

**e-Assessment Slip No – 200**

**/ 2024**

**As Proprietor of  
GOOD WILL VENTURE AND CONSTRUCTION  
and As Constituted Attorney of -**  
1. Smt Ila Brahma,  
2. Shri Jaydeb Brahma,  
3. Shri Ajoy Kumar Brahma,  
4. Smt Jhuma Brahma Hui,  
5. Shri Haradhan Brahma &  
6. Shri Susen Das

## **DEED OF CONVEYANCE**

**As Proprietor of**  
**GOOD WILL VENTURE AND CONSTRUCTION**  
**and As Constituted Attorney of -**

1. Smt Ila Brahma,
2. Shri Jaydeb Brahma,
3. Shri Ajoy Kumar Brahma,
4. Smt Jhuma Brahma Hui,
5. Shri Haradhan Brahma &
6. Shri Susen Das

**THIS DEED OF CONVEYANCE** is made this the      <sup>th</sup> day of      ' 202

DISTRICT : Alipurduar

**POLICE STATION** : Alipurduar

**MOUZA : PASCHIM JITPUR**

**AREA OF FLAT** : **Sq. Ft. Carpet Area** and Sq. Ft. including Super Built area at **Floor**, along with One car parking space measuring **Sq. Ft. at Ground Floor** of “**SWOPNO BILAS**” under Good Will Venture And Construction, Ward Number - 01, Post Office – Alipurduar Court.

**Total Consideration : Rs**                      /- (Rupees                      ) only

## BETWEEN

1. **SMT ILA BRAHMA**, holding PAN Number – DEFPB1598E, Aadhaar Number – 3223 2429 3376, wife of Late Sukhamay Brahma, by Occupation – House Work, 2. **SHRI JAYDEB BRAHMA**, holding PAN Number BZUPB3013Q, Aadhaar Number – 3830 8272 7365, son of Late Sudhir Kumar Brahma, by Occupation Business, 3. **SHRI AJOY KUMAR BRAHMA**, holding PAN Number – AVDPB0726C, Aadhaar Number – 8909 0683 1240, son of Late Adhir Kumar Brahma, by Occupation Business, 4. **SMT JHUMA BRAHMA HUI**, holding PAN Number – AEJPH9169N, Aadhaar Number – 3151 2023 6448, wife of Shri Bipul Hui, daughter of Late Adhir Kumar Brahma, by Occupation House Work, 5. **SHRI HARADHAN BRAHMA**, holding PAN Number ATVPB4234H, Aadhaar Number – 8871 6682 3231, son of Late Sudhir Kumar Brahma, by Occupation Service, 6. **SHRI SUSEN DAS**, holding PAN Number – BAZPD4345R, Aadhaar Number – 7401 2619 9148, son of Late Ratan Das, husband of Late Archana Brahma, by Occupation Business, - ALL are by faith Hindu, by Nationality Indian and all are residents of Arabindanagar, Ward Number – 01, Post Office – Alipurduar Court, Police Station & District Alipurduar, Pin – 736122, WEST BENGAL, hereinafter jointly referred or called as the “**LAND OWNERS**” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include

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their heirs, successors, administrators, legal representatives and assigns) of the **FIRST PART.**

**AND**

**“GOOD WILL VENTURE AND CONSTRUCTION”**, a Sole Proprietorship Firm, having its Registered Office at Arabindanagar, Court Complex, Ward Number 01, Post Office – Alipurduar Court, Police Station & District Alipurduar, Pin – 736122, West Bengal, represented by its owner / Proprietor SMT SULATA BHAUMIK, holding or having PAN Number – AFCPB5767L AADHAAR Number – 8219 8929 7293, wife of Shri Pranab Bhaumik, by faith Hindu, Nationality Indian, by Occupation – Business, residing at Arabindanagar, Court Complex, Ward Number 01, Post Office – Alipurduar Court, Police Station & District Alipurduar, Pin – 736122, hereinafter called as the **“PROMOTER / DEVELOPER”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors, administrators, legal representatives and assigns) of the **SECOND PART.**

