

DEED OF SALE

THIS INDENTURE is made this the day of.....Two Thousand Twenty Six (2026) BETWEEN

M/S. OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED, (PAN- AABCO1239M) a company incorporated under the Indian Companies Act, 1956, having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata-700 042, represented by its Director namely SRI PRABIR PAUL, (PAN- AFQPP2907Q), son of Sri Santi Ranjan Paul, by occupation- Business, by faith- Hindu, by Nationality-Indian, residing at 783, Anandapur, URABANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata-700107, hereinafter called the OWNER/VENDOR/ DEVELOPER (which expression shall unless excluded by or

Oiendrila Promoters & Developers Pvt. Ltd.



Director

repugnant to the context be deemed to include its administrators, legal representative successors, successors-in-interest and assigns) of the **FIRST PART**

AND

....., (PAN-..... & Aadhaar No.) son of, by Occupation-....., by Faith-Hindu, by Nationality-Indian, residing at, hereinafter called and referred to as the **PURCHASER** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **SECOND PART**.

A) RECITALS:

- i) **WHEREAS** one Sri Gobardhan Pramanik alias Sri Pranab Kumar Pramanik, so of Late Fakir Chandra Pramanik was the absolute Owner of a big plot of land situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No.356/406, under R.S. Khatian No.357, and his name was recorded and published in the R.S. Record of Right during Revisional Settlement Operation.
- ii) **AND WHEREAS** by virtue of a registered Deed of Sale dated 08.11.1968, registered in the office of Sub-Registrar Alipore, 24-Paraganas and recorded in Book No.I, Volume No.112, page from 261 to 267, Being No.6530 for the year 1968, said Sri Gobardhan Pramanik alias Sri Pranab Kumar Pramanik sold, conveyed, transferred, assigned and granted one plot of land measuring 1 (One) Acre more or less, situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No.356/406, under R.S. Khatian No.357, in favour of one Sri Bhaben Krishna Roy, son of Late Kali Krishna Roy, residing at 247A, Chittaranjan Avenue, Kolkata - 700006.
- iii) **AND WHEREAS** by a Deed of Sale dated 23.05.1973, registered in the office of Sub-Registrar at Alipore, 24-Paraganas and recorded in Book No.I, Volume No.51, page from 218 to 225, Being No.2408 for the year 1973, the said Sri Bhaben Krishna Roy sold, conveyed, transferred, assigned and granted a portion of the said land measuring 2 Bigha 16 Cottah 8 Chittcak 0 Sq.ft. more or less, situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No.356/406, under R.S. Khatian No.357, more fully described in the First Schedule hereunder written, in favour of one (1) Sri Gobinda Pada Das, son of Sri Nityananda Das of A/30, Baghajatin Pally, P.S. Jadavpur, Kolkata-7000322 and (2) Sri Umapada Paik, son of Haran Chandra Paik of Kalikapur, P.S. Purba Jadavpur, Kolkata-700 099.
- iv) **AND WHEREAS** being in need of money, the said Sri Gobinda Pada Das and Sri Umapada Paik sold, conveyed, transferred, assigned and granted a portion of the said land measuring 1 Bigha 17 Cottah 3 Chittcak 0 Sq.ft. more or less, situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No.356/406, under R.S. Khatian No.357, more fully described in the First Schedule hereunder written, by a Deed of Sale dated 03.07.1973, registered in the office of Sub-

Registrar at Alipore, 24-Paraganas and recorded in Book No.I, Volume No.76, page from 179 to 186, Being No.3266 for the year 1973, in favour of (1) Sri Radha Madhab Debnath, son of Late Ishan Chandra Debnath and (2) Sri Tapan Kanti Nath, son of Late Hare Krishna Nath, both residing at Rasmoni Bagan, Santoshpur, Jadavpur, Kolkata-700032.

v) **AND WHEREAS** by a Deed of Sale dated 02.02.1982, registered in the office of Sub-Registrar at Alipore, 24-Paraganas and recorded in Book No.I, Volume No.32, page from 159 to 165, Being No.933 for the year 1982, the said Sri Radha Madhab Debnath and Sri Tapan Kanti Nath sold, conveyed, transferred, assigned and granted a portion of the said land measuring 19 Cottah 9 Chittak 0 Sq.ft. more or less, situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No.356/406, under R.S. Khatian No.357, more fully described in the First Schedule hereunder written, unto and in favour of Smt. Bela Debnath, wife of Sri Radha Madhab Debnath.

