

DEED OF CONVEYANCE

1. **Date :**
2. **Place : Kolkata**
3. **Parties :**

- 3.1 **ANURADHA CHAKRABORTY [PAN NO. ANMPC5503H], [AADHHAR NO. 9305 0306 5859], [D.O.B. :] & [MOBILE NO.],**
 wife of Sujit Kumar Chakraborty and daughter of Sushil Kumar Pathak, by faith - Hindu, by occupation - Housewife, by nationality - Indian, residing at BA-29, Deshbandhu Nagar P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.

The said Anuradha Chakraborty represented by her constituted attorney, **RAI & RAJ ENTERPRISE [PAN NO. ABFFR1556C] & [DATE OF INCORPORATION :],** a Partnership Firm, having its Office at FB-8, Ghosh Para, Baguiati, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by its Partners namely (1) **MIHIR GHOSH [PAN : AKMPG0060E], [AADHHAR NO. 5587 5405 4023] [D.O.B. :] & [MOBILE NO.],** son of Late Haran Chandra Ghosh, residing at EC-2, Ghosh Para, Baguiati, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, (2) **RAJDEEP GHOSH [PAN : DAKPG0935D], [AADHHAR NO. 9660 5410 4772] [D.O.B. :] & [MOBILE NO.],** son of Late Rajib Ghosh, residing at FB-8, Ghosh Para, Baguiati, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, by executing a Registered Supplementary Development Power of Attorney After Registered Supplementary Development Agreement, which was registered on 29.11.2024, registered in the office of the A.D.S.R. Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2024, Page from 660704 to 660722, being Deed No. 152317672 for the year 2024.

Hereinafter called and referred to as the **"LANDOWNER/VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the **FIRST PART.**

AND

- 3.2 **..... [PAN.],**
[AADHAAR NO.] & [MOBILE NO.],
 son/wife/daughter of
 by faith - by
 occupation - by nationality - Indian, residing at
 P.O.

RAI AND RAJ ENTERPRISE

Rajdeep Ghosh
PARTNER

....., P.S., District -, Pin -
....., State -

Hereinafter called and referred to as the **"PURCHASER"** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her heirs, executors, administrators, representatives and assigns) of the **SECOND PART**.

AND

- 3.3 **RAI & RAJ ENTERPRISE [PAN NO. ABFFR1556C] & [DATE OF INCORPORATION :.....]**, a Partnership Firm, having its Office at FB-8, Ghosh Para, Baguiati, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by its Partners namely (1) **MIHIR GHOSH [PAN : AKMPG0060E], [AADHHAR NO. 5587 5405 4023] [D.O.B. :]** & **[MOBILE NO.]**, son of Late Haran Chandra Ghosh, residing at EC-2, Ghosh Para, Baguiati, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, (2) **RAJDEEP GHOSH [PAN : DAKPG0935D], [AADHHAR NO. 9660 5410 4772] [D.O.B. :]** & **[MOBILE NO.]**, son of Late Rajib Ghosh, residing at FB-8, Ghosh Para, Baguiati, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as the **"DEVELOPER"** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their heirs, executors, administrators, representatives and assigns) of the **THIRD PART**.

Landowner/Vendor, Purchaser/s and the Developer/Confirming Party collectively Parties and individually Party.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-

4. **Subject Matter of Conveyance :**
- 4.1 **Transfer of Said Flat & Appurtenances :**
- 4.1.1 **Said Flat/Said Property : ALL THAT** piece and parcel of one independent residential flat, being **Flat No. '.....'**, on the **Floor**, **Side**, measuring (.....) **Square Feet be the same a little more or less of super built up area**, lying and situate in the building/complex namely **"VIVEK RESIDENCY"** morefully described in the Second Schedule hereunder written, lying and situate on the amalgamated plot of land, which is morefully described in the First Schedule hereunder written. **[SOLD PROPERTY/SAID PROPERTY]**.
5. **BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS**
:

RAI AND RAJ ENTERPRISE

Rajdeep Ghosh
PARTNER

5.1 **Representations and Warranties Regarding Title :** The Landowner/Vendor and the Developer/Confirming Party have made the following representation and given the following warranty to the Purchasers regarding title.

