREAS** said Rana Safui after purchase of the aforesaid property, mutated his name before Kolkata Municipal Corporation and recorded as Premises No. 125, Kalikapur Road, Ward No. 106, Kolkata -700099,

**WHEREAS**

i) Vendor herein become absolute owners of total land measuring 7 Cottah 0 Chittak 0 sq.ft. be the same a little more or less and they jointly seized and possessed of and/or otherwise well and sufficiently entitled to as the full and absolute owners of ALL THAT 7 Cottah 0 Chittak 0 sq.ft. be the same a more or less more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written having undivided share therein and have caused their names to be mutated in the records of the 7 Cottah 0 Chittak 0 sq.ft. be the same a more or less in respect thereof.

ii) The building plan for construction of the New Buildings has been caused to be sanctioned by the Owner from the Kolkata Municipal Corporation, South 24 Paraganas vide Building Permit No 2018120326 dated 27-03-2019.

**AND WHEREAS** the Vendor/Owner herein constructed the said G+IV storied building on the said land as mentioned in the First Schedule below as per the plan duly sanctioned by the Kolkata Municipal Corporation, Vide Plan No. 2018120326 dated 27-03-2019 and provided all civic facilities and amenities therein at the cost and expenses of the Developer.

**AND WHEREAS** the Vendor/Owner herein declared for absolute sale under ownership apartment system, the flat, shops and spaces and the Purchaser herein being satisfied with right, title and interest in the said property, proposed to purchase a self contained flat, being **Flat No.....**, on ..... **floor**, ..... side, measuring about Car pet area.....sq.ft more or less and built up area ..... **sq.ft.** more or less and super built up area .....sq.ft. be the same a little more or less and a car parking space measuring **120 sq.ft.** on the **ground floor**, of the said G+IV storied building (details whereof more fully and particularly described and mentioned in the Second Schedule hereunder written and hereinafter referred to as the '**SAID FLAT**' together with right to use and enjoy the common areas & facilities along with undivided proportionate share in the land, free from all encumbrances, at a total fixed price or consideration of **Rs.....**/(Rupees ..... Lakh ..... Thousand) only and the Owners herein agreed to sell the said flat at the said consideration money to the Purchaser herein by executing an Agreement for sale, dated .....

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs.....**/(Rupees ..... Lakh ..... Thousand) only being the full consideration money of the said flat & car parking space, well and truly paid by the Purchaser to the Owner, on or before the

execution of this deed, (the receipt whereof, the Owner does hereby admit and acknowledge the same as per memo of consideration hereunder written and of and from the payment of the same, the Owner do hereby acquit, release and forever discharge the Purchaser and the said flat & car parking space with undivided proportionate share in the land and ,the common areas hereby sold) the Owner do hereby grant, transfer, convey, sell, assign and assure unto the Purchaser ALL THAT undivided proportionate share in the land attributable to the said flat comprised in Premises No.125, Kalikapur Road, Kolkata-700099, now within the limits of the Kolkata Municipal Corporation, Ward No.106, Dist. 24-Parganas (South) more fully described in the First Schedule hereunder written, together with the said self contained flat, being **Flat No.....**, on ..... **floor**, ..... side, measuring about Car pet area.....sq.ft more or less and built up area ..... **sq.ft.** more or less and super built up area .....sq.ft. be the same a little more or less and a car parking space measuring **120 sq.ft.** on the **ground** floor, of the said G+IV storied building more fully described in the second Schedule hereunder written, TOGETHER WITH all the rights, appurtenances thereto and all easements, quasi-easements and other stipulations or provisions in connection with the beneficial use and enjoyment of the said flat with right to use the staircase, electrical installations, entrance for common areas, lobbies, open side space, passage, main gate, boundary wall, roof of the building and other privileges etc. and other common areas in common with the owners and occupiers of the other flats of the said building for the purpose of uninterrupted access to and from the main Municipal road, belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and all the rents, issues and profits thereof AND all the estate, right, title, interest, claim, and demand whatsoever both at law and in equity of the Owners into or upon the said flat & car parking space and undivided proportionate share in the said land and every part thereof **TO HAVE AND TO HOLD** the said undivided proportionate share in the land and the said flat & car parking space so to be unto and to the Purchaser absolutely and forever free from all encumbrances.

