

DEED OF SALE

This DEED OF SALE is made and executed on this _____ day of **March, 2025, B E T W E E N** **SUN CONSTRUCTION**, (PAN – ABNFS 3040 A), a Partnership Firm constituted under the *Indian Partnership Act, 1932* and having its principal place of business at 21/4, Aswini Dutta Road, Police Station – Rabindra Sarobor, Kolkata – 700029, represented by its Partner, MR. JAY S. KAMDAR, (PAN – AKWPK 2270 L), (Aadhar No. 7074 3050 7318), (Mobile No. ...), son of late Sharad H. Kamdar, by religion – Hindu, by occupation – Business, residing at 38A/26, Jyotish Roy Road, Police Station – Behala, Kolkata – 700053, hereinafter referred to as the “Developer/Vendor” *(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and assigns)* on the FIRST PART.

SCENARIO - 1

[If the Intended Purchaser is a company]

..... (CIN no.), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at (PAN), represented by its authorized signatory (Aadhar No.....) duly authorized vide board resolution dated hereinafter referred to as the “Purchaser” *(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees)* on the SECOND PART.

[OR]

SCENARIO - 2

[If the Intended Purchaser is a Partnership Firm/LLP]

....., a partnership firm/limited liability partnership firm under The Indian Partnership Act, 1932/The Limited Liability Partnership Act, 2008, having its principal place of

SUN CONSTRUCTION



Partner

business at (PAN), represented by its authorized Partner (Aadhar No.....), authorized vide, hereinafter referred to as the “Purchaser” (*which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees*) on the SECOND PART.

[OR]

SCENARIO - 3

[If the Intended Purchaser is an Individual]

Mr./Ms., (Aadhar No.), son/daughter of aged, residing at about, (PAN), hereinafter called the “Purchaser” (*which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees*) on the SECOND PART.

[OR]

SCENARIO - 4

[If the Intending Purchaser is a HUF]

... ,(PAN – ...), a Hindu Undivided Family and juristic entity under the definition of section : 2 (31) of *The Income Act, 1961*, having its office at ... and represented by its Karta, ... , (PAN – ...), (Aadhar No. ...), (Mobile No. ...), son of ... , by religion – Hindu, by occupation – ... , hereinafter referred to as the “Purchaser” (*which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees*) on the SECOND PART.

AND (1) NIVEDITA CHAKRABORTY, PAN No. AUVPC 3757 H, Aadhaar No. 8143 3910 5385, W/o. Late Benoy Kumar Chakraborty, residing at BB - 12/C, Salt Lake City, Sector : 1, P.O. – Bidhannagar (North), Kolkata – 700064, District : 24, Parganas (North)

and presently residing at 92, Bidhannagar Road, Kolkata – 700087. P.S. Ultadanga, **(2) ADRIJA CHAKRABORTY**, PAN No. BWSPC0054R, Aadhaar No. 7608 0105 9987, D/o. Late Pinaki Chakraborty, aged about 22 years, residing at BB-12/C, Salt Lake City, Sector: 1, P.O. – Bidhannagar (North), P.S.- Bidhannagar (North), Kolkata – 700064, District : 24, Parganas (North), **(3) SWATI CHATTERJEE**, PAN No. AFWPC8460P, Aadhaar No. 7800 8814 9060, W/o. Dr. Biswajit Chatterjee, residing at 68, Feeder Road, P.O. – Belghoria, P.S. - Belghoria, Kolkata – 700058, District: 24-Parganas (North) and **(4) ANIRBAN CHAKRAVORTY**, PAN No. ... & Aadhaar No. 3858 4791 2007, S/o. Late Benoy Kumar Chakraborty, residing at BB-12/C, Salt Lake City, Sector : 1, P.O. – Bidhannagar (North), P.S. Bidhannagar (North), Kolkata – 700064, District : 24, Parganas (North), represented by their Constituted Attorney, MR. JAY S. KAMDAR, (PAN – AKWPK 2270 L), (Aadhar No. 7074 3050 7318), (Mobile No. ...), son of late Sharad H. Kamdar, by religion – Hindu, by occupation – Business, residing at 38A/26, Jyotish Roy Road, Police Station – Behala, Kolkata – 700053, hereinafter referred to as the “Owners/Confirming Parties” (*which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and assigns*) on the THIRD PART.

