

DEED OF SALE

THIS INDENTURE IS MADE ON THIS THE _____ DAY OF
_____ 2024.

: 2 :

All that Residential Flat, being Flat No._____ at _____ Floor, measuring _____ Sq.ft. (Super Built-up Area) corresponding to area measuring _____ Sq.ft. (Carpet Area) and Servant Quarter measuring _____ Sq.ft. at _____ Floor together with Covered Car Parking Space measuring _____ Sq.ft. at Ground Floor of the building with an impartible right/share in the land on which the same stands.

BUILDING COMPLEX	: UDAYACHAL
PLOT NOS.	: 246, 247 (R.S.), 101 (L.R.)
KHATIAN NO.	: 569/1 (R.S.), 102 (L.R.)
MOUZA	: DABGRAM
J.L. NO.	: 2
SHEET NO.	: 8 (R.S.), 20 (L.R.)
P.S.	: BHAKTINAGAR
WARD NO.	: 41 OF S.M.C.
DISTRICT	: JALPAIGURI
CONSIDERATION	: Rs.

: 3 :

B E T W E E N

1. _____, SON OF _____
(PAN:_____, AADHAAR:_____), Hindu by Faith,
Indian by Nationality, Business by occupation, resident of _____,
P.O._____, P.S._____, Pin-_____, District-_____ in
the State of West Bengal,

2. _____, SON OF _____,
(PAN:_____, AADHAAR:_____), Hindu by Faith,
Indian by Nationality, Business by occupation, resident of _____,
P.O._____, P.S._____, Pin-_____, District-_____ in
the State of West Bengal,

Hereinafter called the " **PURCHASERS** " (which expression shall
unless excluded by or repugnant to the context be deemed to include
their heirs, executors, successors, representatives, administrators and
assigns) of the " **ONE PART** ".

A N D

PANCHRASHI BARTER PRIVATE LIMITED, (I.T. PAN
No.**AAHCP0449C**), a Private Limited Company registered under the
Companies Act 1956, having its Office at Sarkar House, 1st Floor, Sisir
Bhaduri Sarani, Khudirampally, Siliguri, Pin-734001, P.O. and P.S.-
Siliguri, in the District of Darjeeling, in the State of West Bengal,
represented by one of its Director – **SRI ANIRUDHA MAHESHWARI**,
SON OF SRI RAJIV KUMAR MAHESHWARI, Hindu by faith, Indian
by Nationality, Business by occupation, resident of Udayachal, 2nd
Mile, Sevoke Road, Ward No.43 of S.M.C., Siliguri, Pin-734001, P.O.-
Sevoke Road, P.S-Bhaktinagar, Dist.Jalpaiguri, in the State of West
Bengal, hereinafter called the " **VENDOR** " (which expression shall
unless excluded by or repugnant to the context be deemed to include
its Directors, executors, successors-in-office, representatives,
administrators and assigns) of the " **OTHER PART** ".

A).WHEREAS PANCHRASHI BARTER PRIVATE LIMITED had purchased all that piece or parcel of land in total measuring 0.4525 Acres, by way of purchase for valuable consideration vide six (6) separate registered Deeds of Conveyance as described herein:

- i. The Vendor became absolute and exclusive owner-in-possession of all that piece or parcel of land measuring 7 Kathas 3 Chattaks 3 Sq.ft., by virtue of Deed of Conveyance, Dated-22.04.2013, being Document No.1663 for the year 2013, entered in Book – I, CD Volume No.5, pages from 838 to 855, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.
- ii. The Vendor became absolute and exclusive owner-in-possession of all that piece or parcel of land measuring 1.50 Kathas, by virtue of Deed of Conveyance, Dated-22.04.2013, being Document No.1667 for the year 2013, entered in Book – I, CD Volume No.5, pages from 856 to 873, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.
- iii. The Vendor became absolute and exclusive owner-in-possession of all that piece or parcel of land 7 Kathas 3 Chattaks 3 Sq.ft., by virtue of Deed of Conveyance, Dated-07.05.2013, being Document No.1905 for the year 2013, entered in Book – I, CD Volume No.5, pages from 4359 to 4376, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