**THE OWNER DO HEREBY COVENANT WITH THE PURCHASER** as follows:-

1. The interest which the Owner do hereby profess to transfer subsist and that the Owner has good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the said undivided proportionate share in the land and the said flat & car parking space hereby granted, conveyed, transferred and sold unto the Purchaser in the manner aforesaid and delivered the same.
2. It shall be lawful for the Purchaser from time to time and at all times hereafter to enter, upon, hold, possess and enjoy the said undivided proportionate share in the land and the flat & car parking space with right to sell, transfer or otherwise alienate the same and pay the rents to the District Collector, South 24-Parganas and taxes to

the Kolkata Municipal Corporation, upon getting her name mutated in the records of the said authorities and receive the rents, issues and profits thereof without any interruption, disturbances, claims or demands whatsoever for or by the Owners or any person or persons claiming through under or in trust for the Owners & developer or any of their predecessor-in-title acquitted, exonerated, discharged, saved, harmless and keep the Purchaser indemnified from or against all charges, encumbrances, made or suffered by the Owners or any person or persons lawfully or equitably claiming as aforesaid.

3. The undivided proportionate share in the land together with constructed flat & car parking space hereby transferred and conveyed are freed and discharged from and against all sorts of encumbrances, trusts, liens, and attachments whatsoever. There is no case, suits or proceeding pending before any court of law and the Owner sold the said flat & car parking space while having good and marketable title therein.

4. The Owner shall from time to time and at all times hereafter upon every reasonable request and cost of the Purchaser make do acknowledge, execute and perfect all such further lawful and reasonable act, deeds and things whatsoever for further better and more perfectly assuring and conveying the said undivided share in the land and the flat hereby sold unto the Purchaser in the manner aforesaid.

5. The Owner shall unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and cost of the Purchaser produce or cause to be produced to the Purchaser her agents and attorney or any trial hearing commission, examination or otherwise as writing and also shall at the like request and cost deliver or cause to be delivered to the Purchaser such attested writing or any of them as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe unobliterated and un-cancelled.

**THE PURCHASER DOTH HEREBY COVENANT WITH THE OWNER** as follows:-

1. That the Purchaser shall pay the proportionate share of Municipal taxes or like taxes under any law, which may be assessed on the entire building, so long as the said flat & car parking space sold to the Purchaser shall not be separately assessed.

2. The Purchaser shall pay the proportionate cost and expenses for maintaining repairing, renovating of the said building and replacement of any fixtures, fittings and/or components or accessories of the building for white washing or painting of the outer portion of the building etc. more fully mentioned in the Fourth Schedule hereunder written.

3. The Purchaser shall pay the electric charges for consumption of the electricity in her flat proportionately unless the separate electric meter is granted in her name by the Electric Supply authority.

4. The Purchaser shall use the said flat sold to her solely for residential purpose and for no other purpose.

5. The Purchaser shall not make or cause to be made any annoyance or disturbance to the owners and occupiers of the other flats of the said building.
6. The Purchaser shall not store any inflammable or combustible obnoxious and/or objectionable goods or materials other than L.P.G. or kerosene oil for domestic purpose in the said flat sold to her or any part thereof.
7. The Purchaser shall not throw or permit to be thrown dirt, debris, rage or other refuse in the compound, corridor, premises or any other portion outside the said flat & car parking space.
8. The Purchaser shall keep the said flat sold to her and its walls and partition walls, sewers, drains, pipes and appurtenances thereof in good repair and conditions and in particularly as to support, shelter and lateral part of the building.
9. The Purchaser shall become member of the Association/Society of the owners, which may be formed and also do all such acts and things necessary for making such Association/Society for protection management and maintenance of the said building.
10. The Purchaser shall observe, perform, and comply with all the rules and regulations made from time to time for protection, maintenance and management of the said building and also the rules and municipal bye laws.

