

**THIS DEED OF CONVEYANCE IS MADE ON THIS THE _____DAY OF
_____, 2026.**

ALL THAT One **Residential Flat Premises** total measuring _____ **Square Feet (Rera Carpet Area)** or _____Sq. Ft. (Super Built-up Area) situated at the _____**Floor** of the G (Parking) + 4 Storied Residential Building named as “**JIBAN ALO**” with a proportionate undivided share in the land on which the building stands.

UNIT/FLAT NO.	:	_____
RERA REGISTRATION NO.	:	_____
R.S. PLOT NO.	:	723/1229
L.R. PLOT NO.	:	431
R.S Khatian NO.	:	1650/1
L.R. Khatian NO.	:	8761
R.S. Mouza	:	SILIGURI
L.R. Mouza	:	SILIGURI MADHYA-PASCHIM
PARGANA	:	BAIKUNTHAPUR
R.S. J. L. NO.	:	110
L.R. J. L. NO.	:	90
S.M.C. Ward NO.	:	X (TEN)
P.S. & A.D.S.R. Office	:	SILIGURI
DISTRICT	:	DARJEELING
CONSIDERATION	:	Rs. _____/-

BETWEEN

SRI/SMT/MISS _____ (PAN : _____), Son/
Daughter/Wife of _____, _____ by Religion, Indian by
Citizenship, _____ by Occupation, residing at _____
_____, P.O. _____ & P.S. _____, Pin - _____,
District _____ in the State of _____, India; ---- hereinafter referred
to and called as “**PURCHASER/S/FIRST PARTY**” (Which expression shall mean and
include unless exclude by or repugnant to the context his/her/their/its heirs, executors,
successors, administrators, legal representatives and assignees) of the “**FIRST PART**”.

AND

SRI JIBAN KUMAR DEY (PAN : ADFPD9807Q), Son of Late Kala Chand Dey, Hindu
by Religion, Indian by Citizenship, Business by Occupation, resident of Raja Ram Mohan
Roy Road, Hakimpara, within Ward No. 12 (Twelve) of Siliguri Municipal Corporation,
Siliguri, P.O. & P.S. Siliguri, Pin - 734001, District Darjeeling in the State of West Bengal,
India and being **Represented by his Constituted Attorney : N B INFRASTRUCTURE**
(PAN : AAXFN3514H), a Partnership Firm, having its Office at 3rd Floor, J P Tower,
Sevoke Road, Siliguri, P.O. Sevoke Road and P.S. Bhaktinagar, Pin - 734001, District
Jalpaiguri in the State of West Bengal, India and represented by one of its’s **PARTNER** :
SRI NITIN HARISH AGARWAL (PAN : AGTPA6509M & AADHAAR : 8314
6148 2388), Son of Harish Kumar Agarwal, Hindu by Religion, Indian by Citizenship, Business by
Occupation, resident of E-09/15, Uttorayon, Matigara, Darjeeling, West Bengal-734010, in the
State of West Bengal, by virtue of a registered **General Power of Attorney (After Registered
Development Agreement)**, executed on 13/11/2024, Being **Document No. I-2581 for the year
2024**, registered in Book No. I, Volume No. 0402-2024, Pages from 62362 to 62378 and in the
Office of the Additional District Sub-Registrar, Siliguri, District Darjeeling, in the State of West
Bengal, India ---- hereinafter referred to and called as the
“**VENDOR/LANDOWNER/SECOND PARTY**” (Which term or expression shall unless
excluded by or repugnant to the subject or context be deemed to mean and include its successor or
successors-in-office) of the **SECOND PART**.

AND

N B INFRASTRUCTURE (PAN : AAXFN3514H), a Partnership Firm, having its Office at 3rd Floor, J P Tower, Sevoke Road, Siliguri, P.O. Sevoke Road and P.S. Bhaktinagar, Pin - 734001, District Jalpaiguri in the State of West Bengal, India and represented by one of its's **PARTNER : SRI NITIN HARISH AGARWAL (PAN : AGTPA6509M & AADHAAR : 8314 6148 2388)**, Son of Harish Kumar Agarwal, Hindu by Religion, Indian by Citizenship, Business by Occupation, resident of E-09/15, Uttorayon, Matigara, Darjeeling, West Bengal-734010, in the State of West Bengal ---- hereinafter referred to and called as the **“DEVELOPER/CONFIRMING PARTY/THIRD PARTY”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Partners for the time being of the said Partnership Firm and their respective heirs, executors, administrators and/or Legal representatives) of the **THIRD PART**.