**AND**

, [PAN- ] son of , by faith ,  
by Occupations – , by Nationality - Indian, resident of  
, Post Office – , Police Station & District - , PIN –  
, hereinafter called the **VENDEE / PURCHASER** (which expression unless be repugnant to the context be deemed to include all his/her/their legal heirs, representatives, successors, administrators and assigns) of the **THIRD PART.**

***“The Land Owners and Developer / Developer and Allottee shall hereinafter collectively be referred to as the ‘Parties’ and individually as a ‘Party’”.***

**SHORT TITLE OR THE HISTORY OF PROPERTY: -**

**WHEREAS** among the land owners herein the husband of the owner no 1 Sukhamay Brahma, son of late Sudhir Kumar Brahma and the owner no 2 Sri Jaydeb Brahma of the first Part jointly acquired a piece or parcel of land measuring 0.05 acre / 05 decimals situated at Mouza Paschim Jitpur, having Jurisdiction List (J.L.) No 49, of Arabindanagar, Alipurduar Municipal Ward Number 01 from the State of West Bengal, Refugee Relief & Rehabilitation (R.R&R) Department by virtue of a Deed of Gift (Freehold Title Deed) bearing Deed No 696 for the year 2006 each having equal share.

ANDWHEREAS the said Sukhamay Brahma expired on 03-10-2019 leaving behind his legal heirs and successors namely Smt. Ila Brahma as his wife and Shri Subhamay Brahma as his son and Smt. Arpita Brahma as his daughter who inherited the share of land of the deceased Sukhamay Brahma by virtue of the Hindu Law of Succession.

ANDWHEREAS the said Shri Subhamay Brahma and Smt Arpita Brahma transferred their entire share to their mother Smt Ila Brahma by way of a registered deed of gift being Deed No I-2456 dated 25-08-2020 registered at the Office of the Additional District Sub-Registrar, Alipurduar and Smt Ila Brahma thereby, acquired the full share of land being left by her deceased husband and duly recorded the same by her name at the Block Land & Land Reforms Office, Alipurduar I in Land Reforms (L.R.) Khatian Number 6619 and subsequently the owner no 2 Shri Jaydeb Brahma recorded his share by his name in Land Reforms (L.R.) Khatian Number 3093.

ANDWHEREAS the mother of land owner no 3 & 4 Smt Rekha Brahma acquired 0.05 acre / 05 decimals of land situated at Mouza Paschim Jitpur, having Jurisdiction List (J.L.) No 49, of Arabindanagar, Alipurduar Municipal Ward Number 01 from the State of West Bengal, Refugee Relief & Rehabilitation (R.R&R) Department by virtue of a Deed of Gift (Freehold Title Deed) bearing Deed No 602 for the year 2006 and duly recorded the same by her name in the Land Reforms Khatian No 6245.

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ANDWHEREAS owning and possessing the said quantum of land and after achieving the rights to transfer upon expiry of the stipulated period of time mentioned in the said Gift (Freehold Title) Deed granted by the State of West Bengal, Refugee Relief & Rehabilitation (R.R&R) Department, transferred her entire land to her son Shri Ajoy Kumar Brahma and daughter Smt Jhuma Brahma Hui equally having a share of 2.5 decimals each by way of registered deed of Gift being Deed no I-1447 dated 22-05-2023 and thereafter both the owner recorded their respective share in Land Reforms Khatian Nos 6841 (Ajoy Kumar Brahma) & 6766 (Jhuma Brahma Hui).

