

DEED OF CONVEYANCE

THIS INDENTURE OF SALE made this the _____ day of, Two Thousand and **Twenty** (.....)

BETWEEN

(1) SRI SUJIT KUMAR SAHA (PAN – ALAPS7164C), son of Late Tarapada Saha, by faith - Hindu, by Nationality - Indian, residing at 1/2/H/34, Biplabi Barin Ghosh Sarani, Ultadanga Main Road, S.O. Ultadanga Main Road, Kolkata – 700067, West Bengal , **(2) SMT. MITHU SAHA** (PAN – CGPPS4555K), wife of Late Mrinal Kanti Saha, by faith - Hindu, by Nationality - Indian, residing at P-260, Block-B, 4th Floor, Room No. 16, Lake Town, South Dum Dum (m), North 24 Paragans, Kolkata – 700089, West Bengal hereinafter jointly called and referred to as the **"OWNERS/FIRST PARTY"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heir/ heirs, executor/ executors, assign/assigns administrator/administrators and representative /representatives) of the **FIRST PART.**

AND

SHYAMASHAKTI CONSTRUCTIONS PRIVATE LIMITED, (PAN: AAZCS0086N) a Private limited company having it's registered office at Adarshapally, P.O. Gournaganagar, P.S. New Town, Kolkata 700 162, represented by it's Directors namely **1. CHAMPA SANTRA**, [PAN: AYMP53542D] daughter of Pankaj Halder, & **2. PANKAJ HALDAR**, [PAN: ABIPH6045F] son of Late Kumud Halder, both by faith- Hindu, by Occupation-Business, both residing at Adarshapally, P.O. Gouranganagar, P.S. New Town, Kolkata 700162. hereinafter called and referred to the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and to include its' successors-in-office, successors-in-intérest, legal representatives and assigns) of the **SECOND PART**.

For, Shyamashakti Constructions Pvt. Ltd.
Pankaj Hans
 Director

AND

..... hereinafter jointly called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and/or assigns) of the **THIRD PART**;

WHEREAS, the above the **Vendor / LAND OWNER**, is absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT**, piece and parcel of rayati dakhali satya bastu land physically measuring about **4 (four) Cottah 9 (nine) Chittacks 44 (fourty four) sq.ft.** be the same a little more or less, apperaining to **Mouza - Hatiara**, comprised in C.S. Khatian No. 705 and having corresponding R.S. Khatian No. 833 and corresponding L.R. Khatian No. 18441 [wherein 2 (two) Cottah 13 (thirteen) chittacks was recorded in the name of Sankha Roy] C.S. Dag No. 4453 Having corresponding R.S. Dag No. 4623 and its corresponding L.R. Dag No. 4480/4623, J.L. No. 14, Re. Sa. 188 under Ward no. 14 P.S. New Town in the District of North 24 Parganas falling under **Bidhannagar Municipal Corporation**, and **TOGETHER WITH** all easementary rights, free from all encumbrances. which they purchased by virtue of a **bengali Saf Bikroy Kobala** dated 11th day of April, 2019 registered in the office of the **A.D.S.R. New Town, Dist. North 24 Parganas**, and recorded in Book No. 1, Volume No. 1523-2019, Pages from 203332 to 203362, Being No. 152305406 for the year 2019 from Sankha Roy and Sona Roy.

AND WHEREAS, by virtue of aforesaid bengali saf bikroy kobala the **Vendors / Landowners** herein became the joint owners of the aforesaid property and since then they have been enjoying the right, title and interest of the said property peaceably and they also possessed the right to sell convey and transfer the said property in accordance with their choices and desires & in due course they have mutated their names in the records of **BL & LRO bearing new L.R. Khatian No. 18814 and L.R. Dag No. 4480/4623 in the name of Sujit Kumar Saha and L.R. Khatian No. 18815 and L.R. Dag No. 4480/8623 in the name of Mithu Saha** and since then they have been paying its taxes time to time.

AND WHEREAS, now the Landowners herein are now desirous of developing the said land by constructing thereupon one building in accordance with the building plan to be sanctioned by the local competent authority, so due to shortage of time and manpower, the Landowners are unable to start the construction of the said building and had been in search of a Developer, who can undertake the responsibility of construction of such building on the said premises by affording his/its own arrangement and expenses.