vi) **AND WHEREAS** thus the said Smt. Bela Debnath became the owner of the said land and divided the said land into several small plots and provided common passage for free access to those plots by a scheme plan.

vii) **AND WHEREAS** by a Deed of Sale dated 03.10.1997, registered in the office of Dist. Sub-Registrar-III at Alipore, 24-Paraganas and recorded in Book No.I, Volume No.79, page from 414 to 427, Being No.3103 for the year 1999, the said Smt. Bela Debnath sold, transferred and conveyed a plot of the said land measuring 5 Cottah 15 Chittak 27 sq.ft. be the same a little more or less, being Scheme Plot No.P-30E & P-30F, situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No.356/406, under R.S. Khatian No.357, more fully described in the first Schedule hereunder written, unto and in favour of one Sri Ashim Kumar Ghosh, son of Sri Arun Kumar Ghosh of Flat No.804, Padmaneer, 43, Sarat Bose Road, P.S. Bhowanipore, Kolkata-700020.

viii) **AND WHEREAS** after purchase said Sri Ashim Kumar Ghosh recorded his name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.317/1, Kalikapur, Assessee No.31-109-06-1131-1, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099.

ix) **AND WHEREAS** by virtue of a registered Deed of Gift dated 29.06.2022, registered in the office of A.R.A.-IV at Kolkata and recorded in Book No. I, Volume No.1904-2022, page from 725182 to 725209, Being No.190410851 for the year 2022, said Sri Ashim Kumar Ghosh, granted, conveyed, transferred assigned and assured entire plot of land measuring 5 Cottah 15 Chittak 27 sq.ft. be the same a little more or less, being Scheme Plot No.P-30E & P-30F, situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No.356/406, under R.S. Khatian No.357, known as K.M.C. Premises No.317/1, Kalikapur, Assessee No. 31-109-06-1131-1, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099, in favour of his daughter Smt. Anuradha Roy Chowdhury, wife of Sri Sayan Roy Chowdhury.

- x) **AND WHEREAS** the said Smt. Anuradha Roy Chowdhury, recorded her name in the record of The Kolkata Municipal Corporation in respect of the said Premises No.317/1, Kalikapur, Assessee No.31-109-06-1131-1, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata-700 099, upon payment of rates and taxes thereto.
- xi) **AND WHEREAS** there was a typographical mistake in the said Deed of Gift, which was duly rectified by execution of a Deed of Declaration, dated 06.05.2024, registered in the office of D.S.R.-IV at Alipore, vide Book No.I, Volume No.1604-2024, page from 146634 to 146646, Being No.160404944 for the year 2024.
- xii) **AND WHEREAS** said Smt. Anuradha Roy Chowdhury, completed the mutation of B.L. & L.R.O. vide L.R. Khatian No.64 of L.R. Dag No.356/406, of Mouza - Kalikapur, J.L. No. 20.
- xiii) **AND WHEREAS** by virtue of a registered Deed of Sale, dated 24.06.2024, registered in the office of D.S.R.-IV at Alipore, vide Book No.I, Volume No.1604-2024, page from 204991 to 205022, Being No.160406995 for the year 2024, the land Owner herein purchased the said plot of land measuring **5 Cottah 15 Chittak 27 sq.ft.** be the same a little more or less, being Scheme Plot No.P-30E & P-30F, situated in **Mouza - Kalikapur**, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in **R.S. & L.R. Dag No.356/406**, under **R.S. Khatian No.357** corresponding to **L.R. Khatian No.64**, being **K.M.C. Premises No.317/1, Kalikapur, Assessee No.31-109-06-1131-1**, within the K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099, from the said Smt. Anuradha Roy Chowdhury.
- xiv) **AND WHEREAS** thereafter the present land Owner herein recorded its land in the record of the BL&LRO vide **L.R. Khatian No.887**, of **L.R. Dag No.356/406**, of **Mouza - Kalikapur, J.L. No.20**, and also converted the nature of land from beel to Bastu, vide Case No.64/2024 (Memo No.51A(c)/64/4660/P/24 dated 03.10.2024) and also mutated its land in the record of The Kolkata Municipal Corporation in respect of Premises No.317/1, Kalikapur, Assessee No.31-109-06-1131-1, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata-700 099.