- A. WHEREAS originally one Narendra Nath Biswas was the recorded Owner in respect of ALL THAT piece of parcel of land measuring more or less 4047 Sataks, situate and lying at Mouza : Purba Barisha, J.L. No. 23, Touzi No. 240, C.S. Khatian No. 1657, under Police Station : Thakurpukur, District Sub—Registry office at Alipore, District : previously 24-Parganas, at present 24 Parganas (South).
- B. AND WHEREAS while absolutely seized and possessed the aforesaid property of the owner thereof the said Narendra Nath Biswas sold, transferred and conveyed this aforesaid property unto and in favour of one Nripendra Narayan Gangyopadhyay by virtue of a registered Deed of Conveyance for the valuable consideration mentioned therein. The aforesaid Deed was duly registered in the

concerned office and recorded in Book No. I, Volume No. 58, Pages 289 to 295, Being no. 4710 for the year 1924.

- C. AND WHEREAS after such purchase, the said Nripendra Narayan Gangyopadhyay became the sold and absolute Owner of the aforesaid property and while absolutely seized and possessed the aforesaid property as owner thereof said Nripendra Narayan Gangyopadhyay sold, transferred and conveyed land measuring more or less 1.36 Sataks unto and in favour of Badan Chandra kumar and Surendra Nath Kumar by virtue of a registered Deed of Conveyance for the valuable consideration mentioned therein. The aforesaid Deed was duly registered on 13th September, 1954 in the Office of the Sadar Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 100, Pages 253 to 257, being No. 6296 for the year 1954.
- D. AND WHEREAS after such purchase the said Badan Chandra Kumar and Surendra Nath Kumar became the joint Owners of the aforesaid property and their names were duly recorded in the Revisional Settlement in respect of their aforesaid purchased property under R.S. Khatian No. 2207, appertaining to R.S. Dag No. 3644 and the same was finally published in their names.
- E. AND WHEREAS while absolutely seized and possessed the aforesaid property as joint Owners, thereof, the said Badan Chandra Kumar and Surendra Nath Kumar jointly sold, transferred and conveyed land measuring more or less 5 (Five) Cottahs 6(Six) Chittacks 17 (Seventeen) Square Feet out of their aforesaid property unto and in favour of one Benoy Kumar Chakraborty, by virtue of a registered Deed of Conveyance for the valuable consideration mentioned therein. The aforesaid Deed was duly registered on 14th March, 1967 in the Office of the District Sub-Registrar of Alipore at Behala and recorded in Book No. I, Volume No. 50 Pages 28 to 31, Being No. 2253 for the year 1967.