AND WHEREAS, knowing the intention of the Landowners hereto, **SHYAMASHAKTI CONSTRUCTION PRIVATE LIMITED** a Private limited company having its registered office at Adarshapally, P.O. Gournaganagar, P.S. New Town, Kolkata -700 162. hereinafter referred to and called as the "**DEVELOPER**", contacted the **Landowners** and requested the **Landowners** to allow them to develop the said premises as desired by the **Landowners** by constructing the proposed building in accordance with the building to be sanctioned in the name of the **Landowners**, at its own arrangement, costs and expenses.

AND WHEREAS the present **OWNER** is very much desirous to construct a multi-storied building with lift facility on the said land as mentioned above. Upon knowledge of such desire of the **OWNER** the **DEVELOPER** has approached the **OWNER** for development of the said property which the **OWNER** has agreed to do so as per the terms and conditions mentioned hereinafter.

AND WHEREAS when the **DEVELOPER** herein had been erecting the said building in the said **Mouza – Hatiara, J.L. No.- 14, Arunachal (Hatiara) Road, Ward No.- 14 under Bidhannagar Municipal Corporation, P.O.- Hatiara, P.S.- New Town, Kolkata- 700157, District- North 24 Parganas**, the Parties of the **SECOND PART/PURCHASERS**, having their desire to purchase one residential **Flat No.....** situated on the**floor** **side** of the building measuring carpet area of the Flat is **Sq.ft** and the **Balcony area of the Flat is** **Sq.ft.** i.e. total carpet area of the Flat including Balcony is**Sq.ft.** corresponding to **super built up area of the Flat is****Sq.ft. more or less** togetherwith one **Car Parking Space No.....** situated on the **Ground Floor** of the building measuring an area of ____ (_____) **Sq.ft.** more or less has approached the said **DEVELOPER** as well as the **VENDOR** as shown in the Floor Plan and constructed by the **DEVELOPER** which is morefully and particularly described in the **SCHEDULE "B"** hereunder written.

AND WHEREAS the **DEVELOPER** agreed to sell and convey the said **Flat No.....** situated on the**floor** **side** of the building togetherwith one **Car Parking Space No.....** situated on **Mouza – Hatiara, J.L. No.- 14, Arunachal (Hatiara) Road, Ward No.- 14 under Bidhannagar Municipal Corporation, P.O.- Hatiara, P.S.- New Town, Kolkata- 700157, District- North 24 Parganas**, togetherwith undivided proportionate share of land and also together with all common rights and facilities as described in the **SCHEDULE "A", "B" and "C"** herein below and the consideration of the said flat alongwith one Car Parking Space is **Rs...../- (Rupees)** **only** free from all encumbrances, charges, lien

and liabilities etc. payable to the DEVELOPER as the said Flat and Car Parking Space are of Developer's Allocation.

AND WHEREAS the **DEVELOPER** alongwith the **VENDORS** has entered into an Agreement for Sale with the **PURCHASERS** and the **DEVELOPER** has agreed to hand over by way of Sale the said **Flat No.....** situated on the**floor** **side** of the building togetherwith one **Car Parking Space No.....** **situated on the Ground Floor** of the building constructed as per specification of the **PURCHASERS** herein and the sold properties i.e. **ALL THAT** the **Flat No.....** situated on the**floor** **side** of the building togetherwith one **Car Parking Space No.....** **situated on the Ground Floor** of the building as described in the SCHEDULE 'B' hereunder written together with right of use all common user, amenities, facilities and common services and also togetherwith undivided proportionate share of said land as morefully described in the SCHEDULE 'A' and 'C' and the said **Flat No.....** situated on the**floor** **side** of the building togetherwith one **Car Parking Space No.....** **situated on the Ground Floor** of the building have been built up in accordance with the said sanctioned residential building plan to enable them to acquire and possess the said Flat and Car parking Space for a total consideration price of **Rs...../- (Rupees)** **only** payable to DEVELOPER as the sold Flat and Car Parking Space are of Developer's Allocation.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement for Sale and in consideration of the said sum of **Rs...../- (Rupees)** **only** of which the entire consideration money against the said **Flat No.....** situated on the**floor** **side** of the building togetherwith one **Car Parking Space No.....** **situated on the Ground Floor** of the building alongwith the proportionate share of land which morefully described in the SCHEDULE 'B' below for a total sum of **Rs...../- (Rupees)** **only** paid by the **PURCHASERS** to the **DEVELOPER** on or before execution of this Deed on different dates as described in the Memo of Consideration of which receipts have been granted by the **DEVELOPER** totaling **Rs...../- (Rupees)** **only** paid by the **PURCHASERS** the receipt whereof the **DEVELOPER** hereby acknowledge and admit as per memo below and/or from the said and every part thereof truly acquit release and forever discharge the **PURCHASERS** of all their liabilities thereof and the **DEVELOPER** and also the **VENDOR** as beneficial parties herein do hereby grant, sell, convey, transfer, assigns, assure unto the said **PURCHASERS** free from all encumbrances **ALL THAT** the undivided proportionate share of interest in the said land morefully and more particularly described in the SCHEDULE "A" hereunder written together with a complete **Flat No.....** situated on the