#### **FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT a piece and parcel of Bastu land measueing 7 Cottah 0 Chittak 0 sq.ft. be the same a more or less together with G+IV Storied building has been erecting as sanctioned building plan, situated at Mouza - Garfa, comprised in C.S. Khatian No. 722 and R.S. Khatian No. 779, appertaining to C.S. Dag Nos. 1854 & 1855 comprised in R.S. Dag No. 2168, under K.M.C. Ward No. 106, being K.M.C. Premises No. 125, Kalikapur Road, Kolkata -700099, now within the limits of the Kolkata Municipal Corporation, Ward No.106, and the same is butted and bounded as follows :-

On the North : Land of Plot No. P-16.  
 On the South : Land of Plot No. P-18A.  
 On the East : 18'-0" wide K.M.C.Road.  
 On the West : Land of Dag No. 2181

#### **SECOND SCHEDULE ABOVE REFERRED TO**

**ALL THAT** a self contained flat, being **Flat No.....**, on ..... **floor**, ..... side, measuring about Car pet area.....sq.ft more or less and built up area ..... **sq.ft.** more or less and super built up area .....sq.ft. be the same a little more or less consisting of two bed rooms, one Drawing-Dining, one kitchen, one toilet, one W.C. and one balcony, including the proportionate share in the common areas and facilities and a car parking space on ground floor measuring **120 sq.ft.** together with undivided proportionate share in the land situated at being Premises No. 125, Kalikapur Road,

Kolkata -700099 at present lying within the limits of the Kolkata Municipal Corporation , Ward No.106, in the District of South 24-Parganas, more fully described in the First Schedule hereinabove written and the said flat is clearly shown and delineated in the map or plan annexed hereto and depicted with RED border line therein.

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

Common areas and facilities mentioned in this agreement shall include:-

- a) The foundation, column, girder, beams, supports, main walls, corridors, lobbies, staircase, stair ways, landing, side space, entrance, and exit, lift Well, and roof of the building.
- b) The installation of common services such as power light water, drainage and sewerage line and boundary wall etc.
- c) The underground and overhead water tank, Lift Machine, water pump motor, water pipes and tap water connection electrical equipment apparatus and installations existing for common use.
- d) All other common parts of the property necessary or convenient to its existence maintenance for common use.

### **FOURTH SCHEDULE ABOVE REFERRED TO**

Common expenses to be paid proportionately by the Purchaser on taking possession or registration of the said flat as follows:-

1. The expenses for maintaining, repairing, redecorating, etc. of the building, gutters, rain water pipes, sanitary pipes, electric pipes, wires and installations in under or upon the said building and enjoyed or used by the Purchaser hereto in common with other owners and occupiers of the said building.
2. The cost of the cleaning and lighting the passage, landing, staircase and other parts and portions of the building and enjoyed or used by the Purchaser hereto in common as aforesaid .
3. The cost of decorating the exterior of the building.
4. The cost of salaries of sweepers, caretaker etc.
5. The cost of working and maintenance of Lift Machine, pump motor, tap water equipments, light and service charges.
6. Capital or recurring expenditure for replacement of all or any item comprised in the General common parts and portions and common facilities.

### **FIFTH SCHEDULE ABOVE REFERRED TO**

#### **SPECIFICATION FOR THE APARTMENT**

Structure : The Building shall have R.C.C. framed structure of  
Ascalated Spread footing.

Foundation bedding	:	P.C.C. (1:3:6) on 3" thick B.F.S
Brick Wall	:	All exterior brickwork shall be 8" thick with bricks of Approved quality of C.M. (1:6). All partitions shall be 3" thick bricks of approved quality of C.M. (1:4).
Floor bedding	:	P.C.C. (1:3:6) floor bedding 4" thick (average) over 3" thick. Soling in ground floor.

Floor finish, skirting, dado etc.

Vitrified Flooring to all floor, 6" height skirting to all rooms and 6'-6" glazed tiles to bath and lav and 3' - 0" bean height glazed tiles above cooking platform and sink and basin (stainless steel).

Drawing & Dining and all other rooms etc. will be Vitrified flooring.

Plaster	:	That outside of the building will have sand cement plaster (1:6). ¾' thick (average) whereas the inside and the ceiling plaster will be ½" thick (average) in (1:4).
Door & Windows	:	1.a) Godrej lock with handle for main door. 2.a) Commercial Flash door with polish both sides. b) Sal wooden doorframe.
Windows	:	a) Aluminum windows as per approved design of architect. b) All windows shall have glazed glass/planes. c) All windows shall be covered by Grills
Loft	:	At least one loft will be provided, loft in kitchen/ Bath Room.

White-wash and Co lour – wash

The building shall be painted externally. The inside of the flat shall be plaster of parish on the plaster surface.