AND WHEREAS thus the present **Vendor** herein becomes the absolute owner of the said plot of land measuring **5 Cottah 15 Chittak 27 sq.ft.** be the same a little more or less, being Scheme Plot No.P-30E & P-30F, situated in **Mouza - Kalikapur**, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in **R.S. & L.R. Dag No.356/406**, under **R.S. Khatian No.357** corresponding to **L.R. Khatian No.887**, being **K.M.C. Premises No.317/1, Kalikapur, Assessee No.31-109-06-1131-1**, within the K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099, District - South 24-Parganas and the entire property as described in the **SCHEDULE - A** and the present **OWNER** is in possession and has been enjoying its absolute ownership and possession of the said land as free from all encumbrances.

AND WHEREAS the **OWNER/VENDOR/DEVELOPER** has taken sanction of a Ground Plus Four Storied Building plan with Lift facility from the K.M.C. Borough Office - XII, Vide sanctioned building Permit No..... dated

AND WHEREAS after completion of the said building at the said Premises, the VENDOR/DEVELOPER herein applied for the Completion Certificate regarding the completion of the said Ground Plus Four storied building as per the sanctioned building Permit No..... dated and thereafter **OWNER/VENDOR/ DEVELOPER** herein collected the Completion Certificate vide No....., dated from the K.M.C.

AND WHEREAS the **PURCHASERS** herein having their desire to acquire one complete residential Flat in the said building have approached the said **OWNER/VENDOR/DEVELOPER** and have signified their willingness to purchase one complete residential flat, being **Flat No.....** situated on the **Floor** side of the said building measuring **carpet area** of the Flat andsq.ft. balcony measuring **Sq.ft.** corresponding to **built up area** measuring (.....) **Sq.ft.** corresponding to **saleable area/super built up area** of **Sq.ft.** consisting of(.....) Bed Rooms, ...(.....) Living-cum-Dining Room,(.....) Kitchen,(.....) Toilets and 1(One) Balcony together with **one Car Parking Space No.....** situated on the **Ground Floor** of the building measuring an area of **Sq.ft.** more or less as described in the **SCHEDULE-“B”** hereunder written at a total price or consideration of **Rs...../- (Rupees) only** and the Owner/Vendor/Developer herein agreed to sell the said flat and car parking space to the Purchasers herein by executing an Agreement for sale, dated

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs...../- (Rupees) only**, being the full consideration money of the said flat & car parking space, well and truly paid by the Purchasers to the Vendor, on or before the execution of this deed, (the receipt whereof, the Vendor does hereby admit and acknowledge the same as per memo of consideration hereunder written and of and from the payment of the same, the Vendor does hereby acquit, release and forever discharge the Purchasers and the said flat & car parking space with undivided proportionate share in the land and the common areas hereby sold) the Vendor does hereby grant, transfer, convey, sell, assign and assure unto the Purchasers **ALL THAT** undivided proportionate share in the land attributable to the said flat & car parking space, situated at and being **K.M.C. Premises No.317/1, Kalikapur, Assessee No.31-109-06-1131-1**, under P.S. Purba Jadavpur, Kolkata-700 099, in the District South 24-Parganas, more fully described in the **Schedule-A** hereunder written, together with the said self contained flat, being **Flat No.....** situated on the **Floor** side of the said building measuring **carpet area** of the Flat,..... measuring andsq.ft. balcony . corresponding to **built up area** measuring corresponding to **saleable area/super built up area** of consisting of(.....) Bed Rooms,(.....) Living-cum-Dining Room,(.....) Kitchen,(.....) Toilets together with **one Car Parking Space No.....** situated on the **Ground Floor** of

the building measuring an area of Sq.ft. more or less of the said building more fully described in the **Schedule-B** hereunder written, TOGETHER WITH all the access, appurtenances thereto and all easements, quasi-easements and other stipulations or provisions in connection with the beneficial use and enjoyment of the said flat & car parking space with access to use the staircase, electrical installations, common areas, lobbies roof landing pump space, septic tank, open side space, passage, main gate, boundary wall, and other privileges etc. of the said building and other common areas in common with the Owner and occupiers of the other flats of the said building for the purpose of uninterrupted access to and from the main Municipal road or otherwise fully described in the **Schedule-C** hereunder written, belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and all the rents, issues and profits thereof AND all the estate, right, title, interest, claim, and demand whatsoever both at law and in equity of the Vendor into or upon the said flat & car parking space and undivided proportionate share in the said land and every part thereof **TO HAVE AND TO HOLD** the said undivided proportionate share in the land and the said flat & car parking space so to be unto and to the Purchasers absolutely and forever free from all encumbrances.