- iv. The Vendor became absolute and exclusive owner-in-possession of all that piece or parcel of land 1.50 Kathas, by virtue of Deed of Conveyance, Dated-07.05.2013, being Document No.1908 for the year 2013, entered in Book – I, CD Volume No.5, pages from 4377 to 4393, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.
- v. The Vendor became absolute and exclusive owner-in-possession of all that piece or parcel of land 1.50 Kathas, by virtue of Deed of Conveyance, Dated-10.10.2013, being Document No.8589 for the year 2013, entered in Book – I, CD Volume No.26, pages from 1546 to 1563, registered in the Office of the Addl.Dist.Sub-Registrar, Rajganj, Dist-Jalpaiguri.
- vi. The Vendor became absolute and exclusive owner-in-possession of all that piece or parcel of land 7 Kathas 3 Chattaks 3 Sq.ft., by virtue of Deed of Conveyance, Dated-10.10.2013, being Document No.8590 for the year 2013, entered in Book – I, CD Volume No.26, pages from 1564 to 1581, registered in the Office of the Addl.Dist.Sub-Registrar, Rajganj, Dist-Jalpaiguri.

B. The Said Land is earmarked for the purpose of building a Ground(Parking) Plus 7 Storied Residential Building and the said project shall be known as **“UDAYACHAL”**;

Provided that where land is earmarked for any institutional development the same shall be used for those purposes only and no residential development shall be permitted unless it is a part of the plan approved by the competent authority.

C.The Vendor is fully competent to enter into Sale Deed and all the legal formalities with respect to the right, title and interest of the Vendor regarding the said land on which Project is to be constructed have been completed;

D.The Siliguri Municipal Corporation has granted the commencement certificate to develop the Project vide approval dated **18.11.2020** bearing No. 0109146207900075 and **Holding No.** _____.

E.The Vendor has obtained the final layout plan approvals for the Project from Siliguri Municipal Corporation. The Vendor agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with Section 14 of The Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as **“the Act”**) and other laws as applicable;

F. The Vendor has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Kolkata, West Bengal, Registration no.WBRERA/P/JAL/_____/_____; on _____ under WBRERA.

AND WHEREAS **PANCHRASHI BARTER PRIVATE LIMITED (The Vendor of these present)**, thereafter had applied for mutation with respect to the said land measuring 0.4525 Acres before the office of the B.L.& L.R.O Rajganj and the said land was recorded in its name in the record of rights, forming part of L.R.Plot No.101 recorded in L.R.Khatian No.102, within Mouza-Dabgram, J.L.No.2, L.R.Sheet No.20, Pargana-Baikunthapur, P.S.-Bhaktinagar, District-Jalpaiguri, more particularly described in the Schedule-A given hereinunder, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the Vendor thereafter had constructed a Residential building on the aforesaid land and the plan prepared for which is approved by the appropriate authority, vide Plan No.0109146207900075, Dtd.18.11.2020, sanctioned on 08.11.2021, partly for Ground (Parking) plus Seven Storied Residential building.

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

AND WHEREAS the Vendor completed the said building dividing it into several independent units/premises/parking space alongwith the common facilities.

AND WHEREAS the Vendor has now firmly and finally decided to sell and have offered for sale to the purchaser/s all that **Residential Flat**, being **Flat No.**_____ at _____ **Floor**, measuring _____ **Sq.ft. (Super Built-up Area)** corresponding to area measuring _____ **Sq.ft. (Carpet Area)** and Servant Quarter measuring _____ Sq.ft. at _____ Floor together with Covered Car Parking Space measuring _____ Sq.ft. at Ground Floor of the Building named “ **UDAYACHAL** ”, more particularly described in the Schedule-B given hereinbelow, for a valuable consideration of Rs._____ (Rupees _____) only.

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

AND WHEREAS the Vendor agreed to execute the deed of sale of the Schedule-B property in favour of the purchaser/s for effectually conveying the right, title and interest in the Schedule-B property for a consideration of Rs. _____ (Rupees _____) only and conditions mentioned hereinunder.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

1. That in consideration of a sum of Rs. _____ (Rupees _____) only paid by the Purchaser/s to the Vendor through RTGS and Cheque/s, the receipt of which is acknowledged by the vendor by execution of these presents and grants full discharge to the purchaser/s from the payment thereof and the vendor does hereby convey and transfer absolutely the Schedule-B property, to the purchaser who will/shall now HAVE AND HOLD the same absolutely and forever free from all encumbrances and charges subject to the payment of proportionate rent, etc. to the Govt. of West Bengal.