- F. AND WHEREAS after such purchase, the said Benoy Kumar Chakraborty became the sole and absolute Owner of the aforesaid property and duly mutated his name with the office of the South Sundarban municipality and thereafter with the office of the Kolkata Municipal Corporation and after such mutation the aforesaid property known and numbered as Municipal Premises No. 1105, Mahatma Gandhi Road, Police Station : previously Thakurpukur at present Haridevpur, Kolkata – 700082, under Ward No. 124, Additional District Sub-Registry Office at Behala, District : 24-Parganas (South) and absolutely seized and possessed the same as Owner thereof and paying taxes thereto.
- G. AND WHEREAS while absolutely seized and possessed the aforesaid property as Owner thereof, said Benoy Kumar Chakraborty died intestate on 27th September, 2007 leaving behind him surviving his widow viz. Smt. Nivedita Chakraborty, two sons viz. Pinaki Chakraborty, Anirban Chakraborty and one married daughter viz. Smt. Swati Chatterjee, who jointly inherited the aforesaid property as per Hindu Succession Act, 1956, each having undivided 1/4th the share of the same.
- H. AND WHEREAS while absolutely seized and possessed the aforesaid property jointly, the said Pinaki Chakraborty also died intestate on 20th January, 2016 leaving behind him surviving his daughter viz. Miss Adrija Chakraborty as his only legal heir and successor, who inherited the undivided the 1/4th share of aforesaid property left by her father Pinaki Chakraborty. Be it stated here that wife of said Pinaki Chakraborty viz. Anuvha Chakraborty also died intestate on 2nd October, 2006 predeceased him long earlier.
- I. AND WHEREAS in the manner stated above, the said Smt. Nivedita Chakraborty, Anirban Chakraborty, Miss. Adrija Chakraborty and Smt. Swati Chatterjee, the parties hereto of the Third Part became the Joint Owners in respect of ALL THAT piece and parcel of land measuring more or less 5 (*five*) Cottah 6 (*six*) Chittack 17 (*seventeen*) Square feet together with structure measuring more or less 3,887 Square Feet standing thereon, situate and lying at Mouza : Purba Barisha, J. L.

No. 23, Touzi No. 240, under C. S. Khatian No. 1657, corresponding to R. S. Khatian no. 2207, appertaining to R. S. Dag No. 3644, being at present known and numbered as Municipal Premises No. 1105, Mahatma Gandhi Road, Police Station : Haridevpur, (*previously : Thakurpukur*), Kolkata : 700082, within the limits of the Kolkata Municipal Corporation, under Ward No. 124, Additional District Sub - Registry Office at Behala, District : 24 - Parganas (South) and since then have been possessing the said uninterruptedly without any objection from any corner.

- J. AND WHEREAS under a Development Agreement executed between the Owners of the said immovable property and registered on December 10, 2024 in the office of the District Sub-Registrar – II of the South 24 Parganas in Book No. I, Volume No. 1602 – 2025, between Pages - 33033 to 33083, Being No. 160200530 for the year 2025, the Owners entrusted the aforesaid immovable property to the Developer to develop the said land for construction of a multistoried building in accordance with the plan that would be sanctioned therefor by the Kolkata Municipal Corporation and for transfer and sale of 70% of the constructed area thereof in form of separate self-contained flats and/or apartments of to the different purchasers of the choice of the Developer at its sole discretion.
- K. AND WHEREAS for the purpose of smooth achievement of the objectives of the said Development Agreement of December 10, 2024, the Owners have also granted a General and a Development Power of Attorney, also on December 10, 2024 and registered in the Office of the District Sub-Registrar – II, South 24 Parganas, thereby duly authorizing and empowering it to do certain things and deeds mentioned therein, on their behalf, either generally or for the purpose of transfer and sale of the Developer's Allocation of 70% of the constructed area to the prospective buyers, being clause – (12) of the Development Agreement and clause – (3), (4), (20) and (21) of the Development Power of Attorney.

L. AND WHEREAS in the aforesaid facts, the Purchaser had applied for an apartment in the Project vide application no. ... dated ... and has been allotted apartment no. ... having carpet area of ... square feet, on the ... floor in the building, without any parking space/along with a covered parking space approximately measuring ...square feet, in the ground floor and of pro rata share in the common areas as defined under Clause (n) of Section : 2 of the Act, which is hereinafter referred to as the “said Apartment”, more particularly described in SCHEDULE : A of this deed, the plan whereof is annexed hereto.