ANDWHEREAS the owner no 5 Shri Haradhan Brahma, son of Late Sudhir Kumar Brahma and the wife of the owner no 6 Archana Brahma, daughter of Late Sudhir Kumar Brahma jointly acquired a piece and parcel of land measuring 0.05 acre / 05 decimals of land situated at Mouza Paschim Jitpur, having Jurisdiction List (J.L.) No 49, of Arabindanagar, Alipurduar Municipal Ward Number 01 from the State of West Bengal, Refugee Relief & Rehabilitation (R.R&R) Department by virtue of a Deed of Gift (Freehold Title Deed) bearing Deed No 689 for the year 2006.

ANDWHEREAS the said Archana Brahma expired on 27-10-2020 leaving behind her only legal heir Sri Susen Das as her husband who became the owner of the land being left by deceased Archana Brahma.

ANDWHEREAS the owner no 5 & 6 after acquire the land vide above-mentioned manner, they both recorded their respective share of land in Land Reforms Khatian Nos 3088 (Haradhan Brahma) and 6608 (Susen Das).

#### **DEFINITIONS: -**

**NOWWHEREAS** the Owners of the land are sufficiently entitled to all those pieces or parcels of land or ground situate lying and being at Mouza Paschim Jitpur, Post Office Alipurduar Court, Police Station & District Alipurduar, PIN - 736122 (West Bengal) admeasuring 15 decimals in total or thereabouts and more particularly described in the

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Schedule hereunder written (hereinafter for the sake of brevity referred to as the said property).

**ANDWHEREAS** the owners Smt Ila Brahma, Shri Jaydeb Brahma, Shri Ajoy Kumar Brahma, Smt Jhuma Brahma Hui, Shri Haradhan Brahma and Shri Suen Das being desirous of developing and exploiting commercially upon the property mentioned herein the owners under the consideration approached the developer and the developer also have agreed upon for their mutual benefit.

ANDWHEREAS the owners have agreed to grant the Developer and the Developer has agreed to accept from the owner's exclusive rights of development of their portion of land, a Development Agreement was registered at the Additional District Sub-Registrar Office Alipurduar, vide DEED No. I-2941 for the year 2024 upon the terms and subject to the conditions described in the agreement.

ANDWHEREAS the owners have entered into a "REAL EASTE DEVELOPMENT AGREEMENT" with the developer "**Good Will Venture and Construction**" and to facilitated the aforesaid promoting and developing business smoothly, in terms of the said agreement, they have further agreed to confer certain necessary exclusive and absolute power to **Good Will Venture and Construction** represented by its owner / proprietor, **SMT SULATA BHAUMIK**, wife of Shri Pranab Bhaumik, residing at Arabindanagar, court Complex, Ward Number – 01, Post Office Alipurduar Court, Police Station & District – Alipurduar, Pin – 736122, WEST BENGAL, vide a Development Power of Attorney being Deed being no I-3285 for the year 2024.

**AND WHEREAS** in pursuance of the Development Agreement, the owner executed the above-mentioned Power of Attorney to do the needful for and on behalf of the owner and thereafter the Developer applied and got Sanction Building plan on behalf of the Owner/ Vendor vide sanctioned **Building** Permit Number **SWS-OBPAS/0301/2025/0010**

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dated – 20.03.2025, and the Developer herein completed the construction of the said building known as **“SWOPNO BILAS”** as habitable conditions.

**AND WHEREAS** the Developer herein entitled to contained erect and complete and / or cause to be constructed, erected and completed the building consisting of several self-contained Flat/ Unit/ Apartment/ Car Parking space capable of being held and/ or enjoyed / or transferred and/ or sale Developers share of Apartments independently on the said premises (hereinafter called the said **“SWOPNO BILAS”**).

**AND WHEREAS** under the above scheme of development, the Developer herein has agreed to sale and the Purchaser/s herein has agreed to purchase ALL THAT the Flat/ Unit/ Apartment on the **FLOOR** admeasuring an area Sq. Ft. Carpet Area having **Sq. Ft.** including Super Built-up area more or less and One car parking space measuring **Sq. Ft.** at **Ground Floor** along with undivided proportionate share of land attributable to the said flat of the new constructed building at the said premises more fully described in the SECOND SCHEDULE hereunder written from Developer’s Allocation in lieu of the total consideration value of Flat Rupees /- (Rupees ) only free from all encumbrance.