WHEREAS :

The above-named Vendor namely **“SRI JIBAN KUMAR DEY”** is the sole, absolute and exclusive owner and in possession of total land measuring **0.17 Acres** or equal to **17 Decimals**, appertaining to R.S. Plot No. 723/1229, recorded in R.S. Khatian No. 1650/1, J. L. No. 110, situated within Mouza - Siliguri, Pargana Baikunthapur, Ward No. X (Ten) of Siliguri Municipal Corporation, P.S. Siliguri, District Darjeeling, by virtue of Deed of Conveyance/Sale (বাস্তু জমির মবক্রয় কবলা), being Document No. I-1303 for the year 1973, recorded in Book No. I, Volume No. 22, Pages from 64 to 67 and the same was registered in the Office of the then Sub-Registrar, Siliguri, District Darjeeling and that there were some typographical errors in the aforesaid Deed of Conveyance/Sale (বাস্তু জমির মবক্রয় কবলা), being Document No. I-1303 for the year 1973 and the same were duly rectified vide Two Separate Deed of Declaration's, (i) being Document No. I-58 for the year 2002, registered in Book No. I, Volume No. 2, Pages from 147 to 150 and in the

Office of the Addl. Dist. Sub-Registrar, Siliguri, District Darjeeling & (ii) being Document No. IV-521 for the year 2020, registered in Book No. IV, Volume No. 0403-2020, Pages from 9072 to 9083 and in the Office of the Additional District Sub-Registrar, Bagdogra, District Darjeeling and ever since the aforesaid **“SRI JIBAN KUMAR DEY”** is in exclusive and peaceful possession of the aforesaid land, having permanent, heritable & transferable right, title & interest therein.

AND WHEREAS thereafter the aforesaid **SRI JIBAN KUMAR DEY**, recorded the aforesaid Land Area measuring 0.17 Acres or 17 Decimals in the Record of Rights at the Office of the B. L. & L. R. O., Siliguri and shall ever since one New L.R Khatian, being Khatian No. 8761 including L.R Plot No. 431 within Mouza - Siliguri was framed in the name of **SRI JIBAN KUMAR DEY** as per provisions of W.B.L.R. Act, 1955.

AND WHEREAS the aforesaid **“SRI JIBAN KUMAR DEY”** had also obtained a separate Holding No. from Siliguri Municipal Corporation against the aforesaid land in the name of **“SRI JIBAN KUMAR DEY”**, being **Holding No. 28/243/321/281**.

AND WHEREAS the aforesaid **Vendor**, **“SRI JIBAN KUMAR DEY”** had also got **Land Use Compatibility Certificate [LUCC]** from **Siliguri Jalpaiguri Development Authority [SJDA]** vide **Memo No. 7685/SJDA, dated 22/12/2021**.

AND WHEREAS the aforesaid **Vendor**, **“SRI JIBAN KUMAR DEY”**, after having obtained the approved L.U.C.C., had obtained the **Fire Safety Recommendation** vide **Memo No. FSR/ 0125186230500132, dated 10-06-2023** obtained from the **Office of the Divisional Fire Officer, Darjeeling**, West Bengal Fire and Emergency Services, Government of West Bengal and in the manners as aforesaid, the Vendor, **“SRI JIBAN KUMAR DEY”** of these presents came in actual, khas, and physical possession having permanent heritable and transferable right, title and interest therein free from all encumbrances whatsoever.

AND WHEREAS thereafter the aforesaid Vendor/Landowner “**SRI JIBAN KUMAR DEY**”, interested in constructing a Multistoried Building Complex on land measuring **0.17 Acres** or **17 Decimals**, as morefully and particularly described in Schedule “A” below entered into a Development Agreement with “**N B INFRASTRUCTURE**”, a Partnership Firm, (hereinafter referred to as the Developer/Confirming Party of these presents) to construct on the Schedule “A” land, being Document No. I-2576 for the year 2024, registered in Book No. I, Volume No. 0402-2024, Pages from 62248 to 62268, in the Office of the Additional District Sub-Registrar, Siliguri, District Darjeeling.

AND WHEREAS the Vendor/Developer/Confirming Party being desirous of constructing a **G (Parking) + 4 Storied Residential Building** on the Schedule “A” land, as per the plan prepared which was approved by the appropriate authority, vide Building Permit No. **SWS-OBPAS/0104/2024/0526**, dated **12-12-2024**, and thereafter the same was approved and sanctioned by the competent authority.