.....**floor** **side** of the building togetherwith one **Car Parking Space No.....** **situated on the Ground Floor** of the building situated at Mouza – Hatiara, J.L. No.- 14, Arunachal (Hatiara) Road, Ward No.– 14 under Bidhannagar Municipal Corporation, P.O.- Hatiara, P.S.- New Town, Kolkata- 700157, District- North 24 Parganas., together with right to use all common open areas and common services of the building and undivided proportionate share of land as mentioned in the SCHEDULE 'B' and 'C' hereunder written. **AND TO HAVE AND TO HOLD** the said flat and Car Parking Space togetherwith undivided proportionate share of land together with the right to use the common space, stair-cases, lift, common-land, and also together with common rights, water supply lines and other common paths and drains and sewerages, equipments and installation and fixtures and fittings and passages and stair appertaining to the said building as mentioned in the SCHEDULE "B" and "C" hereunder comprised and hereby granted, sold, conveyed, transferred assigned assured and every part or parts thereof respectively together with their and every of their respective rights and appurtenances whatsoever unto the said **PURCHASERS** absolutely and forever free from all encumbrances, trust, liens and attachments whatsoever **ALL TOGETHER** with the benefit belonging to and attached therewith the covenant for production of the all previous title deeds relating to the said land/building subject **NEVERTHELESS** to easement or provision in connection with the beneficial use and enjoyment of the said **Flat No.....** situated on the**floor** **side** of the building togetherwith one **Car Parking Space No.....** **situated on the Ground Floor** of the building and also together with all common rights, facilities, amenities and undivided proportionate share of land morefully described in the SCHEDULE "B" and "C" hereunder written.

IT IS HEREBY AGREED BY AND BETWEEN THE VENDOR AND THE DEVELOPER AND THE PURCHASERS as follows :-

1. That the **VENDOR** has good rightful power and absolute authorities, indefeasible title to grant, sell, convey, transfer, assign and assure the undivided proportionate share of land pertaining to the said **Flat No.....** situated on the**floor** **side** of the building togetherwith one **Car Parking Space No.....** **situated on the Ground Floor** of the building togetherwith common stair-case and other common portions parts and open spaces, paths and passages and undivided proportionate share of land in the said building as described in the SCHEDULE "B" hereunder written.

2. It shall be lawful for the **PURCHASERS** from time to time and at all times hereafter to enter into and upon hold and enjoy the said **Flat No.....** situated on the**floor** **side** of the building togetherwith one **Car Parking Space No.....** **situated on the Ground Floor** of the building along with right of use all common open places and other services of the building with stair-cases and other common parts and passage in

the said building and every part thereof morefully described in the SCHEDULE “B” and “C” hereunder written and to receive the rents, issues and profits thereof and have full power, absolute right and authority to sell, transfer, mortgage, lease dispose of the said flat and Car Parking Space without any interruption disturbances, claims or demands whatsoever from or by the **THE DEVELOPER** or any person or persons claiming through under or in the trust for them.