2. That the Purchaser/s has/have examined and inspected the Documents of title of the Vendor, Site Plan, Building Plan, Foundation Plan, Structural details of beams and slabs, Typical Floor Plan, Front Elevation, Rear Elevation/Sectional Elevation details of staircases as well as the COMMON PROVISIONS & 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 have satisfied himself/herself/themselves about the standard of construction thereof including that of the Schedule-B property purchased by the purchaser/s and shall have no claim whatsoever upon the VENDOR as to construction plan, quality of materials used or standard of workmanship in the construction thereof including foundation of the BUILDING and/or development, installation, erection and construction of the COMMON PROVISIONS & UTILITIES.

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

4. That the Purchaser/s hereby covenant with the vendor not to dismantale, divide or partition the flat hereby sold and conveyed in favour of the Purchaser/s in part or parts in any manner whatsoever and the same shall be hold by the Purchaser/s exclusively for residential purposes.

5. That the vendor declares that the interest which it professes to transfer hereby subsists as on the date of these presents and that the vendor has not previously transferred, mortgaged, contracted for sale or otherwise the said below Schedule-B property or any part thereof to or in favour of any other party or person/s and that the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and is free from all encumbrances whatsoever and that the recitals made hereinabove and hereinafter are all true and in the event of any contrary, the vendor shall be liable to make good the loss or injury which the purchaser/s may suffer or sustain in resulting therefrom.

6. That the vendor further covenants with the purchaser/s that if for any defect of title , the purchaser/s is/are deprived of ownership or of possession of the Schedule-B property or any part thereof in future, then the vendor shall forthwith return to the purchaser/s the full or proportionate part of the consideration money as the case may be from the date of such deprivation of ownership or of possession.

7. That the vendor does hereby covenants with the purchaser/s that the tenancy rights under which the Schedule-A property is held by the vendor under the superior landlord the State of West Bengal is good and effectual and the interest which the vendor proposes to transfer subsists and the vendor has full right and authority to transfer the SCHEDULE-B property to the purchaser/s in the manner as aforesaid and the PURCHASER/S shall hereinafter peacefully and quietly possess and enjoy the Schedule-B property without any obstruction or hindrance whatsoever.

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

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

10. That the vendor 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 purchaser/s to the property hereby conveyed.

That the Registration Expenses for transfer of the Schedule-B property in favour of the purchasers of these present shall be borne by the purchaser/s.

11. That the purchaser/s shall have the right to get his/her/their name mutated with respect to the said schedule-B property both at the Office of the B.L. & L.R.O. Rajganj and Siliguri Municipal Corporation.

That so long as the Schedule-B property is not assessed separately for taxes and levies, the purchaser/s shall pay proportionate share of such taxes as assessed and levied on the whole building by the Municipal Corporation from the date of purchase. It is also covenanted that the purchaser/s shall pay the tax as stated above separately after the holding mutation is made in the name of the purchaser/s.

12. That the purchaser/s 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.

That The purchasers shall prior to transfer of his/her/their purchased property described in the Schedule-B hereto shall obtain clearance certificate with respect to the common expenses from the vendor or the Apartment owners association.

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

14. That the purchaser/s shall have proportionate right, title and interest in the land alongwith other occupants/owners of the building. It is hereby declared that the interest in the land is impartible.

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

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

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

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

19. That the payment of the maintenance charge by the Purchaser/s is irrespective of his/her/their use and requirement. The purchaser/s will pay Rs.2 per sq.ft., of the his/her/their respective area as purchased and the amount shall be paid to the Vendor of these present. After formation of the Association by the Purchaser/s, the maintenance charges will be looked after by the Association with new rates and new rules.

20. That in case the Purchaser/s make default in payment of the proportionate share towards the COMMON EXPENSES (described in the Schedule-C given hereinunder) within time allowed by the Vendor or the Apartment Owners Association the Purchaser/s shall be liable to pay interest at the rate of 2% per month or part of a month compoundable for the period of default on all amounts remaining so unpaid along with such dues and arrears and shall also be liable to compensate Vendor or the Association acting at the relevant time for any loss or damage suffered by the Vendor or the Association in consequence thereof.