AND WHEREAS to distinguish the proposed **G (Parking) + 4 Storied Residential Building** and with a view to assign an identity to the said Building, Vendor/Developer/Confirming Party decided to name the said Building as “**JIBAN ALO**”.

AND WHEREAS the Vendor/Developer/Confirming Party has also registered the said Project under the provisions of the Real Estate (Regulatory and Development) Act, 2016 with the West Bengal Real Estate Regulatory Authority, bearing **Registration No.** _____on _____.

AND WHEREAS the Vendor/Developer/Confirming Party in the process of construction of the said Residential Building have divided it into several independent Units/Flat Premises/Parking Spaces along with the common facilities.

AND WHEREAS the Vendor/Developer/Confirming Party have formulated a scheme to enable a person/party intending to have own Units/Flat Premises/Parking Spaces in the said Residential Building alongwith the undivided proportionate share and interest in the land on which the said 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 and Developer/Confirming Party, have now firmly and finally decided to sell and have offered for sale to the Purchaser/s all that **Residential Flat Premises**, being **Unit/Flat No. _____** measuring **_____Square Feet (Rera Carpet Area)** situated at **_____ Floor** of the building, more particularly described in the **Schedule “B”** given hereinunder, for the valuable consideration of **Rs. _____/- (Rupees _____)** only.

AND WHEREAS the Purchaser/s being in need of the Schedule **“B”** Property in ownership in the locality where the aforesaid building is situated and after inspecting the documents of title of Vendor and the Developer/Confirming Party 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 and considering the price so offered by the Vendor and the Developer/Confirming Party as fair, reasonable and highest have agreed to purchase from the Vendor and the Developer/Confirming Party, the said Schedule **“B”** Property given hereinunder with undivided common share or interest in the stairs, open space, toilet, well, over head tanks and other fittings and fixtures and other common parts, services of the said 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 the valuable consideration of **Rs. _____/- (Rupees _____)** only.

AND WHEREAS the Vendor and the Developer/Confirming Party have now agreed to execute the Deed of Conveyance 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.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS: -

1. That in consideration of a sum of **Rs. _____/- (Rupees _____)** only, paid by the Purchaser/s through Cheque/NEFT/RTGS/DD to Developer/Confirming Party, the receipt of which is acknowledged by the Developer/Confirming Party by execution of these presents and grants full discharge to the Purchaser/s from the payment thereof and the Vendor and Developer/Confirming Party does hereby convey and transfer absolutely the Schedule “B” property, to the Purchaser/s 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. The aforesaid consideration is inclusive of GST.

2. That the Purchaser/s has/have examined and inspected the Documents of title of the Vendor and the Developer/Confirming Party, 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 & AREAS and COMMON PROVISIONS & UTILITIES and have also seen and inspected the construction work of the BUILDING 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 or the Developer/Confirming Party 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/Developer/Confirming Party or anybody claiming through or under it and all the rights, title and interest which vested in the Vendor/Developer/Confirming Party 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/Developer/Confirming Party not to dismantle, divide or partition the said Schedule “B” property hereby sold and conveyed in favour of the Purchaser/s in part or parts in any manner whatsoever and the same shall be used by the Purchaser/s exclusively for Residential purposes.

5. That the Vendor/Developer/Confirming Party declares that the interest which they professes to transfer hereby subsists as on the date of these presents and that the Vendor/Developer/Confirming Party have 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.

6. That the Vendor/Developer/Confirming Party do hereby covenant 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/Developer/Confirming Party proposes to transfer subsists and the Vendor/Developer/Confirming Party have 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.

7. That the Purchaser/s shall not do any act, deed or thing whereby the development/ construction of the said Residential Building is in any way hindered or impeded with nor shall prevent the Vendor/Developer/Confirming Party from selling, transferring, assigning or disposing of unsold portion or rights, title and interest therein or appurtenant thereto.

8. That the Purchaser/s will obtain his/her/their own independent electric connection from the W.B.S.E.D.C. Ltd. 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/Developer/Confirming Party shall have no responsibility or any liability in this respect.

9. That the Vendor/Developer/Confirming Party further undertake 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 at the cost of the Purchaser/s.