3. The **DEVELOPER** shall from time to time and at all times thereafter upon every reasonable request shall make perfect and at the cost of the **PURCHASERS** make do acknowledge, execute and perfect all such further and other lawful and reasonable acts, deeds, things and matters whatsoever for further or more perfectly assuring the said undivided proportionate share of land pertaining the said **Flat No.....** situated on the**floor** **side** of the building togetherwith one **Car Parking Space No..... situated on the Ground Floor** of the building and also togetherwith other common open parts and services, paths and passages respectively and Mouza – Hatiara, J.L. No.- 14, Arunachal (Hatiara) Road, Ward No.- 14 under Bidhannagar Municipal Corporation, P.O.- Hatiara, P.S.- New Town, Kolkata- 700157, District- North 24 Parganas, unto the **PURCHASERS** in the manner aforesaid as shall or may be reasonably required.

4. The **PURCHASERS** shall be entitled to all rights privilege vertical and lateral supports easements quasi-easement, appendages and appurtenances whatsoever belonging or in any way appertaining to the said **Flat No.....** situated on the**floor** **side** of the building togetherwith one **Car Parking Space No..... situated on the Ground Floor** of the building.

5. The **PURCHASERS** shall be entitled to the right of access in common with the **DEVELOPER** and/or other Owners and the Occupiers of the said building at the times and for all normal purposes connected with the use and enjoyment of the said building.

6. The **PURCHASERS** and their agent and nominee shall be entitled to the right of way in common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment as the said **Flat No.....** situated on the**floor** **side** of the building togetherwith one **Car Parking Space No..... situated on the Ground Floor** of the building and premises or passages and the **PURCHASERS** and/or servants, nominees, employees, invitees shall not obstruct other flat owners and the occupiers of the building in any way by parking vehicles, deposit of materials or rubbish.

7. The **PURCHASERS** shall have the right of protection of the said flat to be kept safe and perfect of all portions of the said **Flat No.....** situated

on the**floor** **side** of the building togetherwith one **Car Parking Space No.....** **situated on the Ground Floor** of the building and also together with undivided proportionate share of land alongwith common rights as mentioned herein.

8. The **PURCHASERS** shall also be entitled to the right for passage in common as aforesaid for taking gas, electricity, telephone, water to the said Flat through pipes, drains, wires and common spaces lying or being in under through or over the same of the said building and premises so far may be reasonably necessary for the beneficial occupation of the said Flat for the purpose whatsoever.

9. The **PURCHASERS** shall have the right with or without workmen and necessary material so to enter from time to time upon the other part of the said building and premises for the purpose of repairing so far as may be necessary such pipes, drains and common spaces as aforesaid and for the purpose of building repair or cleaning of the said Flat.

10. So long as the said **Flat No.....** situated on the**floor** **side** of the building together with one **Car Parking Space No.....** **situated on the Ground Floor** of the building alongwith all common rights and common expenses as described in the SCHEDULE "B", "C" and "D" hereunder written shall not be separately assessed the said **PURCHASERS** shall pay (from the date of execution of the Deed of Conveyance) the proportionate share of maintenance of the building and also Municipal taxes as per apportionment to the extent of the **PURCHASERS'** said flat alongwith said Car Parking Space.

11. The **PURCHASERS** shall pay all taxes, rates, impositions and other outgoings in respect of the said flat and Car Parking Space proportionately as may be imposed by The Bidhannagar Municipal Corporation, and/or State Government and shall pay all such betterment fees or development charges or any other taxes or payment of similar nature.

12. The **PURCHASERS** shall pay the proportionate cost of building maintenance and taxes, repairing cost etc., as common expenses as mentioned in the SCHEDULE 'D' hereunder written.

13. The **PURCHASERS** shall maintain the said **Flat No.....** situated on the**floor** **side** of the building togetherwith one **Car Parking Space No.....** **situated on the Ground Floor** of the building at their own cost in the same good condition (reasonable wear and tear excepted state and order) in which it is being possessed and to maintain regulations of the government both Central and State, The Bidhannagar Municipal Corporation and/or any other Authorities and Local Bodies. The **PURCHASERS** shall abide by rules and by laws of the association of the flat owners if it is formed.