**At or before entering into this agreement the purchasers have:**

- a) Fully satisfied himself as to the title of the owner and right of the Developer.
- b) Inspected the said Deeds and documents and understood the contents and purports thereof.
- c) Inspected the map or plan sanctioned by the Alipurduar Municipality.
- d) Satisfied himself as to the total area comprised in the said Flay / Unit.
- e) Satisfied himself as to the materials/ specifications to be used in construction of the said Flat/ Unit/ Building.
- f) Fully satisfied himself as to the authority of the Developer herein to sell and transfer the said Flat/ Unit and the properties Appurtenances thereto and have agreed not to raise any objection whatsoever or howsoever.

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**NOW THIS INDENTURE WITNESSETH THAT: -**

In pursuance of the Development Agreement and the Agreement for sale and in consideration of the sum of Rupees                      /- (Rupees

) only paid by the Purchaser/s to the Developer at or before the execution of these presents (the receipt whereof the Developer doth hereby and well as by the memo hereunder written admits and acknowledge towards the construction costs of the Unit of the proportionate share of the land along with the common portions ( proportionately) and of and from the payment of the same and every part thereof for ever release discharge and acquit the Purchasers and the said Unit and the properties appurtenant thereto), the Developer doth hereby grant, sell, convey, transfer assign and assure unto the Purchasers and the Developer doth hereby confirm such sale of ALL THAT the Flat/ Unit/ Apartment on the              Floor of Block B admeasuring an area              Sq. Ft. Carpet Area having              Sq. Ft. including Super Built-up area more or less and One car parking space measuring              Sq. Ft. at Ground Floor along with undivided proportionate share of land attributable to the said Flat of the new constructed building known as "SWOPNO BILAS" at the said premises as more fully described in the SECOND SCHEDULE hereunder written TOGETHER WITH all yards, areas, sewers, drain ,water, water courses, paths, passages, right, light liberties, privileges, easements, appendages and appurtenances whatsoever thereunto belonging or in any wise appertaining thereto or that the same or any part thereof is usually held, used, occupied, enjoyed or accepted or reputed or known as part or parcel or member thereof or appurtenant thereto AND all the estate, right, title, interest, property, claim and demand whatsoever of the Vendor/Developer into upon or in respect of the said Unit and properties appurtenant thereto including the undivided share and the reversion or reversions, remainder or reminders and all rents issues and profits thereof AND ALSO TOGETHER WITH the free unfettered, transferable and heritable right to have the Unit and the common portions proportionately constructed and made habitable and tenantable and to own use occupy and enjoy the same as absolute owner thereof AND ALSO TOGETHER with the easements

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or quasi easements and other stipulations and provisions in connection the beneficial use and enjoyment of the Unit hereunder written **TO HAVE AND TO HOLD** the same and every part thereof and all other properties rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the purchasers absolutely and forever free from all encumbrances liens Lis pendens and attachments whatsoever BUT SUBJECT to the purchasers covenant herein contained AND ALSO EXCEPTING AND RESERVING unto the vendor, Developer and the co-owner's such easement and quasi easements rights and privileges.