5.1.1 **CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP ANURADHA CHARABORTY, LANDOWNER HEREIN, IN RESPECT OF THE FIRST SCHEDULE PROPERTY, AS IS FOLLOWS :**

5.1.1 **Absolute Ownership of Anuradha Chakraborty :**

5.1.2 **REGISTERED DEVELOPMENT AGREEMENT & REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT :**

5.1.2.1 **Registered Development Agreement :** The said Anuradha Chakraborty Landowner herein, entered into a Registered Development Agreement with one **RAI & RAJ ENTERPRISE**, a Partnership Firm, represented by its Partners namely (1) **MIHIR GHOSH** (2) **RAJIB GHOSH**, Developer herein, for developing her aforesaid plot of land and which is more fully described in the First Schedule hereunder written, with some terms and conditions mentioned in the said Development Agreement. The said Development Agreement was registered on 23.11.2023, registered in the office of the A.D.S.R. Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2023, Page from 584502 to 584538, being Deed No. 152317249 for the year 2023..

5.1.2.2 **Registered Development Power of Attorney After Registered Development Agreement :** On the basis of the said Registered Development Agreement, the said Anuradha Chakraborty, Landowner herein, executed a Registered Development Power of Attorney After Registered Development Agreement, wherein, the said owner duly appointed and nominated the said Rai & Raj Enterprise, Developer herein, as her constituted attorney, with power to sell, transfer and convey the units under purview of Developer's Allocation. The said Registered Development Power of Attorney After Registered Development Agreement, which was registered on 23.11.2023, registered in the office of the A.D.S.R. Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2023, Page from 584720 to 584738, being Deed No. 152317256 for the year 2023.

5.1.3 **SANCTION OF BUILDING PLAN:**

5.1.3.1 **Sanction of Building Plan :** The Developer as constituted attorney of the said relevant owner, sanctioned a building plan on the said plot of land and which is more fully described in the First Schedule hereunder written, from

the concerned Bidhannagar Municipal Corporation, vide Building Permit No. SWS-OBPAS/2109/2024/0174 dated 09.06.2024.

- 5.1.3.2 **Demise of Rajib Ghosh :** During the process of development, one of the partners of the said **RAI & RAJ ENTERPRISE**, the said Rajib Ghosh died intestate on 01.08.2024, leaving behind his only son, namely Rajdeep Ghosh, as his only legal heir, successor and representative, by virtue of law of inheritance as per Hindu Succession Act 1956.
- 5.1.3.3 **RECONSTITUTION OF DEED OF PARTNERSHIP :** After demise of the said Rajib Ghosh, the said Rajdeep Ghosh, son of the Late Rajib Ghosh has entered into Reconstitution of Partnership, as new partner of the said **RAI & RAJ ENTERPRISE**, instead of his father, the said Rajib Ghosh, since deceased with another partner, the said Mihir Ghosh to run the said Partnership Firm and to complete the said project .
- 5.1.4 **REGISTERED SUPPLEMENTARY DEVELOPMENT AGREEMENT & REGISTERED SUPPLEMENTARY DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED SUPPLEMENTARY DEVELOPMENT AGREEMENT :**
- 5.1.4.1 **Registered Supplementary Development Agreement :** The said **RAI & RAJ ENTERPRISE**, developer herein had requested the said Anuradha Chakraborty, landowner herein, to execute and registered a Supplementary Development Agreement & Supplementary Power after registered Development Agreement with same terms, condition and allocation as previous Development Agreement, except substitution of partner as stated above. The said Anuradha Chakraborty Landowner herein, entered into a Registered Supplementary Development Agreement with the said **RAI & RAJ ENTERPRISE**, represented by its Partners the said **MIHIR GHOSH & RAJDEEP GHOSH**, Developer herein, for developing her aforesaid plot of land and which is more fully described in the First Schedule hereunder written, with same terms and conditions mentioned in the said Principal Development Agreement, dated 23.11.2023. The said Supplementary Development Agreement was registered on 29.11.2024, registered in the office of the A.D.S.R. Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2024, Page from 660353 to 660390, being Deed No. 152317657 for the year 2024.
- 5.1.4.2 **Registered Supplementary Development Power of Attorney After Registered Supplementary Development Agreement :** On the basis of the said Registered Supplementary Development Agreement, the said Anuradha Chakraborty, Landowner herein, executed a Registered Supplementary Development Power of Attorney After Registered Development Agreement, wherein, the said owner duly appointed and nominated the said Rai & Raj Enterprise, Developer herein, as her constituted attorney, with power to sell, transfer and convey the units under purview of Developer's Allocation. The said Registered Supplementary Development Power of Attorney After Registered

Supplementary Development Agreement, which was registered on 29.11.2024, registered in the office of the A.D.S.R. Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2024, Page from 660704 to 660722, being Deed No. 152317672 for the year 2024.