THE VENDOR DOES HEREBY COVENANT WITH THE PURCHASERS as follows:-

1. The interest which the Vendor does hereby profess to transfer subsist and that the Vendor have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the said undivided proportionate share in the land and the said flat & car parking space hereby granted, conveyed, transferred and sold unto the Purchasers in the manner aforesaid flat.
2. It shall be lawful for the Purchasers from time to time and at all times hereafter to enter, upon, hold, possess and enjoy the said undivided proportionate share in the land and the flat with access to sell, transfer or otherwise alienate the same and pay the rents to the District Collector, South 24-Parganas and taxes to the Kolkata Municipal Corporation, upon getting his name mutated in the records of the said authorities and receive the rents, issues and profits thereof without any interruption, disturbances, claims or demands whatsoever for or by the Vendor or any person or persons claiming through under or in trust for the Vendor or any of its predecessor-in-title acquitted, exonerated, discharged, saved, harmless and keep the Purchasers indemnified from or against all charges, encumbrances, made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.
3. The undivided proportionate share in the land together with constructed flat & car parking space hereby transferred and conveyed are freed and discharged from and against all sorts of encumbrances, trusts, liens, and attachments whatsoever. There is

no case, suits or proceeding pending before any court of law and the Vendor sold the said flat & car parking space while having good and marketable title therein.

4. The Vendor shall from time to time and at all times hereafter upon every reasonably request and cost of the Purchasers make do acknowledge, execute and perfect all such further lawful and reasonable act, deeds and things whatsoever for further better and more perfectly assuring and conveying the said undivided share in the land and the flat & car parking space hereby sold unto the Purchasers in the manner aforesaid.

5. The Vendor shall unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and cost of the Purchasers produce or cause to be produced to the Purchasers their agents and attorney or any trial hearing commission, examination or otherwise as writing and also shall at the like request and cost deliver or cause to be delivered to the Purchasers such attested writing or any of them as the Purchasers may require and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe unobliterated and un-cancelled.

THE SCHEDULE ABOVE REFERRED TO

SCHEDULE- "A"

(Said Property)

ALL THAT piece and parcel of land **measuring 5 Cottah 15 Chittak 27 sq.ft.** be the same a little more or less, being Scheme Plot No.P-30E & P-30F, Whereon a Ground Plus Four Storied building with lift facility is being erected as per sanctioned building Permit No.2025120385 dated 13.02.2026, sanctioned by the KMC **situated in Mouza - Kalikapur**, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in **R.S. Dag No.356/406**, under **R.S. Khatian No.357** corresponding to **L.R. Khatian No.64**, being **K.M.C. Premises No.317/1, Kalikapur, Assessee No.31-109-06-1131-1**, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata – 700 099, Additional District Sub-Registration Office Sealdah, and the entire property is butted and bounded by:

<u>ON THE NORTH</u>	:	Property of others;
<u>ON THE SOUTH</u>	:	Property of others;
<u>ON THE EAST</u>	:	30'-0" wide KMC Road;
<u>ON THE WEST</u>	:	Property of others.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

SCHEDULE - 'B'

(Said Apartment & Appurtenances)

1. **ALL THAT** the flat being being **Flat No.....** situated on the **Floor** **side** of the said building measuring **carpet area** of the Flat,.....