14. The said **PURCHASERS** shall maintain their said flat, inner walls, sewer, drains, pipes and other fittings, fixture and appurtenances belonging thereto in good working order and conditions.

15. That the said **PURCHASERS** shall not make any such further construction of structural alteration of the outer portion of the building causing any damages to other flats or obstruction to other Owners of the flats of the building.

16. The said **PURCHASERS** shall at their own costs and expenses fix up separate meter connection or meters in the said flat for electricity power or gas connection to be consumed in the said flat by the **PURCHASERS** and the **PURCHASERS** shall pay all rates and taxes which may be imposed by the appropriate authority in connection with his said flat. The **PURCHASERS** shall be entitled to make such interior construction and decoration in their said flat for their necessities like racks, storage space, gas cylinder spaces, cooking racks etc. without causing any damages to the building.

17. The **PURCHASERS** shall have full right and absolute authority to sell, transfer, convey, mortgage, charges, lease of in any encumber deal, with or dispose of their said flat and Car Parking Space and/or their possession and or to assign or to let out full or part with their interest possession benefit of their said flat togetherwith said Car Parking Space or any part thereof.

18. The **PURCHASERS** shall have to carry out the necessary repair which may be pointed out by the Association only to extent of the said flat which will be applicable to all the flat Owners.

19. The **PURCHASERS** shall not use or caused to be used the said flat in such manner which may likely to cause nuisance or annoyance to the occupants of the other flats of the said building nor shall use the same for any illegal nor immoral purposes.

20. The said **PURCHASERS** shall not bring keep or store in or any part of the said flat any inflammable combustible substance articles things likely to injure, damage or prejudicially affect the said flat or any part thereof except cooking gas cylinder, gas stove, kerosene stove and kerosene for cooking purpose.

21. The **PURCHASERS** shall have no right title or interest in any other flat except Schedule – B Flat and open common land, if any of the said premises. The **PURCHASERS** hereby declares that they shall not raise any objection if the **DEVELOPER** sells the other Car Parking Space to any outsider of the building. Each owner of the Car Parking including the **PURCHASERS** herein shall use and enjoy their demarcated Car Parking Space on mutual understanding during egress and ingress of the Car without raising any objection and obstruction to other.

22. The **PURCHASERS** shall have to carry out the necessary repair which may be pointed out by all the Flat Owners of the building only to the extent of the said flat which will be applicable to all the flat Owners and also Car Parking Space Owners. The **PURCHASERS** hereby declares and confirms that they have already received the peaceful physical possession of the said flat and Car Parking Space from the **DEVELOPER** with full satisfaction as regards the area of the said Flat and Car Parking Space and construction of the said building and he is also satisfied with the title of the property.

THE SCHEDULE – A ABOVE REFERRED TO
(DESCRIPTION OF THE PROPERTY)

ALL THAT, piece and parcel of rayati dakhali satya Vacant Bastu land now physically measuring about **4 (four) Cottah 9 (nine) Chittacks 44 (fourty four) sq.ft.** be the same a little more or less, appertaining to **Mouza - Hatiara**, comprised in C.S. Khatian No. 705 and having corresponding R.S. Khatian No. 833 and corresponding L.R. Khatina No. 18441 [wherein 2 (two) Cottah 13 (thirteen) chittacks was recorded in the name of Sona Roy] and L.R. Khatian No. 18440 [wherein 2 (two) Cottah 14 (fourteen) Chittacks was recorded in the name of Sankha Roy] C.S. Dag No. 4453 having corresponding R.S Dag No. 4623 and its corresponding L. R. Dag No. 4480/4623. JL. No 14. Re. Sa. 188, under Ward No. 14. P.S. New Town in the District of North 24 Parganas having new L.R. Khatian No. 18814 and L.R. Dag No. 4480/4623 in the name of Sujit Kumar Saha **AND L.R. Khatian No. 18815 and L.R. Dag No. 4480/8623 in the name of Mithu Saha**, falling under **Bidhannagar Municipal Corporation**, and TOGETHER WITH all easementary rights. free from all encumbrances and it is Butted and Bounded by :-

ON THE NORTH : Land of same Dag No.

ON THE SOUTH : Land of same Dag No.