21. That the purchaser/s shall not encroach upon any portion of the land or building carved out by the vendor for the purpose of road, landings, stairs or other community purpose/s and in the event of encroachment, the vendor or the executive body or any authority of the occupants of the building acting as such at the relevant time shall be entitled to remove such unauthorised act or nuisance by force and the purchasers 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.

22. That the Purchaser/s further covenant with the Vendor not to injure, harm or cause damage to any part of the building including common portions and areas as well as the common provisions and utilities by making or causing any sort of alteration or withdrawal of any support or causing any construction, addition or deletion thereof or therein or otherwise in any manner whatsoever and in the event of contrary the Purchasers shall be fully responsible for it, the Vendor shall not be held responsible in any manner whatsoever.

23. That the vendor shall have full right to carry out extensive development/construction activities in future in the entire area falling inside/outside of the land beneath the building and complex herein in which the flats are located for further expansion and that the purchaser/s shall not have any objection and/or claims, if any which arise due to such development activities or incidental/related activities arising out of the expansion of the complex. And if the vendor in due course of the time deems fit and proper to extend the said project by developing the nearby land, then the habitants of the said extended project shall be entitled to use and enjoy the items mentioned in Schedule-D herein and also all the common portions, common areas, common utilities, common amenities such as roadways, pathways etc., of the said complex and all the other facilities as they been occupants of the said multistoried building and complex.

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

25. That the Purchasers shall not be entitled to park any vehicle in others parking area, common area, open space and passage within the complex.

26. That the Purchaser/s shall :

- a) co-operate with the Vendor in the management and maintenance of the common portions of the building and formation of Apartment owners association.

: 17 :

b) pay tax and also comply with statutory laws, requisitions or notifications which will be applicable to the Scheduled property or any part of and keep the vendor saved harmless and indemnified in respect thereof.

c) not alter any outer portion, elevation of the building.

d) not decorate or paint or otherwise alter the colour scheme of the exterior of the said unit or the building or the common portions.

e) not throw and accumulate or caused to be thrown or accumulated any dirt, rubbish or other refuse in the common portion or the areas reserved by the Vendor save at the place as be indicated thereof.

f) not claim any right whatsoever or howsoever over the said building or the said land or any part thereof save the said unit and save as may be necessary for ingress and egress of men and materials, pipes and cables for availing the facility of utilities and in particular not to claim any right in roof, or in the covered or open spaces of the building or the said land not expressly sold and or granted to the Purchaser/s.

g) not put up or affix any board, name plate or other things or other similar articles in the common portions or outside walls of the said units or the building provided that nothing contained in this clause shall prevent the Purchaser/s in displaying a decent name plate in the place as specified by the Vendor.

h) not affix or draw any wires, cable or pipes from and to or through any of the common portions or outside walls of the building or other units.

27. That the Vendor hereby declares that after handing over the possession of the flat to the Flat owners, the renewal of Fire License or the maintenance related to Fire license/ Equipments shall be looked after by the Flat owners only after forming an Apartment owners Association by framing a proper memorandum of Association together with the Rules & Regulations.

28. That the purchaser/s shall not be allowed to sale/transfer the car parking area hereby purchased with the residential flat to any intending purchaser/s who do/does not own or has/have a residential flat registered in his/her/their name in the said complex.

29. That the vendor shall use the remaining area at the ground floor of the complex in any manner whatsoever (i.e. for servant quarter, closed parking with shutter gate, etc.,) if required, to which the purchasers shall have no objection.

30. That the vendor shall have all the right, title and interest over the top roof of the building and shall also be entitled to install any sort of tower, etc. on the same. The purchasers shall have no objection to it but can only use the same for maintenance of the building.

31. That the matters not specifically stipulated in these presents or in case of any dispute or any question arising hereinafter at any time between the Purchasers and the Vendor or the other occupiers of the building shall be referred for Arbitration under the Arbitration and Conciliation Act, 1996 and in case their decision is not acceptable they/it shall have the right to move to court at Jalpaiguri.