**II. THE VENDORS DOTH HEREBY CONVENENT WITH THE PURCHASER/S** as follows: -

- i) That notwithstanding any act deed matter or thing by the Vendors done or executed or knowingly suffered to the contrary, the Vendors is now lawfully and rightfully and absolutely seized and possessed or and / or otherwise well and sufficiently entitled to the Undivided share and all other properties benefits and rights and each and every part thereof hereby granted, sold, conveyed, transferred, assigned and assured unto and to the purchaser/s in the manner aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever to alter, defect, encumber or make void the same.
- ii) AND THAT notwithstanding any such act deed matter or thing whatsoever done as aforesaid the Vendors now hath good rightful power and absolute authority to grant sell convey transfer assign and assure the undivided share and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assure unto and to the purchaser/s in the manner aforesaid according to the true intend and meaning of these presents.
- iii) AND THAT the Purchaser/s shall and may from time to time and at all times hereafter peaceably and quietly hold, possess, used and enjoy the said Unit and the properties appurtenant that to including the undivided share and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or

expressed or intended so to be unto and to the Purchaser/s in the manner aforesaid and to receive all rents, issues and profits thereof without any lawful hindrance, eviction, interruption, disturbances, claim and demand whatsoever from or by the Vendors or any person lawfully or equitably claiming from under or in trust for the Vendors and thus the Purchaser/s becomes the absolute owner of the Flat with right to transfer, sell, mortgages, lease, gift, exchange or to let out the said Flat in part or in full.

- iv) AND THAT the said Unit and the properties appurtenant thereto including the undivided share and all other properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof are now free from all claims, demands, encumbrances, liens, lis pendens, attachments, leases, uses, debitters or trusts made or suffered by the Vendor or any person having or lawfully claiming any estate or interest therein from under or in trust for the Vendors.
- v) AND THAT the Vendors shall indemnify and keep the Purchaser/s saved harmless and indemnified against all estate, charges, encumbrances, liens, lis pendens, attachments use, debitters, trusts, created or made by the vendor or any person lawfully or equitably or rightfully claiming as aforesaid from the vendor and all claims, demand, action and proceedings as may be occasioned by reason thereof.
- vi) AND FURTHER THAT the Vendors and all person having or rightfully claiming any estate or interest in the undivided share or any part thereof from time to time and at all times hereafter at the request and at the costs of the purchaser/s do and execute all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the undivided share and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser/s in the manner aforesaid as shall or maybe reasonably required by the Purchaser/s.
- vii) AND ALSO, THAT the vendors have not at any time done or executed or knowingly

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suffered or being party or privy to any act deed matter or thing whereby the undivided share and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and every part thereof can or maybe impeached encumbered or suffered in title.

**III. AND THE DEVELOPER DOTH HEREBY CONVENENT WITH THE PURCHASER/S as follows:**

- i) That the Developer has duly completed the construction of the Unit for and on behalf of the Purchaser/s wholly and the common portions for and on behalf of the co-owners proportionately and has since delivered vacant possession of the Unit to the Purchasers.
- ii) That the consideration of Rupees                      /- (Rupees  
                                ) only towards costs of construction of the Unit and the share of land and the common portions (proportionately) and all amounts payable by the purchaser/s to the Developer under the agreement for sell towards such reimbursement of the consideration for sell of the undivided share and the cost of the Unit and the common portions proportionately has fully been paid and the Developer has no claims towards the same from the Purchaser/s.
- iii) That the Developer now hath no right title or interest of any nature whatsoever in the Unit, and the common portion proportionately.
- iv) That the Developer doth hereby confirmed the sell made by the vendors in favour of the purchasers by this presents.
- v) Unit the works relating to common purposes be not transferred to the co-owners, the Developer shall manage and maintain the common portion and do other acts relating to common purposes by itself or through its nominee or nominees in the proper and decent manner at the expenses of the co-owners (including the Purchasers) and upon such handing over the maintenance of the common portions and other acts relating to common purpose shall be the responsibility of the co-owners (including the Purchasers).