ON THE EAST : 18 Feet wide Road (Arunachal Hatiara);

ON THE WEST : Land of same Dag No.

SCHEDULE 'B' ABOVE REFERRED TO

(DESCRIPTION OF THE APARTMENT AND COVERED PARKING)

ALL THAT the residential Flat No..... situated on thefloor side of the building measuring carpet area of the Flat is Sq.ft. and the Balcony area of the Flat is Sq.ft. i.e. total carpet area of the Flat including Balcony isSq.ft. corresponding to super built up area of the Flat isSq.ft. more or less togetherwith one Car Parking Space No..... situated on the Ground Floor of the building measuring an area of (.....) Sq.ft. more or less as mentioned in SCHEDULE-A herein above togetherwith undivided proportionate share or interests in land attributable to the said Flat at the said Premises also together with the right of use of common parts/portions in the said building at then Premises as mentioned in SCHEDULE-C hereunder and the sold Flat and Car Parking Space are shown in the annexed Plan by RED border line.

SCHEDULE - 'C'

ABOVE REFERRED TO (COMMON RIGHTS AND FACILITIES)

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 right of egress and ingress of the car through open space of the premises.

13. Car taker's room and toilet shall be used as common by the all Flat owners of the building.

THE SCHEDULE "D" ABOVE REFERRED TO

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

1. FOUNDATION:

R.C.C. Framed structure for Building with mentioned specification. Before foundation work starts, Soil-Testing and Soil-Treatment will be done. For Soil-Treatment preferred brand Dr. Fixit/SIKKA.

2. FOUNDATION WORK:

Up to Top of Tie Beam- As per Structural Plan

3. Super Structure Works:

1. R.C.C frame Structure with concrete of nominal mix (1:2:3) ratio with graded stone chips & reinforcement of Fe500 grade.

2. Floor to Floor height as per Sanctioned drawings (Subject to minimum 3 & ½ meter).

3. External Brickwork-200 mm thk as per drawings.

4. Internal Brickwork-125 mm/75 mm as per drawings.

5. Plaster

- Ceiling - 10 mm thk(1:4)
- Internal work -15 mm thk (1:5)
- External work-20 mm thk (1:6)

6. Elevation treatment As per sanctioned drawing given by Architect

7. Loft & storage space As shown in sanctioned drawings

8. Shuttering: Plywood

* Material Brand Specification:

i) Cement:- Ambuja/Ultratech/Lafarge

ii) Steel:- Elegant, SRMB, TATA

iii) Stone chip:- ¾ dn PAKUR / Chandil

iv) Sand:- Course for RCC Work & medium for all other works.

v) Brick: 1st Class Quality Blocks/ 1st Class Clay Bricks.

4.DOOR SPECIFICATION:

1) 4 X 2.5 inch Wood Frame of Malaysian Sal Wood.

2) Main Door: Decorative 30 mm Marine Grade flash Door

3) Infernal Door: 30 mm Marine Grade commercial flash door (Alisan Make)

4), Toilet Door: Decorative PVC door with Frame

For Each Door

i) 7 Lever Night Latch Godrej Lock

ii) 1 Pair decorative Hand Rail SS type Bolt

iii) 1 Magic Eye

iv) 1 door Stopper

v) 3 Nos Hinge

vi) 1 Cylindrical lock

vii) 1 Town Bolt

5. WINDOW SPECIFICATION:

All windows shall be of aluminum made box shutter panel with integrated grill and handle. ALLUMINIUM SLIDING /FOLDING & GLASS Details:

i) Colored anodized aluminum sliding/folding window of thickness 1.3 mm (Finesta)

ii) 2 Nos Hinge 1 Ring, 1 Nos 2" Tower Bolt per Sec.

6. GRILL:

- MS Grill using 19 x 6 MS Flat / 10 mm Square Bar with 2 Coats of Paints over two coats
- All Balcony full height as per given design.
- Staircase railing up to 3 mt height with MS Pipe handrail.