Toilet	:	1. <u>Bath.</u> a) European type white commode and one White plastic cistern b) One white wash basin. c) One Shower & mixture.
		2. <u>W.C.</u> a) European type white commode and one White plastic cistern b) Two cocks.
		3. All water pipes/lines will be concealed.
Kitchen	:	a) One steel Sink.

- b) One Aquaguard point.
- c) Two cocks.

Electric Points

: 1. Bed Room

- a) One Fan Point
- b) Two light Point
- c) One 5 amp Plug point on switch bord.

2. Drawing & Dining Room

- a) Two Fan Points.
- b) Three light Points.
- c) One T.V. Point (5 amp.).
- d) One Fridge Point (5 amp.).
- e) One CTV point without wire.
- f) One telephone point without wire.

3. Kitchen

- a) One light point.
- b) One Exhaust Fan Point.
- c) One Aquaguard Point (5 amp.).
- d) One microwave point (15 amp.)

4. Toilet

- a) One light point.
- b) One Exhaust Fan point.
- c) One Geyser point (15 amp.).

5. W.C

- a) One light point.
- b) One Exhaust Fan point.

6. Balcony

- a) One light point.
- 7. One Electric bell point on main door.

8. Havells Modular Switch.

9. Finolex wire.

10) A.C. Point in one Bed Room.

Lift : Lift facility.

\*\*All wiring will be as per existing C.E.S.C. regulations will be concealed,

WATER SUPPLY :

1. One R.C.C. Overhead reservoir will be provided on the top of the last roof as per design. The suitable electrical pump with motor will be installed at ground floor to deliver water to overhead reservoir.

**COMPOUND:**

1. 5' ft. height compound wall to beam made from existing road level.
2. M.S. Grill gate as per approved design of the ARCHITECT and painted both side.

All the above technical specification are subjects to being approved by K.M.C. Authority and they may be added to or altered depending upon the size of the flat concerned and on mutual agreement between the developer and the Owners.

**SIXTH SCHEDULE ABOVE REFERRED TO**

**SPECIFICATION, AMENITIES AND FACILITY OF THE PROJECT**

1. Land comprised in the said Premises.
2. Entrance and Exit Gate of the said Premises.
3. Entrance Lobby for building.
4. Staircase, Lobbies and landings of the building.
5. Ultimate Roof of the Tower.
6. Lift and Lift Machine.
7. Overhead water tank with water distribution pipes from such Overhead water tank connecting to the different Units of the Tower.
8. Underground water reservoir, water pump with motor with water distribution pipes to the Overhead water tanks of said building
9. Pathways
10. Water waste and sewerage evacuation pipes and drains from the several buildings to the municipal drains.
11. DG Set, its panels, accessories and wirings and space for installation of the same.
12. Such other areas, installations and/or facilities as the Promoter may from time to time specify to form part of the Common Areas and Installations of the Building.

**Allottee:**

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

Name \_\_\_\_\_

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

Name \_\_\_\_\_

**OWNER**

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

Name \_\_\_\_\_

**IN WITNESS WHEREOF** parties hereinabove named have set their respective hands and signed this Agreement for Sale at \_\_\_\_\_ (city/town name) 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)**

(1) Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

(2) Signature \_\_\_\_\_  
(3) Name \_\_\_\_\_

Address \_\_\_\_\_

Please Affix Photographs and Sign across the photograph

Please Affix Photographs and Sign across the photograph

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

**Owner :**

(1) Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

**Promoter :**

(2) Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

Please Affix Photographs and Sign across the photograph

At \_\_\_\_\_ on \_\_\_\_\_ in the presence of :

**WITNESSES:**

(1) Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

(2) Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

**MEMO OF CONSIDERATION:**

RECEIVED of and from within named Allottee the within mentioned sum of **Rs** ..... **only**) only being the full consideration money as per Memo below:-

**MEMO**

<b>SI NO.</b>	<b>Cheque No.</b>	<b>Date</b>	<b>Branch</b>	<b>Amount (Rs.)</b>
<b>1</b>				
<b>2</b>				
<b>3</b>				
<b>4</b>				
<b>5</b>				
<b>Total (Rupees ..... only)</b>				<b>.....</b>

**WITNESSES:**

1.

2.

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**OWNER/VENDOR**