measuring andsq.ft. balcony . corresponding to **built up area** measuring corresponding to **saleable area/super built up area** of consisting of(.....) Bed Rooms,(.....) Living-cum-Dining Room,(.....) Kitchen,(.....) Toilets together with **Cover Parking Space** being No..... & area measuring 135 sq. ft. situated on the Ground Floor of the building measuring an area of **Sq.ft. more or less of the said building namely “.....” together with** together with proportionate undivided share of land and all common access and common service and expenses and also fixtures and fittings, electrical installation mentioned in the SCHEDULE ‘C’ hereunder written and the flat erected as per aforesaid sanctioned a Permit No.....dated sanctioned by The Kolkata Municipal Corporation, Borough Office - XII and also as per specification, annexed hereto marked with letter ‘X’ and the sold flat is **situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No.356/406, under R.S. Khatian No.357 corresponding to L.R. Khatian No.64, being K.M.C. Premises No.317/1, Kalikapur, Assessee No.31-109-06-1131-1, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata – 700 099, District–South 24-Parganas as described in the SCHEDULE “A” above and shown in the Unit Plan annexed hereto duly bordered thereon in “RED” along with One Car Parking at the said premises and shown in the Parking Plan annexed hereto duly bordered thereon in “RED**

SCHEDULE “C” ABOVE REFERRED TO

(COMMON ACCESS)

1. All stair-cases on all the floors of the said building.
2. Stair-case of the building leading towards the vacant roof.
3. Common passages including main entrances on the ground floor leading to the top floor vacant roof of the building.
4. All common services and upon common spaces and undivided proportionate share of land and rights, liberties, easement and privileges and appendages and appurtenances to be enjoyed by the Co-owners.
5. Roof of the building is for the purpose of common services.
6. Water pump, overhead water tank and all water supply line and plumbing lines.
7. Electric meter space, electricity service and electricity main line wirings and common and electric meter space and lighting.
8. Drainages and sewerages lines of the building and drive way.
9. Boundary walls and main gate and parapet wall on the roof.

10. Such other common parts, like equipments, installations, fixtures, and fittings and open spaces in or about the said building and lift and lift room of the building to be used as common purposes.
11. Lift of the building shall be used as commonly by the all Flat owners of the building.
12. Vacant space of the ground floor and access of egress and ingress of the car through open space of the premises.
13. Care taker's room and toilet shall be used as common by the all Flat owners of this building.

THE SCHEDULE "D" ABOVE REFERRED TO

(MAINTENANCE /COMMON EXPENSES TO BE PAID BY THE PURCHASERS)

1. Repairing rebuilding repainting improving or other treating as necessary and keeping the property and every exterior part thereof in good and substantial repair order and condition and renewing and replacing all worn or damaged parts thereof.
2. Painting with quality paint as often as may (in the opinion of the Premises Organisation) be necessary and in a proper and workman like manner all the wood metal stone and other work of the property and the external surfaces of all exterior doors of the Building and decorating and colouring all such parts of the property as usually are or ought to be.
3. Keeping the private road in good repair and clean and tidy and edged where necessary and clearing the private road when necessary.
4. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers forming part of the property.
5. Paying such workers as may be necessary in connection with the upkeep of the property.
6. Cleaning as necessary the external walls and windows (nor forming part of any unit) in the property as may be necessary keeping cleaned the common pan's and halls passages landing and stair cases and all other common parts of the building.
7. Cleaning as necessary of the areas forming parts of the property.
8. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time of the maintained property and providing such additional lighting apparatus as the Owner may think fit.
9. Maintaining and operating the lifts.
10. Providing and arranging for the emptying receptacles for rubbish.

11. Paying all rates taxes duties charges assessments license fees and outgoing whatsoever (whether central and/or state and/or local) assessed charged or imposed upon or payable in respect of the said New Building or any part whereof including in respect of any apparatus, fittings, utilities, gadgets and/or services that require statutory licensing excepting in so far as the same are the responsibility of the individuals Owner/occupiers of any flat/unit.
12. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit.
13. Generally managing and administering the development and protecting the amenities in the building and for that purpose employing any contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Units
14. Employing qualified accountant for the purpose of maintenance and auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.
15. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and byelaws made There under relating to the building excepting those that are the responsibility of the owner/ occupier of any flat/unit.
16. Administering the management organisation staff and complying with all relevant statutes and regulations and orders there under all employing persons or firm to deal with these matters.
18. The provision maintenance and renewal of any other equipment and the provision of any other service which in the opinion of the Management Company /Premises Organization it is reasonable to provide.