**IV. AND THE PURCHASER/S DOTH HEREBY CONVENENT WITH THE VENDORS AND THE**

**DEVELOPER** as follows: -

- a) That the Purchaser/s shall never claim partition of the undivided share and the same shall always remain impartible.
- b) That apart from the said Unit and the properties appurtenant that to the Purchaser/s shall not have nor shall claim any right title or interest of any nature whatsoever in any other part or parts of the building and the land save and subject to the right to use the common portion in common with the co-owners.
- c) The Purchaser/s shall observe fulfil and perform all the rules and regulation as maybe framed for the beneficial use and enjoyment of the Unit and for the common purposes by the Developer, Vendors and / or the co-owners.
- d) That the Purchaser/s inspected the title in respect of the said land and also the Building and the Unit and its fully satisfied about the same and the construction of the building including the Unit and the common portions.
- e) To cooperate with the developer and the co-owners in the acts relating to common purposes.
- f) To allow the developer and its workmen to enter into the Unit and the other parts for caring out the works required for common purposes upon reasonable notice to the Purchaser/s.
- g) To pay proportionate share of the common expenses regularly and punctually.
- h) To pay regularly and punctually all outing and the revenue rates and taxes in respect of the Unit and the land and the common portion proportionately for the period after date of delivery.
- i) To pay regularly for all changes for the electricity consumed in the said Unit wholly and the common parts proportionately.
- j) To keep and maintain the Unit periphery walls, partition walls, sewers, drains pipes and appurtenances within the Unit in a good state of repair and conditions.
- k) Not to use the Unit to permit use of the same for any other purpose other than for residential purpose.

- l) Not to store in the Unit any goods or hazardous or combustible nature or which are heavy as to affect the construction or the structure of the said building or any part thereof save as be required for normal residential purposes.
- m) Not to do anything in the said Unit which may cause or tend to cause damage to any flooring or ceiling or any Unit over or below or adjacent to the said Unit or in any manner interfere with the use and enjoyment thereof or any open space passage, stairs, landings or other amenities available for common use.
- n) Not to demolish the Unit or any part thereof nor at any moment make or cause to be made additions or alterations of whatsoever nature to the said Unit or any part thereof which may cause inconvenience to the co-owners and contradictory to the sanctioned Plan.
- o) Not to change the outer elevation of the building or decorate the exterior of the Unit otherwise that in the manner similar to which the same is at present decorated.
- p) All payments to be made by the Purchaser/s as mentioned above shall be made from time to time and within seven days of a bill of demand being sent to the Purchaser/s.
- q) So long as the said Unit and be not separately assessed for Municipal revenue rates and taxes, the Purchaser/s shall pay to the Developer proportionate share of the Municipal Revenue rates and taxes as be assessed for the land and the building and the liability for such payment by the Purchaser/s to the Developer shall accrue from the date of deliver.
- r) The Purchaser/s shall have no right to park any two-wheeler on the court yard of the said premises.
- s) That after registration of the flat in favour of the purchaser/s and / or other Flat owners will form a SOCIETY for the said building.

**THE FIRST SCHEDULE ABOVE REFERRED TO  
(SCHEDULE 'A' / SAID PREMISES)**

ALL THAT piece and parcel of the land measuring an area 15 Decimals be the same a little more or less lying and situated at **Mouza – Paschim Jitpur**, Jurisdiction List

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Number (J.L.) – 49, pargana Baksa, Block Land & Land Reforms Office Alipurduar- I under Land Reforms (L.R.) Khatian Number – 3088, 3093, 6608, 6619, 6766 and 6841, in Revisional Settlement (R.S.) Plot Numbers – 3805 & 3806, Land Reforms (L.R.) Plot Numbers - 4030 (14 decimals) and 4031 (1 decimal) within the present limit of the Alipurduar Municipality, Ward Number – 01, under Alipurduar Police Station, in the District of Alipurduar, West Bengal and the said land is butted and bounded by:-

|                     |                                               |
|---------------------|-----------------------------------------------|
| <b>ON THE NORTH</b> | <b>:-</b> 26 ft width Municipal Pucca Road,   |
| <b>ON THE SOUTH</b> | <b>:-</b> Land of Shyamal Saha & Apurba Saha, |
| <b>ON THE EAST</b>  | <b>:-</b> Land of Jiban Kar & Others,         |
| <b>ON THE WEST</b>  | <b>:-</b> Land of Jiban Bose.                 |