10. 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., Siliguri and Siliguri Municipal Corporation and get it numbered as a separate holding and shall pay Municipal taxes as may be levied upon him/her/them from time to time though the same has not yet been assessed.

11. That the Purchaser/s shall have the right to sell, gift, mortgage or transfer otherwise the ownership of the Schedule “B” property or let-out, lease-out the Schedule “B” property to whomsoever.

12. 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.

13. That the Purchaser/s shall have proportionate right, title and interest in the land along with other occupants/owners of the Building. It is hereby declared that the interest in the land is impartible.

14. That the Vendor/Developer/Confirming Party 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.

15. That the Vendor/Developer/Confirming 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 said Residential Building which shall be borne by the Vendor/Developer/Confirming Party proportionately with all the Purchaser/s unless separately levied upon and charged for.

16. That the upkeep and maintenance of the COMMON PORTIONS & AREAS as well as the COMMON PROVISIONS & UTILITIES shall be looked after by the Vendor/Developer/Confirming Party till accommodation for all Residential Flat Premises in the Building are sold and thereafter the OWNERS and OCCUPANTS of different Residential Flat Premises shall form and constitute an Apartment Owner’s 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 Apartments.

17. 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, chowkidar, etc., as will be determined by the Vendor/Developer/Confirming Party 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.

That the payment of the maintenance charge by the Purchaser/s is irrespective of his/her/their use and requirement.

18. 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/Developer/Confirming Party or the Apartment Owner's 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/Developer or the Association acting at the relevant time for any loss or damage suffered by the Vendor/Developer/Confirming Party or the Association in consequence thereof.

19. That the Purchaser/s shall not encroach upon any portion of the land or building carved out by the Vendor/Developer/Confirming Party for the purpose of road, landings, stairs or other community purpose/s and in the event of encroachment, the Vendor/Developer/Confirming 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 unauthorised act or nuisance by force and the Purchaser/s 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.

20. That the Purchaser/s further covenant with the Vendor/Developer/Confirming Party 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 Purchaser/s shall be fully responsible for it, the Vendor/Developer/Confirming Party shall not be held responsible in any manner whatsoever.

21. 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 Premises of the building save the battery operated inverter.

22. That the Vendor/Developer/Confirming Party shall have all the right, title and interest over the top roof of the said Residential Building and shall also be entitled to install any sort of tower, etc., on the same.

23. That the Purchaser/s :

a) Permit Entry at all reasonable times to the Vendor/Developer/Confirming Party and/or their agents, employees, representatives, architect(s), engineer(s), technician(s), plumber(s), electricians(s), carpenter(s), mason(s), building contractor(s), labourer(s), surveyor(s), for one or more of the purposes of inspecting, examining, checking, testing, constructing, developing, repairing, altering, modifying, installing, erecting, fixing, anything whatsoever in relation and/or development and/or protection and/or safety of the Building being constructed on the Schedule "A" land including the COMMON PROVISIONS & UTILITIES or any part or parts thereof.

b) Co-operate with the Vendor/Developer/Confirming Party in the management and maintenance of the common portions of the Building.

c) Pay Goods and Services Tax (GST) and also comply with statutory laws, requisitions or notifications which will be applicable to the said Schedule “B” property or any part thereof and keep the Vendor/Developer/Confirming Party saved harmless and indemnified in respect thereof.

d) Not decorate or paint or otherwise alter the colour scheme of the exterior of the Schedule “B” property or the Building or the common portions.

e) Not throw or 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/Developer/Confirming Party save at the place indicated thereof.

f) 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 Schedule “B” property of 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/Developer/Confirming Party.

g) 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.

24. That the Purchaser/s shall not be entitled to park any vehicle in the parking area of the other occupants/owner, common area, open space and passage in the said Residential Building.

25. That the matter not specifically stipulated in these presents or in case of any dispute or any question arising hereinafter at any time between the Vendor/Developer and the Purchaser/s or 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 he/she/they/it shall have the right to move to Court at Siliguri.