SCHEDULE – ‘E’ ABOVE REFERRED TO

(RESTRICTIONS TO BE OBSERVED BY THE PURCHASERS)

1. Not to use the said Flat or permit the same to be used for any purpose whatsoever other than for residential purpose and shall not use for the purpose which may or is likely to cause nuisance or annoyance to occupiers of the other portions of the said building or to the Owner and occupiers of the neighbouring premises or for any illegal or immoral purpose or as a Boarding House, Guest House, Club House, Nursing Home, Amusement or entertainment Centre, eating or catering place, Dispensary or a meeting place or for any industrial activities whatsoever and similarly shall not keep in the parking place, if allotted, anything other than private motor car or motor cycle and shall not raise or put up any kutcha or pucca construction thereon or

part thereof and shall Keep it always open as before dwelling or staying of any person or blocking by putting any articles shall not be allowed in the car parking space.

2. The Purchaser shall not store in the said Flat any goods of hazardous or combustible nature that are too heavy to effect the construction of the said structure of the said building or to the insurance of the building.

3. The Purchaser shall not decorate the exterior of the said building otherwise than in a manner agreed by the Owner or in a manner as near as may be in which the same was previously decorated.

4. The Purchaser shall not put any neon sign or other boards on the outside of the said Flat. It is hereby expressly made clear that in no event the Purchasers shall be entitled to open any new window or any other apparatus producing outside the exterior of the said portion of the said building.

5. The Purchaser shall permit the Owner and its surveyor or agents with or without workman and others at all reasonable times to enter upon the said Flat or any part thereof to view and examine the state conditions thereof good within seven days from the giving of such notice all defects decays and want of repairs of which a notice in writing shall be given by the Owner to the Purchaser.

6. Not to allow or permit to be deposited any rubbish in the staircases or in any common parts of the Building.

7. Not to allow or permit to be allowed to store any goods articles or things in the staircase or any portion thereof in the land or any part thereof

8. Not to hang from or attach to the beams or rafters any articles or machinery which are heavy or likely to affect or endanger or damage the constructions of the building or any part thereof.

9. Not to close or permit the closing of verandahs or lounges or balconies and lobbies and common parts and also not to alter or permit any alternation in the elevation and outside colour scheme of the exposed walls of the verandahs, lounge or any external walls or the fences of external doors and windows, including grills of the said Flat which in the opinion of the Owner differs from the colour scheme of the building or deviation or which in the opinion of the Owner may affect the elevation in respect of the exterior walls of the said buildings.

10. Not to make in the said unit any structural additional and/or alterations such as beams, columns, partitions, walls etc. or improvements of a permanent nature except with the prior approval in writing of the Owner and with the sanction of the Kolkata Municipal Corporation and/or concerned authority.

11. Not to use the allocated car parking space, or permit the same to be used for any other purposes whatsoever other than parking of its own car/cars.

12. Not to park car on the pathway or open spaces of the building or at any other place except the space allotted to it, and shall use the pathways as would be decided by the Owner.

13. Not to commit or permit to be committed any waste or to remove or after the exterior to the said building in any manner whatsoever and other fixtures and fittings serving the said building and the said Flat No clothes or other articles shall be hung or exposed outside the said Flat nor flower box flower pot or like other object shall be placed outside the said Flat nor Taken out of the window of the Flat nor any bird dog or other animal which may cause annoyance to any other occupier of other Flats comprised in the said building shall be kept in the Flat.

14. Not to install any generator without permission of the Association of the Premises.

15. Not to do or cause to be done any act deed matter or which may be a nuisance or annoyance To the other Flat Owner and occupiers in the said building including not to permit and/or gathering and/or assembly of any persons under the Purchasers in the common areas nor to make any noises in the said building and the Premises including the said Flat that may cause inconvenience to the occupiers of the building.

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

SIGNED & DELIVERED

In presence of:-

1.

VENDOR

2.

PURCHASER

Drafted by:-

Advocate,
Alipore police Court,
Kolkata-700027.

MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the within mentioned sum of Rs...../-(**Rupees**) only, being the full consideration money of the said flat & car parking space, paid by the Purchasers in the following manner:-

<u>Cheque/RTGS</u>	<u>Date</u>	<u>Bank</u>	<u>Amount</u>
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Total

.....**Rs...../-**

(Rupees) only

WITNESSES:-

1.

Oindrila Promoters & Developers Pvt. Ltd.

[Signature]

Director

VENDOR

2.