SCHEDULE - A

All that piece or parcel of Bastu land measuring 0.4525 Acres, forming part of **R.S.Plot Nos.246 and 247**, both the plots corresponding to **L.R.Plot No.101**, recorded in **R.S.Khatian No.569/1** corresponding to **L.R.Khatian No.102**, situated within Mouza - Dabgram, J.L.No.2, Pargana - Baikunthapur, **R.S.Sheet No.8** corresponding to **L.R.Sheet No.20**, P.S.-Bhaktinagar, bearing Holding No._____, within Ward No.41 of Siliguri Municipal Corporation, situated at Jyoti Nagar (Jyoti Nagar Main Road) A.D.S.R.O Bhaktinagar, Registry Office and District – Jalpaiguri, in the State of West Bengal.

The said land is bound and butted as follows :

BY NORTH : LAND OF KIRAN INDUSTRIES & INVESTMENT
CO. PVT. LTD,

BY SOUTH : LAND OF ECKLAVYA AGENCIES PVT. LTD.,

BY EAST : 36 FEET WIDE METAL S.M.C. ROAD,

BY WEST : LAND OF GLOBAL SCAPE INFRASTRUCTURE
PVT. LTD.

SCHEDULE – B

(FLAT HEREBY SOLD)

All that **Residential Flat**, being **Flat No.**_____ at _____ **Floor in Block-**_____ measuring _____ **Sq.ft. (Super Built-up Area)** corresponding to area measuring _____ **Sq.ft. (Carpet Area)** and **Servant Quarter** measuring _____ **Sq.ft.** at _____ **Floor** together with **Covered Car Parking Space** being **No.**_____ measuring _____ **Sq.ft.** at **Ground Floor** of the Building named “ **UDAYACHAL** ” together with proportionate undivided share in the **Schedule - A** land, forming part of **R.S.Plot Nos.246 and 247**, both the plots corresponding to **L.R.Plot No.101**, recorded in **R.S.Khatian No.569/1** corresponding to **L.R.Khatian No.102**, situated within **Mouza - Dabgram, J.L.No.2, Pargana - Baikunthapur, R.S.Sheet No.8** corresponding to **L.R.Sheet No.20**, **P.S.- Bhaktinagar**, within **Ward No.41** of **Siliguri Municipal Corporation**, situated at **Jyoti Nagar (Jyoti Nagar Main Road)** **A.D.S.R.O Bhaktinagar**, **Registry Office and District – Jalpaiguri**, in the **State of West Bengal**.

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

3. The salaries, bonus and other emoluments and benefits of and all other expenses on the persons employed or to be employed for the common purposes such as manager, caretaker, supervisor, accountant, security guard, sweepers, plumbers, electricians and other maintenance staffs.
4. Cost of insurance premium for insuring the building and/or the common portions.
5. All charges and deposits for supplies of common utilities to the co-owners in common.
6. Municipal tax, water tax, and other levies in respect of the premises and the building (save those separately assessed in respect of any unit or on the purchaser/s).
7. Costs of formation and operation of the service organisation including the Office expenses incurred for maintaining the office thereof.
8. Electricity charges for the electrical energy consumed for the operation of the equipment and installations for the common services and lighting the common portions including system loss for providing electricity to each unit.
9. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.
10. All other expenses and/or outgoings as are incurred by the vendor and/or the service organisation for the common purposes.

SCHEDULE - D

(COMMON PROVISIONS AND UTILITIES)

1. Stair case, lift and stair case landing on all floors.
2. Common entry on the ground floor.
3. Water pump, water tank, water pipes and common plumbing installation.
4. Drainage and sewerage.
5. 50% top roof common for all the occupants of the building
6. Boundary wall and main gate.
7. Such other common parts, areas and equipments, installations, fixtures and fittings and spaces in or about the said building 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

(AMENITIES)

- | | |
|---------------------------------------|------------------------------|
| a) Gymnasium, | b) CCTV Surveillance System, |
| c) Banquet Hall, | d) Games Room, |
| e) Fire Fighting & Prevention System, | f) Kids Play Area. |

: 23 :

IN WITNESSES WHEREOF THE VENDOR IN GOOD HEALTH AND CONSCIOUS MIND HAS PUT ITS SIGNATURE ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1.

The contents of this document have been gone through and understood personally by the vendor and the purchaser/s.

VENDOR

2.

PURCHASER

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

Vishal Agarwal
Advocate, Siliguri
E.No.F/12/592/2016.