**THE SECOND SCHEDULE ABOVE REFERRED TO  
(SAID UNIT PURCHASED BY  
/ SCHEDULE 'B')**

**ALL THAT** the Flat / Unit/ Apartment on the **FLOOR** having **Flat Number –** , admeasuring an area **Square Feet Carpet Area** having **Square Feet** including Super Built-up area more or less and One car parking space measuring **Sq. Ft.** at Ground Floor in the new building known as “**SWOPNO BILAS**” described herein along with undivided proportionate share of land attributable to the said Flat with right to use the common portion of the said new building at Alipurduar Court within the present limit of the Alipurduar Municipality, Ward Number – 01, under Alipurduar Police Station, in the District of Alipurduar, West Bengal.

**THE THIRD SCHEDULE ABOVE REFFERRED TO  
(SPECIFICATION OF THE FLAT / SCHEDULE 'C')**

- I. **STRUCTURE:** Building Designed with R.C.C. frame structure rests on individual column foundation as per structural design approved by the competent Authority;
- II. **EXTERNAL WALL:** 8- or 5-inch-thick wall and Plastered with Cement Mortar;
- III. **INTERNAL WALL:** 5- or 3-inch-thick wall and Plastered with Cement Mortar;

- IV. **FLOORING:** All the Flooring will be of floor tiles 2X2 feet with 4/6-inch skirting, including Kitchen and Toilet;
- V. **KITCHEN:** Cooking platform and sink will be of SS, black stone/3-inch casting, 2.5 feet Glazed Tiles above the platform to protect the oil spot and 1 (One) S.S. make C.P. bib cocks' point will be provided;
- VI. **TOILET AND OTHERS:** Commode with E.W.C. Cistern in Common Toilet and another of western type commode with PVC cistern in privy along with two S.S. make C.P. bib cocks' point, Hot and Cold plumbing water lines in common washroom, single plumbing waterline in attached washroom, One Shower point will be provided. One Wash hand Basin in Dinning Space and Loft Doors (if any) will be of Standard PVC Make;
- VII. **DADO/SKIRTING:** The toilet dado up to loft height with 6.5 feet glazed tiles of standard brand;
- VIII. **BALCONY:** 3.5 feet railing; (if any)
- IX. **DOORS:** All Doors Frame of good quality Sal/Kapor Wood and all other will be of branded Flush Door and Peephole in Main Entrance Door and One standard quality lock;
- X. **WINDOW:** Aluminium Frame Sliding/Open type with M.S. Grill and Glass Covering;
- XI. **SANITORY SYSTEM:** Complete with Standard P.V.C. Pipe for all Fittings;
- XII. **COMMON ELECTRICAL WORKS:** Full Concealed Wiring with Standard PVC Insulated Copper Conduct;
- In Bed Rooms, 2 (Two) Light Points, 2 (Two) 5 Amp Plug Point and 1 (One) Fan Point. 1 (One) A.C. Point should be provided in Master Bed Room;
- In Dinning/Living Room, 3 (Three) Light Points, 2 (Two) Fan Points, 1 (One) 5 Amp Plug Point, 2 (Two) 15 Amp Plug Point;
- In Kitchen, 1 (One) Light Points, 1 (One) Exhaust Fan/Chimney Point (15 Amp), 2 (Two) 5 Amp Plug Point;

At Toilet, 1 (One) Light Point, 1 (One) Exhaust Fan Point in each toilet and 1 (One) Geyser Point in One Toilet;

At Balcony, 1 (One) Light Point, 1(One) 5 Amp Plug Point; (if any),

One Light Point on the top of the Basin at the dining/living;

One Light Point at outside of the Main Door;

One Calling Bell Point outside of the Main Door;

Lift Arrangement with all facilities;

XIII. **PAINTING:** Inside wall of the Flat will be Putty/Paris Finish and External wall with proper Water Proofing with Standard Material and Colouring;

**THE FOURTH SCHEDULE ABOVE REFERRED TO  
(THE COMMON AREAS / SCHEDULE 'D')**

**1. AREA:**

Open and / or covered paths and passages save and except the areas exclusively reserved for the other Purchaser / Purchasers.