M. AND WHEREAS subsequently the Developer had entered into an Agreement for Sale on ... (date) ... with the Purchaser for the purchase of apartment no. ... , having ... (description of the flat/unit) ... for a total consideration of Rs. ... /- (rupees ... only) and has fully discharged its obligation thereunder and completed the construction of the multistoried building in accordance with the plan that was sanctioned therefor by the Kolkata Municipal Corporation and in terms of the Development Agreement dated December 10, 2024 and has successfully obtained a Completion Certificate in respect thereof on ... (date)

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the consideration of a sum of Rs. ... /- (Rupees ... Only) paid by the Purchaser to the Vendor on or before execution of these presents (*the receipt whereof the Vendor doth hereby give and by the receipt hereunder written admit and acknowledge and from the same doth hereby forever acquit release exonerate and discharge the Purchaser and the 'said apartment'*) the Vendor doth hereby Grant, Sell, Transfer, Convey, Assign and Assure unto and in favour of the Purchaser ALL THAT apartment no. ... , having ... (description of the flat/unit) ... , having carpet area of ... square feet, on the ... floor in the building, without any parking space/along with a covered parking space approximately measuring ... square feet, in the ground floor, more particularly described in SCHEDULE : A of this deed, the plan whereof is annexed hereto, together with proportionate undivided, un-

demarcated and indivisible share in the land and common areas more particularly and fully described in SCHEDULE : B of this deed, TOGETHER WITH all the benefits and advantages of ancient and other rights, easements, liberties, privileges, appendages and appurtenances whatsoever thereunto belonging or in any way appertaining thereto or that the same or any part thereof is usually held, used, occupied, enjoyed or accepted or reputed or known as part and parcel or member thereof or appurtenant thereto AND all the estate right, title, interest, claim and demand whatsoever of the Vendor into upon or in respect of the 'said apartment' and the properties appurtenant thereto free from all encumbrances, charges, liens, lis pendens, mortgages, trusts, attachments, acquisitions, requisitions of any nature whatsoever AND the reversion or reversions, remainder or remainders, and all the rent issues and profits of and in connection therewith AND all other rights and properties herein comprised and hereby granted conveyed transferred assigned and assured and/or intended so to be and every part or parts thereof TO HAVE AND TO HOLD the 'said apartment' together with the land underneath the building and all other properties and rights hereby sold granted conveyed transferred assigned assured or expressed or intended so to be and each and every part or parts thereof together with their rights members and appurtenances, unto the Purchaser, free from all encumbrances, charges, liens, lis pendens, mortgages, trusts, debutters, attachments, acquisitions, requisitions of whatsoever nature.

AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:-

- a) THAT the Vendor is now lawfully and rightfully seized and possessed of the 'said apartment' and have good right and full and absolute power and indefeasible title to grant, sell, transfer, convey, assign and assure the 'said apartment' hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be with all appurtenances, unto the Purchaser in the manner aforesaid.

- b) THAT the Vendor has not at any time heretofore made, committed, executed or knowingly or willingly permitted or suffered or has been a party to any act, deed or thing whereby and by reason whereof the 'said apartment' hereby conveyed and expressed so to be or any part thereof can, shall or may be impeached, charged, encumbered in title or estate or otherwise prejudicially effected in any manner whatsoever and that the 'said apartment' is freed and discharged from and against all manner of encumbrances, charges, liens, trusts and attachments whatsoever.
- c) THAT the Vendor shall indemnify and keep the Purchaser fully discharged against all estates, charges, encumbrances, liens, attachments, lis pendens, uses, trusts, claims or demands whatsoever created, occasioned or made by the Vendor or any persons lawfully or equitably or rightfully claiming as aforesaid from them.
- d) THAT the Vendor agree to bear and pay all the Municipal rates, taxes, electricity charges and all other rates and taxes, levies and other outgoings whatsoever accruing due and payable in respect of the 'said apartment' for all the periods prior to and up to the date of these presents.
- e) THAT the Vendor and all persons, having or lawfully or equitably claiming any estate or any interest in the 'said apartment' hereby conveyed or any part thereof, from under or in trust for the Vendor, at the request and costs of the Purchaser or any one claiming through or under him, shall do and execute and cause to be done and executed all such acts, deeds and things whatsoever at the cost of the Purchaser for further and more perfectly assuring the 'said apartment', and every part thereof, unto the Purchaser, as shall or necessary or may be reasonably required by the Purchaser or any one claiming through or under him.
- f) THAT the Vendor agrees and acknowledges, that the Purchaser shall have the exclusive ownership of the 'said Apartment'.