- 5.1.4.3 **Construction of Building :** On the basis of the said sanctioned building plan, the said Developer, duly constructed a multi storied building namely **"VIVEK RESIDENCY"** on the said plot of land and which is more fully described in the First Schedule hereunder written.

5.1.5 **DESIRE OF PURCHASE & ACCEPTANCE AND CONSIDERATION :**

- 5.1.5.1 **Desire of Purchaser/s for purchasing a Flat from Developer's Allocation :** The Purchaser/s herein perused and inspected Title Deed/s, Registered Development Agreement, Registered Development Power of Attorney, Building Sanctioned Plan and other related documents in respect of the schedule mentioned property including its amenities and facilities and areas and satisfied himself/herself in regards thereto and approached to the said Rai & Raj Enterprise, Developer herein, to purchase **ALL THAT** piece and parcel of one independent residential flat, being **Flat No. '.....'**, on the **Floor**, **Side**, in '**Block-**', measuring (.....) **Square Feet be the same a little more or less of super built up area**, lying and situate in the building/complex namely **"VIVEK RESIDENCY"**, which is more fully described in the First Schedule hereinbefore written, together with undivided proportionate share of land, common areas, common amenities, common facilities of the said flat, lying in the said building, from Developer's Allocation [**Hereinafter called and referred to as the SAID FLAT/SAID PROPERTY**].

- 5.1.5.2 **Acceptance by Developer :** The said Rai & Raj Enterprise, Developer/Confirming Party herein accepted the aforesaid proposal of the Purchasers herein and agreed to sell the **SAID FLAT/SAID PROPERTY**, which is more fully described in the Second Schedule hereunder written, together with land share and share in common portion.

- 5.1.5.3 **Consideration :** The total sale consideration of the **SAID FLAT/SAID PROPERTY** is **Rs..... (Rupees)** only, subsequently the Purchasers herein already paid the same to the said Rai & Raj Enterprise, Developer/Confirming Party herein as per memo attached herewith.

5.1.6 **LAND SHARE & SHARE IN COMMON PORTIONS :**

- 5.1.6.1 **Land Share :** Undivided, impartible, proportionate and variable share in the land comprised in the Said Property as is attributable to the Said Flat more fully described in the Part-I of the Third Schedule hereinafter written (**Land Share**). The Land Share is/shall be derived by taking into

consideration the proportion which the super built-up area of the Said Flat bears to the total super built-up area of the Said Building.

- 5.1.6.2 **Share In Common Portions** : Undivided, impartible, proportionate and variable share and/or interest in the common areas, amenities and facilities of the Said Building/Complex is attributable to the Said Flat (**Share In Common Portions**), the said common areas, amenities and facilities being described in the Part-II of the Third Schedule below (**collectively Common Portions**). The Share in Common Portions is/shall be derived by taking into consideration the proportion which the super built-up area of the Said Flat bears to the total super built-up area of the Said Building.

6. **REPRESENTATIONS, WARRANTIES AND COVENANTS REGARDING ENCUMBRANCES** : The Landowner/Vendor and Developer/Confirming Party represent, warrant and covenant regarding encumbrances as follows :