Lobbies and stair cases and roof.

Lift machine room.

Durwans Quarters, if any.

**2. WATER AND PLUMBING:**

Water overhead reservoirs, water tank, water pipes (save those inside any Unit)

**3. ELECTRICAL INSTALLATION:**

Writing and accessories for lighting of common area.

Pump / Motor,

Lift and Lift machine.

**4. DRAINS:**

Drains, sewers, pipes and septic tank.

**5. OTHERS:**

Other common areas and installations and / or equipment's as are provided in the new building for common use and / or enjoyment.

Save and except as aforesaid all open / covered spaces and portions of the new building shall absolutely belong to the developer who shall be absolutely entitled to deal with or

transfer the same without any objection or interference from the Purchasers or any person claiming through them.

**THE FIFTH SCHEDULE ABOVE REFERRED TO  
(COMMON EXPENSES / SCHEDULE 'E')**

1. **MAINTENANCE:** All cost of maintaining, operating, replacing, repairing, whitewashing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the common areas, including the exterior or the interior (but not inside of any Unit) walls of the said building.
2. **OPERATIONAL:** The changes for the electrical energy consumed and all other expenses for running and operating all the machinery, equipment and installations comprised in the common areas including pumps and other common installation including their license fees, taxes and other levies (if any) and the lights of the common areas.
3. **STAFF:** The salaries of and all other expenses on the staff to be employed for the common purposes, viz. Manager, clerks, security personnel, lift man, sweepers, plumbers, electricians etc. including their requisites bonus and other emoluments and benefits.
4. **ASSOCIATION:** Shall mean establishment and all other expenses of the association, including its formation, office and miscellaneous expenses and also similar expenses of the developer until handing over maintenance to the association.
5. **INSURANCE:** All expenses for insuring the said building and / or the common areas, inter alia against earthquake, fire, mob violence, damages, civil promotion etc.
6. **FIRE FIGHTING:** Costs of installing and operating the firefighting equipment's and personnel, if any.
7. **COMMON UTILITIES:** All charges and deposits are for supplies of common utilities to the co-owners, in common.
8. **LITIGATION:** All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common areas.
9. **RATES AND TAXES:** Municipal tax, multi-storeyed building tax, water tax and other levies in respect of the land and the said building SAVE those separately assessed on the Purchasers.
10. **RESERVES:** Creation of fund for replacements, renovation and other periodic expenses.

Color Picture and thumb Impression of both hands (Ten Fingers) of “EXECUTANT / DEVELOPER” and “VENDEE/S / PURCHASER/S” taken in the separate sheet are to be considered as part of the **DEED OF CONVEYANCE**.

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respected signatures in good and sound health and mind on this the day first above written.

**SIGNED SEALED AND DELIVERED AT ALIPURDUAR IN PRESENCE OF:**

**WITNESSES: -**

1.

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Signature of the **EXECUTANT / DEVELOPER**

**As Proprietor of**

**GOOD WILL VENTURE AND CONSTRUCTION**

**and As Constituted Attorney of -**

7. Smt Ila Brahma,

8. Shri Jaydeb Brahma,

9. Shri Ajoy Kumar Brahma,

10.Smt Jhuma Brahma Hui,

11.Shri Haradhan Brahma &

12.Shri Susen Das

2.

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Signature of the **PURCHASER/S**

Drafted by me as per instructions of the parties and typed in my office on 1 page of N.J. Stamp and 17 pages of Demy and then read over and explained to all the parts of this deed by me in presence of the witnesses.