- g) THAT the Purchaser shall also have undivided proportionate share in the Common Areas. Since the share/interest of Purchaser in the Common Areas is undivided and cannot be divided or separated, the Purchaser shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. Further the right of the Purchaser to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the Vendor has conveyed undivided proportionate title in the Common Areas to the association of the Purchasers.
- h) THAT in case any structural defect or any other defect in workmanship, quality or provision of services and/or any other obligations of the Developer as per the Agreement for Sale relating to such development is brought to the notice of the Developer within a period of 5 (*five*) years by the Purchaser from the date of handing over possession, it shall be the duty of the Developer to rectify such defects without further charge, within 30 (*thirty*) days, and in the event of Developer's failure to rectify such defects within such time, the aggrieved Purchaser shall be entitled to receive appropriate compensation.
- i) THAT the Vendor undertakes that it has no right to make additions or to put up additional structure/(s) anywhere in the Project after the building plan has been approved by the competent authority/(ies) except for as provided in the Act.

AND THE PURCHASER DOTH HEREBY COVENANT WITH THE VENDOR AS FOLLOWS:-

- a) THAT the Purchaser shall have free heritable and transferable right with respect to the 'said apartment' and the properties and the rights hereby conveyed by the Vendor.

- b) THAT the Purchaser shall forthwith apply for and get its name mutated in the records of the Kolkata Municipal Corporation as also all other appropriate Government authorities and / or departments in this regard and the Vendor shall sign execute and deliver all or any necessary papers and documents signifying their consent for the purpose as may be necessary or required by the Purchaser.
- c) THAT the Purchaser agrees that the 'said Apartment' along with the Garage/closed parking (**if applicable**) shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Purchaser. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Purchaser of the Project.
- d) THAT the Purchaser hereby agrees to purchase the 'said Apartment' on the specific understanding that his/her right to the use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the association of Purchasers (*or the maintenance agency appointed by it*) and performance by the Purchaser of all his/her obligations in respect of the terms and conditions specified by the maintenance agency or the association of Purchasers from time to time.
- e) THAT the Developer/maintenance agency/office bearers of the association of Purchasers shall have rights of unrestricted access of all Common Areas, garages/ closed parkings and parking spaces for providing necessary maintenance services and the Purchaser agrees to permit them to enter into the 'said Apartment' or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

- f) THAT the use of basement (*if any*) and Service Areas shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Purchaser shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the office bearers of the association of Purchasers formed by the Purchasers for rendering maintenance services.
- g) THAT the Purchaser shall, after taking possession, be solely responsible to maintain the 'said Apartment' at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the 'said Apartment', or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the 'said Apartment' and keep the 'said Apartment', its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized. The Purchaser further undertakes, assures and guarantees that he/she would not put any sign-board/ name-plate, neon light, publicity material or advertisement material etc. on the face/façade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Purchaser shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Purchaser shall not store any hazardous or combustible goods in the 'said Apartment' or place any heavy material in the common passages or staircase of the Building. The Purchaser shall also not remove any wall, including the outer and load bearing wall of the 'said

Apartment'. The Purchaser shall plan and distribute its electrical load in conformity with the electrical systems installed by the Developer and thereafter the association of Purchasers and/or maintenance agency appointed by association of Purchasers. The Purchaser shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

- h) THAT the Purchaser is purchasing the 'said Apartment' with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Purchaser hereby undertakes that he/she shall comply with and carry out, from time to time after he/she has taken over for occupation and use the 'said Apartment', all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the 'said Apartment' at his/her own cost.