- 6.1 **No Acquisition/Requisition** : The Landowner/Vendor and Developer/Confirming Party have not received any notice from any authority for acquisition, requisition or vesting of the Said Flat and/or any part of the property in which the building/complex is lying and declare that the Said Flat is not affected by any scheme of the concerned authority/authorities or Government or any Statutory Body.
- 6.1.1 **No Encumbrance** : The Landowner/Vendor and Developer/Confirming Party have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Flat or any part thereof can or may be impeached, encumbered or affected in title.
- 6.1.2 **Right, Power and Authority to Sell** : The Landowner/Vendor and Developer/Confirming Party have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Flat to the Purchasers herein.
- 6.1.3 **No Dues** : No tax in respect of the Said Flat is due to the concerned authority or authorities and no Certificate Case is pending for realisation of any taxes from the Landowner/Vendor and Developer/Confirming Party herein.
- 6.1.4 **No Mortgage** : No mortgage or charge has been created by the Landowner/Vendor and the Developer/Confirming Party in respect of the Said Flat or any part thereof.
- 6.1.5 **No Personal Guarantee** : The Said Flat is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 6.1.6 **No Bar by Court Order or Statutory Authority** : There is no order of Court or any other statutory authority prohibiting the Landowner/Vendor and

Developer/Confirming Party from selling, transferring and/or alienating the Said Flat or any part thereof.

7. **BASIC UNDERSTANDING :**

- 7.1 **Agreement to Sell and Purchase :** The Purchaser/s herein has/have approached to the Developer/Confirming and offered to purchase the **SAID FLAT/SAID PROPERTY**, which is more fully described in the Second Schedule hereunder written, and the Purchasers based on the representations, warranties and covenants mentioned hereinabove (collectively Representations), have agreed to purchase the Said Flat/Said Property from the Developer/Confirming Party herein through Developer's Allocation, and in this regard, an Agreement for Sale has already been executed in between the parties herein in respect of the said flat/said property on

8. **TRANSFER :**

- 8.1 **Hereby Made :** The Landowner/Vendor and Developer/Confirming hereby sell, convey and transfer the Purchaser the entirety of his right, title and interest of whatsoever or howsoever nature in the **SAID FLAT/SAID PROPERTY**, which is more fully described in the Second Schedule hereinafter written, together with proportionate undivided share of land more fully described in the Part-I of the Third Schedule (**said land share**) and also together with all easement rights for egress and ingress of all common spaces, amenities and facilities (**said common portion**) in the said building/complex, described and referred in the Part-II of the Third Schedule hereinafter written.

- 8.1.1 **Consideration :** The aforesaid transfer is being made in consideration of a sum of **Rs..... (Rupees)** only paid by the Purchaser to the Developer/Confirming Party herein, receipts of which the Developer/Confirming Party hereby and by the Memo and Receipts hereunder written admit and acknowledge.

9. **TERMS OF TRANSFER :**

- 9.1 **Salient Terms :** The transfer being effected by this Conveyance is :
- 9.1.1 **Sale :** A sale within the meaning of the Transfer of Property Act, 1882.
- 9.1.2 **Absolute :** Absolute, irreversible and perpetual.
- 9.1.3 **Free from Encumbrances :** Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions, requisitions, vesting and liabilities whatsoever.

9.2 **SUBJECT TO :** The transfer being effected by this Conveyance is subject to :

9.2.1 **Indemnification :** Indemnification by the Landowner/Vendor and Developer/Confirming Party about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the Landowner/Vendor and Developer/Confirming Party about the correctness of their title and the representation and authority to sell, which if found defective or untrue at any time, the Landowners/Vendors and Developer/Confirming Party shall at their cost forthwith take all necessary steps to remove and/or rectify.

9.2.2 **Transfer of Property Act :** All obligations and duties of Landowner/Vendor and Developer/Confirming Party and the Purchasers as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

9.2.3 **Delivery of Possession :** Khas, vacant and peaceful possession of the Said Flat has been handed over by the Landowner/Vendor and Developer/Confirming Party to the Purchasers, which the Purchasers admit, acknowledge and accept.

9.2.4 **Outgoings :** All statutory revenue, cess, taxes, surcharges, outgoings and levies of or on the Said Flat relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Landowner/Vendor and Developer/Confirming Party with regard to which the Landowner/Vendor and Developer/Confirming Party hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

9.2.5 **Holding Possession :** The Landowner/Vendor and Developer/Confirming Party hereby covenant that the Purchasers and their heirs, executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Flat and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Landowner/Vendor and Developer/Confirming Party or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Landowners/Vendors and Developer/Confirming Party.