7. SANITARY & PLUMBING WORKS:

- Concealed plumbing line for cold water and hot water with ISI marked UPVC and CPVC pipes
- Soil Line and rain water pipe. 75mm/100mm diameter as applicable ('Supreme' make.)
- Sanitary ware of 'Hindware/Johnson' make.
- Commode (P or S type as required)
- 'CP' Fittings of 'Jaquar' Clarion Range
- *6" diameter S/W line with necessary Manhole & Master trap

8. FIXTURE & FITTINGS:

A) Common Toilet

- 1 no wall-attached Commode with PVC Cistern
- Provision of Geyser & Exhaust fan point (in wall not in window)
- Corner Basin
- Shower mixer with head
- 1 No Mirror, Shop disk, Towel Rack

B) Attached Toilet

- 1 Corner Basin
- Shower mixer
- 1 no. wall-attached Commode with PVC Cistern
- 1 No Mirror, Shop disk. Towel Rack
- Provision of Geyser & Exhaust fan point (in wall not in window)

C) Kitchen

- SS Sink (16 cock x 20") with bib cock
- Beneath sink, provision for washing utensils area with water-line & bib cock
- Provision for Water Purifier
- Provision for Chimney
- Provision for refrigerator

D) Flooring

- i) 600 X 600 Glazed verified Tiles with 100 mm high Skirting in floor except toilet & verandah (balcony) and common area (Tiles Brand: Johnson)
- ii) Designed wall tiles in all verandah (balcony).
- iii) Designer wall tiles at main entrance of every flat.
- iv) Kota stone in staircase & lobby area.
- v) Indian Petend Stone (IPS) flooring filling in Car parking.
- vi) 300 x 300 mm antiskid ceramic Tiles in Toilet & verandah floor.
- vii) 10" x 15" Glazed wall-tiles up to 7'0" height in Toilets and Kitchen.
- viii) Crazy mosaic in Roof.
- ix) IPS flooring in Ground Floor
- x) Black Stone Counter for the Kitchen Top.

E) Electrical Works

- i) General - Concealed Electrical wirings with PVC conduit & GI Board.
- ii) Electrical Wire (100% copper)-HAVELLS or Finolex
- iii) Switch Gear- Piano Type (HAVELLS)
- iv) DB 12 Way MCB /DB (HAVELLS)
- v) 32 Amp Main Switch for Each floor & Common Area
- vi) Earthing& Electrical Pipe Earthing (Approved Brand)
- vii) Complete 'Lightning Arrester'
- viii) Provision for 2 Pumps and Lift.
- ix) Inverter line in all rooms. toilets & kitchen (2 lights & 1 fan) point
- x) CCTV point at the main entrance of every flat

9. ELECTRICAL POINT DISTRIBUTIONS (For each floor/flat)

A) Bedroom

- i) 1 Fan Point
- ii) 3 Nos Light Point
- iii) AC (split) socket with 15 amp plug point
- iv) 2 NOS 5/15 amp plug Points
- v) 1 No. Bed Switch Cabinet (1 for fan + 1 for light + 5 amp. Plug point)
- vi) 1 foot lamp

B) Kitchen:

- i) 3 Nos 15 amp plug switch sockets (for Refrigerator + Chimney + Water Purifier) point
- ii) 2 Nos Light Point
- iii) 1 Nos 5/15 amp plug switch Socket
- iv) Exhaust Fan Point

C) Toilet:

- i) 1 no Exhaust Fan point
- ii) 15 and Socker for Geyser point
- iii) 2 no Light Point

D) Balcony:

- i) 1 No. 5 amp. Plug point
- ii) 2 Light point
- iii) 1 Fan Point

E) Living & Dining Area

- i) 5 Nos Light Point
- ii) 2 Nos Fan Point

iii) 3 Nos 5/15 amp plug Socket

iv) 1 No 15 amp plug Socket

v) 1 TVI Cable, 1 Call bell Buzzer

vi) AC (split) socket with 15 amp Point

F) Common Area

i) 13 No Light Points with 2 Way Switches

ii) Other Common Area- 16 Nos Light points

iii) 4 nos 15 amp Socket

G) BOUNDARY WALL:

i) 5 designer electric-brackets on top of every front pillar adjacent to 4 main gate