AND THE VENDOR AND PURCHASER doth hereby undertake, agree and covenant with each other that they shall comply with and observe all the terms conditions and covenants as required to be complied observed and performed by and under these presents.

SCHEDULE : "A" ABOVE REFERRED TO

DESCRIPTION OF THE APARTMENT TRANSFERRED

ALL THAT apartment no. ..., having ... *(description of the flat/unit)* ... , having carpet area of ... square feet, on the ... floor in the building, without any parking space/along with a covered parking space approximately measuring ... square feet, in the ground floor, the plan whereof is annexed hereto, together with proportionate undivided, un-demarked and indivisible share in the land and common areas more particularly and fully described in SCHEDULE : B of this deed

SCHEDULE : “B” ABOVE REFERRED TO

ENTIRE PROPERTY

ALL THAT piece and parcel of land measuring more or less 5 (*five*) Cottah 6 (*six*) Chittack 17 (*seventeen*) Square feet together with structure measuring more or less 3,887 Square Feet standing thereon, situate and lying at Mouza : Purba Barisha, J. L. No. 23, Touzi No. 240, under C. S. Khatian No. 1657, corresponding to R. S. Khatian no. 2207, appertaining to R. S. Dag No. 3644, being at present known and numbered as Municipal Premises No. 1105, Mahatma Gandhi Road, Police Station : Haridevpur, (*previously : Thakurpukur*), Kolkata : 700082, within the limits of the Kolkata Municipal Corporation, under Ward No. 124, Additional District Sub - Registry Office at Behala, District : 24 - Parganas (South) and butted and bound on the four sides in the following manner –

North -	Plot “D”;
South -	Plot “B”;
East -	Land in Daag No. 3646;
West -	Plot “G” and 20” wide KMC road.

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

SIGNED, SEALED AND DELIVERED by M/S. **SUN CONSTRUCTION**, represented by its Director MR. JAY S. KAMDAR, the **VENDOR** herein at Kolkata in the presence of :

SIGNED, SEALED AND DELIVERED by ...
(*name of purchaser*) ..., the **PURCHASER** herein at Kolkata in the presence of :

SIGNED, SEALED AND DELIVERED by (1) **NIVEDITA CHAKRABORTY**, (2) **ADRIJA CHAKRABORTY**, (3) **SWATI CHATTERJEE** and (4) **ANIRBAN CHAKRAVORTY**, represented by their Constituted Attorney, MR. JAY S. KAMDAR, the **CONFIRMING PARTIES** herein at Kolkata in the presence of :

WITNESSES :-

1.

2.

Drafted by :-

DEB KUMAR SEN, Advocate,

6A, Kiron Shankar Roy Road,

Room No. 16A, 2nd Floor,

Kolkata – 700001.

Mobile – 9830612000.

E-Mail ID – debkumarsen@rediffmail.com

(Bar Council of West Bengal Enrolment No. **WB/1505/2003.**)

MEMORANDUM OF CONSIDERATION

Received the aforesaid total consideration amount of Rs. ... /- (*Rupees ... Only*) as aforesaid from the Purchaser, including Taxes (*consisting of tax paid or payable by the Developer by way of Value Added Tax, Service Tax, GST, CGST, if any as per law, and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Developer*) up to the date of handing over the possession of the 'said Apartment' herein in the manner as follows :-

Sl.	Date	Particulars	Amount (INR)
1.
TOTAL -			...

The above price includes (1) proportionate undivided, un-demarcated and indivisible share in the land; (2) proportionate pro - rata share in the Common Areas and (3) garage/(s). (write only if applicable).

The above price also includes recovery of price of land, construction of not only the Apartment, but also the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, fire detection and firefighting equipment in the common areas etc. and includes cost for providing all other facilities as provided within the Project.

SUN CONSTRUCTION



Partner

For – **SUN CONSTRUCTION,**
Partner.