9.2.6 **No Objection to Mutation :** The Landowner/Vendor and Developer/Confirming Party declare that the Purchaser can fully be entitled to mutate their names in the record of the concerned authority/authorities and to pay tax or taxes and all other impositions in their own names. The Landowner/Vendor and Developer/Confirming Party undertake to co-operate with the Purchasers in all respect to cause mutation of the Said

Flat in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.

9.2.7

Further Acts : The Landowner/Vendor and Developer/Confirming Party hereby covenant that Landowner/Vendor and Developer/Confirming Party or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the Landowner/Vendor and Developer/Confirming Party and/or their successors-in-interest, does and executes or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

THE FIRST SCHEDULE ABOVE REFERRED TO
[Description of Plot of Land & Premises]

ALL THAT piece and parcel of land of a land classified as Bastu measuring 7 (Seven) Sataks equivalent to 4 (Four) Cottahs 9 (Nine) Chittacks 0 (Zero) Square Feet more or less, **TOGETHER WITH** a Two Storied Brick Built Residential Building with R.C.C. Roof and Tiles Flooring measuring about 1200 (One Thousand Two Hundred) Square Feet more or less, out of which **Ground Floor** measuring about 600 (Six Hundred) Square Feet more or less and **First Floor** measuring about 600 (Six Hundred) Square Feet more or less as standing thereon, being and situated at **Mouza - RAGHUNATHPUR**, J.L. No. 5, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. formerly Rajarhat now Baguiati, comprised in C.S. Dag No. 661, corresponding to **R.S./L.R. Dag No. 710/787**, appertaining to C.S. Khatian No. 161, under Khatain No. 160, corresponding in **R.S. Khatian No. 183** under Khatian No. 180, corresponding to **L.R. Khatian No. 63/1**, within the local limit of formerly Rajarhat Gopalpur Municipality, now in Ward No. 10 of Bidhannagar Municipal Corporation, being Municipal Holding No. 26, being Assessee No. 20033168844, being **Premises No. BA-39, Deshbandhu Nagar**, P.O. Deshbandhu Nagar, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, **Pin - 700059**, in the District North 24 Parganas, in the State of West Bengal. The land is butted and bounded as follows :-

ON THE NORTH : 14 ft. Wide Road.
ON THE SOUTH : Property of Bhupati Sen and Others.
ON THE EAST : Property of Sudhir Bose and 12 ft. Wide Road.
ON THE WEST : Part of C.S. Dag No. 661.

THE SECOND SCHEDULE ABOVE REFERRED TO
[Description of Flat]
[Sold Property/Said Property]

ALL THAT piece and parcel of one independent and complete Tiles flooring residential flat, being **Flat No. '.....'**, on the **Floor**, **Side**, measuring **Square Feet be the same a little more or less of super built up area**, consisting Bed Rooms, One Drawing-cum-Dining, One Kitchen, Toilets & Balcony, lying and situate in the said building namely "**VIVEK RESIDENCY**", situated at **Mouza - RAGHUNATHPUR**, J.L.

No. 5, P.S. formerly Rajarhat now Baguiati, comprised in C.S. Dag No. 661, corresponding to **R.S./L.R. Dag No. 710/787**, appertaining to C.S. Khatian No. 161, under Khatain No. 160, corresponding in **R.S. Khatian No. 183** under Khatian No. 180, corresponding to **L.R. Khatian No. 63/1**, within the local limit of formerly Rajarhat Gopalpur Municipality, now in Ward No. 10 of Bidhannagar Municipal Corporation, being Municipal Holding No. 26, being Assessee No. 20033168844, being **Premises No. BA-39, Deshbandhu Nagar**, P.O. Deshbandhu Nagar, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, Pin - **700059**, in the District North 24 Parganas, in the State of West Bengal, which is morefully described in the First Schedule hereinbefore written, together with undivided proportionate share of land, common areas, common amenities, common facilities of the said flat, lying in the said building. A Floor Plan of the said flat is enclosed herewith and the said floor plan is/will be treated as part and parcel of this present Deed of Conveyance.