SCHEDULE - “A”

[DESCRIPTION OF LAND ON WHICH THE G (PARKING) + 4 STORIED RESIDENTIAL BUILDING STANDS]

ALL THAT PIECE OR PARCEL land measuring **0.17 Acres** or **17 Decimals**, situated within R.S. Mouza - Siliguri corresponding to L.R. Mouza - Siliguri Madhya Paschim, appertaining to R.S. Plot No. 723/1229 corresponding to L.R. Plot No. 431, recorded in R.S. Khatian No. 1650/1 corresponding to L.R. Khatian No. 8761, R.S. J. L. No. 110 corresponding to L.R. J. L. No. 90, Pargana - Baikunthapur, located at **Uday Shankar Sarani, Mahakal Pally**, bearing **S.M.C. Holding No. 28/243/321/281**, within Ward No. **“X (Ten)”** of Siliguri Municipal Corporation, Post Office, Police Station & Additional District Sub-Registry Office - Siliguri, District Darjeeling, in the State of West Bengal.

The aforesaid land is bounded and butted as follows :-

By the North	:	Land of Mahakal Sporting Club;
By the South	:	Four Storied Building;
By the East	:	24 Feet wide S.M.C. Road (Uday Shankar Sarani);
By the West	:	Land of Ravi Pal Choudhury & Others.

SCHEDULE - “B”

[DESCRIPTION OF UNIT/APARTMENT HEREBY SOLD]

ALL THAT one **Residential Flat Premises**, being **Unit/Flat No. ____**, having **Tiles Flooring**, measuring **____ Square Feet (Rera Carpet Area)** or **____ Square Feet (Built-up Area)** or **____ Square Feet (including Super Built-up Area)** at **____ Floor** of the **G (Parking) + 4 Storied Residential Building** popularly known as **“JIBAN ALO”**, togetherwith undivided proportionate share in the Schedule “A” land on which the said building stands, appertaining to R.S. Plot No. 723/1229 corresponding to L.R. Plot No. 431, recorded in R.S. Khatian No. 1650/1 corresponding to L.R. Khatian No. 8761, situated within R.S. Mouza - Siliguri corresponding to L.R. Mouza - Siliguri Madhya Paschim, R.S. J. L. No. 110 corresponding to L.R. J. L. No. 90, Pargana - Baikunthapur, located at **Uday Shankar Sarani, Mahakal Pally**, bearing **S.M.C. Holding No. 28/243/321/281**, within Ward No. **“X (Ten)”** of Siliguri Municipal Corporation, Post Office, Police Station & Additional District Sub-Registry Office - Siliguri, District Darjeeling, in the State of West Bengal. The aforesaid Residential Flat Premises is 1 (One) year old having Lift Facility.

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).
7. 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.
8. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.
9. All other expenses and/or outgoings as are incurred by the Vendor/Developer/Confirming Party and/or the service organisation for the common purposes.

SCHEDULE - “D”

[COMMON AREAS AND INSTALLATIONS COMMON TO THE CO-OWNERS OF THE BUILDING]

1. Stair Case on All Floors
2. Stair Case Landing on All Floors
3. Common Passage and Lobby on the Ground Floor excepting other Allotted Space
4. Water Pump, Water Tank, LIFT, Water Pipe and other Common Plumbing Installations.
5. Electrical Wiring and Fittings and Fixtures for lighting the stair case, Lobby and Landings and Electrical Installations with main Switches and Meters and Space required therefore.
6. General Common Elements of all appurtenances and facilities and other items and other items which are not part of the said Apartment.
 - a) Exterior conducts utility lines Septic Tank/Tanks.
 - b) Meters, electricity, Telephone/Internet and Water Owned by Public Utility or other providing services and located outside the complex.
 - c) Exterior lighting and other facilities necessary to the upkeep and safety of the said building.
 - d) All elevations including shafts walls machine rooms.
 - e) All other facilities or elements or any improvement outside the building but upon the said building which is necessary for convenient to the existence management operation maintenance and safety of the building or normally in common use.
 - f) The foundation, fittings, columns, beams, support exterior walls of the complex beyond the “SAID APARTMENT” side or interior load bearing walls within the complex or concrete floor slab except the roof slab and all concrete ceilings and all stair cases in the building.
 - g) Telephone and electrical systems contained within the said building.
 - h) Deep tube well for water supply.

IN WITNESS WHEREOF the Constituted Attorney of the Vendor and the representative of the Developer/Confirming Party in good health and conscious mind have put his signatures on these presents on the Day, Month and Year first above written.

The contents of this document has gone through and understood personally by the Vendor/ Developer/Confirming Party and the Purchaser/s

Signature of Vendor

Signature of Developer/Confirming Party

:-W I T N E S S :-

1._____

2._____

Drafted by me and printed at my office,

JATIN AGARWAL
Enrolment No. F-2285/2281 of 2021
ADVOCATE, SILIGURI.