10. COMMON BUILDING WORKS:

- Boundary wall of 125 mm thk mentioned in Drawings US
- Designer wall tiles on the front side of the boundary wall
- Water Line from HIDCO Supply given by the client
- 1 No Pump of Crompton Greaves (10 HP).
- 1 Nos RCC Overhead reservoir as per Drawings
- 1 Nos RCC Underground Reservoir as per Drawings
- Water Treatment: IR Plant point
- IPS in external Walking area.
- Designed Grill Gate on entire front (Part by part & wall to pillar and pillar to pillar)
- Collapsible Gate on entry point of lobby & stair case in ground floor.
- Roof Treatment: By branded admixture chemicals net cemented or tiles
- Roof Top water-line with bib-cock

11. PAINTING WORKS:

- Internal Painting: - 1 Coat primer over Putty (Birla White) in Each flat
- 2 Coat of Distemper (BURGER/ASIAN PAINTS/NEROLAC) over 1 coat of Primer in common area
- 2 Coat of Paint on Wooden Surface.
- Colour Wash in Lift well & lift machine Room.
- External Paintings: 2 coat Weather-shield (BURGER/NEROLAC/ASIAN PAINTS)

12. LIFT:

- LT Elevator or equivalent quality lift shall be provided.
- Lift gates in each floor shall be finished by Kota Stones.

13. GENERAL SPECIFICATIONS:

- 1) If First party wish to add fixtures and lightings points over and above the below requirements, the Developer would do so at additional fitting costs. This will be applicable only for First party's share.
- 2) All outer pipes including rain water pipes as well as outer and inner common plumbing installation shall be of ISI PVC type pipe.
- 3) Common Electrical point such as lighting of stairs. common corridors, entrance passage at Ground Floor and pump for overhead reservoir shall be provided.
- 4) The Developer will complete the electrification work of each flat up to individual main search of the meter room at the Ground Floor only. For common electrical facilities when charges from SEB up to main meter room. infrastructure development cost, security money, transformer installation charges and other quotation charges if required are to be paid extra. The Purchaser will provide all the electrical fittings for all his allocation.
- 5) If the Owner and Purchasers take possession of their respective allocation before getting connection individual from SEB then he or she or they must pay the monthly electric charges extra for enjoying the electricity in his/her/their flat and or other spaces and common facilities. The Developer shall decide the charges of electricity then for that interim period.
- 6) Extra Work-: Any extra work other than our standard schedule shall be charged extra as decided by the Developer's authorized Engineer. Such amounts shall be deposited by the Owner to the Developer's before the execution of such work. Outside labour or mason shall be allowed after completion of the total project with the permission of the Flat Owner Association.

IN WITNESS WHEREOF the Parties hereto put their respective hand and seal this indenture here at Kolkata on the day, month and year first above written.

W I T N E S S:

1.

—
SIGNATURE OF THE FIRST PART/
OWNER/VENDOR

2.

1.

2.

SIGNATURE OF THE SECOND PART/
ALLOTTEES/PURCHASERS

SIGNATURE OF THE PROMOTER/
DEVELOPER/CONFIRMING PARTY

MEMO OF CONSIDERATION

RECEIVED the sum of Rs. _____ /- (Rupees _____) only as earnest or part consideration sum out of total consideration price of **Rs. _____ /- (Rupees _____) only** from the within mentioned **PURCHASERS** against the within mentioned **Apartment/Flat/Unit No. ____** on the _____ **Floor, _____ side** of the building together with right to park **1 (One)** medium sized motor car of the **covered Car Parking Space being No. ____** on the **Ground Floor** of the said building being Part of **Mouza – Hatiara, J.L. No.- 14, Arunachal (Hatiara) Road, Ward No.- 14 under Bidhannagar Municipal Corporation, P.O.- Hatiara, P.S.- New Town, Kolkata- 700157, District- North 24 Parganas**, in the manner followings :-

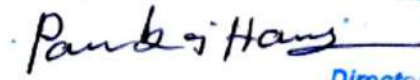
Sl. No.	Cheque No.	Date	Name of the Bank & Branch	Amount (Rs.)
---------	------------	------	---------------------------	--------------

TOTAL : Rs. _____

(Total Rupees _____)

WITNESS :

1.

For, Shyamashakti Constructions Pvt. Ltd.

Director

SIGNATURE OF THE SECOND PART/
PROMOTER/DEVELOPER

2.