THE THIRD SCHEDULE ABOVE REFERRED TO

[Common Portions]

Building Level :

- :: Lobbies on all floors and staircase of the Said Building.
- :: Lift machine room and lift well of the Said Building.
- :: Water reservoirs/tanks of the Said Building.
- :: Water supply, pipeline in the Said Building (save those inside any Unit).
- :: Drainage and sewage pipeline in the Said Building (save those inside any Unit).
- :: Wiring, fittings and accessories for lighting of lobbies, staircase and other common portions of the Said Building.
- :: Space for Electricity meters.
- :: Ultimate roof of the building will be treated as common space.

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Specifications]

1. STRUCTURE : Building designed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
2. EXTERNAL WALL : 8" thick brick wall and plastered with cement mortar.
3. INTERNAL WALL : 3" thick brick wall and plastered with cement mortar.
4. FLOORING : Flooring is of flat will be of Floor Tiles.
5. BATH ROOM : Bath room fitted upto 5'-6" height with glazed tiles of standard brand.
6. KITCHEN : Cooking platform and sink will be of Black stone 3' height standard tiles above the platform to protect the oil spot.
7. TOILET : European type commode with standard P.V.C. Cistern. All fittings are in standard type. One wash hand basin is in dining space.
8. DOORS : Sal Wood Frame. All doors including Main Door & Other door palla of the flat of flash door.
9. WINDOWS : Alluminium Sliding.
10. WATER SUPPLY : Water supply around the clock is assured for which necessary submartible pump/deep tube well will be installed.

11. PLUMBING : Toilet concealed wiring with PVC Pipe with two bibcock, one shower each in toilet, all fittings are standard quality.

12. LIFT : Four/Five persons capacity lift will be provided.

ELECTRICAL WORKS :

1. Full concealed wiring with copper conduit.
2. In Bed Room : Two light points, only one 5 amp. plug point, one fan point.
3. Living/Dining Room : Two light points, One Fan point, one 5 amp. plug, one 15 amp. plug (as per required area).
4. Kitchen : One light point, one exhaust fan point and one 15 amp. plug point & one Acquaguard Point.
5. Toilet : One light point, one 15 amp. plug point, one exhaust fan point.
6. One light point at main entrance.
7. Calling Bell : One calling bell point at the main entrance.

PAINTING :

- a) Inside wall of the flat will be finished with plaster of paris/putty and external wall with super snowcem or equivalent.
- b) All door and windows frame painted with two coats white primer.

EXTRA WORK : Any work other then specified above would be regarded as extra work for which separate payment is required.

THE FIFTH SCHEDULE ABOVE REFERRED TO
[Common Expenses / Maintenance Charges]

1. Common Utilities : All charges and deposits for supply, operation and maintenance of common utilities.
2. Electricity : All charges for the electricity consumed for the operation of the common machinery and equipment of the said Building/Complex.
3. Association : Establishment and all other capital and operational expenses of the Association.
4. Litigation : All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
5. Maintenance : All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the common portions [including the exterior or interior (but not inside any unit) walls of the said Building/Complex].
6. Operational : All expenses for running and operating all machinery, equipments and installations comprised in the common portions, including lifts, changeover switches, pumps and other common installations including their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the common portions.
7. Rates and Taxes : Municipal Tax, Surcharge, Water Tax and other levies in respect of the said Building save those separately assessed on the buyer/s.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata
In presence of :-

1.

2.

Rajib Ghosh

Rajdeep Ghosh
both as constituted attorney
of Anuradha Chakraborty
Landowner/Vendor

.....
Purchaser

Rajib Ghosh

Rajdeep Ghosh
Both as partners
of Rai & Raj Enterprise
Developer

MEMO OF CONSIDERATION

Received on or before executing this present Agreement, a sum of **Rs...../-**
(Rupees) **only** as part of the total consideration of the
said flat, which is morefully mentioned in the Second Schedule herein above written,
from the above named Purchaser, as per Money Receipt given to the Purchaser, as
follows :-

<u>Transfer/Cheque No.</u>	<u>Date</u>	<u>Bank's Name</u>	<u>Amount</u>
.....			
TOTAL :			
Rs.....			

Witnesses :-

1.

2.

Rajib Ghosh

RAI AND RAJ ENTERPRISE
Rajdeep Ghosh
PARTNER

Rajdeep Ghosh
Both as partners
of Rai & Raj Enterprise
Developer