

DEED OF CONVEYANCE

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

BETWEEN

**Orchid Enterprise**  
*Khokan Mondal*  
Partner

(1) **SRI KISHORE CHAKRABORTY**, Son of Late Kalipada Chakraborty, By Faith Hindu, By Occupation– Business, PAN– AJJPC7569E, residing at 53, Bansdrone Place, Police Station–Bansdrone, Kolkata–700070, (2) **SMT. SMRITI REKHA CHAKRABORTY**, Wife of Late Umapada Chakraborty, PAN– APLPC4505J, By Faith Hindu, By Occupation– Housewife, residing at 53, Bansdrone Place, Police Station– Bansdrone, Kolkata– 700070, (3) **SMT. MONTI CHAKRABORTY**, Daughter of Late Umapada Chakraborty, PAN– ATCPC6670P, By Faith Hindu, By Occupation– Housewife, residing at 53, Bansdrone Place, Police Station–Bansdrone, Kolkata–700070, represented by their attorney holders (1) **SRI KHOKAN MONDAL**, son of Biswanath Mondal, PAN–AMYPM9960H, By Faith Hindu, By Occupation–Business, residing at 48A, Chandi Ghosh Road, Post Office and Police Station – Regent Park, Kolkata-700040, (2) **SRI BISWAJIT KAR**, son of Late Bijoy Kar, PAN–ASWPK1921A, By Faith Hindu, By Occupation– Business, residing at 1/26B, Ashoke Nagar, Post Office and Police Station – Regent Park, Kolkata-700040, (3) **SRI SUJIT BANIK**, son of Late Prohlad Chandra Banik, PAN– BCPPB4371K, By Faith Hindu, By Occupation– Business, residing at 2/83, Santigarh Colony, Post Office and Police Station–Regent Park, Kolkata-700040, all are partners of **“ORCHID ENTERPRISE”**, a Partnership Firm, PAN – AAJFO4530G, date of incorporation 28/01/2025, having its office at 16/2, M.N. Sen Lane, Kolkata-700040, empowered through a Power of Attorney, which was registered at DSR-V Alipore, Vide Book No. I, Volume No. 1630-2025, Pages 83287 to 83305, being No. 163003361, for the year 2025 & Vide Book No. I, Volume No.1630-2025, Pages 83242 to 83256, being No. 163003362, for the year 2025, hereinafter jointly called and referred to as the "LAND 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**

**“ORCHID ENTERPRISE”**, a Partnership Firm, PAN – AAJFO4530G, date of incorporation 28/01/2025, having its office at 16/2, M.N. Sen Lane, Kolkata-700040, represented by its Partners (1) **SRI KHOKAN MONDAL**, son of Sri Biswanath Mondal, PAN–AMYPM9960H, By Faith Hindu, By Occupation–Business, residing at 48A, Chandi Ghosh Road, Post Office and Police Station – Regent Park, Kolkata-700040, (2) **SRI BISWAJIT KAR**, son of Late Bijoy Kar, PAN–ASWPK1921A, By Faith Hindu, By Occupation– Business, residing at 1/26B, Ashoke Nagar, Post Office and Police Station – Regent Park, Kolkata-700040,

(3) **SRI SUJIT BANIK**, son of Late Prohlad Chandra Banik, PAN–BCPPB4371K, By Faith Hindu, By Occupation-Business, residing at 2/83, Santigarh Colony, Post Office and Police Station–Regent Park, Kolkata-700040, hereinafter called and referred to as the “**DEVELOPER /SECOND PARTY**” (which expression shall unless excluded by and repugnant to the context be deemed to mean and include his legal heir/ heirs, executor/ executors, administrator/ administrators, assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **SECOND PART**.

**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**;

**W H E R E A S** on 09/11/1956, one Smt. Rani Bala Dasi and Subal Chandra Naskar, jointly sold, conveyed and transferred the land measuring 4 Cottahs 12 Chittaks more or less in Mouza – Bansdroni, J.L. No.45, Khatian No.134, Dag No.610, Touzi No.14, Pargana–Magura, now within the Limits of **KOLKATA MUNICIPAL CORPORATION**, being Premises No.53, Bansdroni Place, **WARD NO.113**, Assessee No.311130700530, Police Station–previously Regent Park now Bansdroni, Kolkata–700070, District South 24–Parganas to Kalipada Chakraborty, Batakrishna Chakraborty, Uma Pada Chakraborty, Sati Pada Chakraborty, all are son of Mati Lal Chakraborty, by way of registered Deed, which was registered at Sub-Register at Alipore Sadar, recorded in Book No.I, Volume No.131, pages 77 to 81, being No.7980, for the year 1956.

**A N D W H E R E A S** on 21<sup>st</sup> November, 1987, said Batakrishna Chakraborty, Sati Pada Chakraborty, jointly gifted their undivided ½ (half) share of property measuring 2 Cottahs 6 Chittaks more or less out of 4 Cottahs 12 Chittaks more or less in favour of their brother Uma Pada Chakraborty, by way of registered Bengali Dan Patra (Gift Deed), which was registered at ADSR, Alipore, recorded in Book No.I, Volume No.48, pages 165 to 170, Deed No.2024, for the year 1987 and after Gift Deed said Uma Pada Chakraborty became the owner of undivided 3/4<sup>th</sup> share of property i.e. 1/4<sup>th</sup> share by

way of purchase and 2/4<sup>th</sup> share by way of Gift Deed and Kalipada Chakraborty, now deceased, was the owner of undivided 1/4<sup>th</sup> share of property by way of purchase.

**AND WHEREAS** subsequently said Uma Pada Chakraborty, died intestate, leaving behind his Wife and only daughter namely (1) **SMT. SMRITI REKHA CHAKRABORTY**, (2) **SMT. MONTI CHAKRABORTY**, and the said undivided 3/4<sup>th</sup> share of property devolved on them by way of **INHERITANCE**.

**AND WHEREAS** after that (1) Smt. Smriti Rekha Chakraborty, (2) Smt. Monti Chakraborty & (3) Kalipada Chakraborty mutated their names in the record of the Kolkata Municipal Corporation and paying regular taxes thereon against the Premises No.53, Bansdroni Place, **WARD NO.113**, Assessee No.311130700530, Police Station—previously Regent Park now Bansdroni, Kolkata—700070, District South 24—Parganas and enjoying the said property by various acts of possession thereon, free from all encumbrances.

**AND WHEREAS** subsequently said Kalipada Chakraborty, died intestate on 06/10/2002, and his wife Sabita Chakraborty died intestate on 18/08/2022, leaving behind his three sons and four daughters namely (1) **SRI NIRMAL KUMAR CHAKRABORTY**, (2) **SMT. ANIMA GOSWAMI**, (3) **SMT. SIKHA CHAKRABORTY**, (4) **SRI ASHOKE KUMAR CHAKRABORTY**, (5) **SMT. DEBI CHAKRABORTY**, (6) **SMT. BABLI CHAKRABORTY**, and (7) **SRI KISHORE CHAKRABORTY**, the and the said undivided 1/4<sup>th</sup> share of property devolved on them by way of **INHERITANCE**.

**AND WHEREAS** on 04/04/2025 said (1) **SRI NIRMAL KUMAR CHAKRABORTY**, (2) **SMT. ANIMA GOSWAMI**, (3) **SMT. SIKHA CHAKRABORTY**, (4) **SRI ASHOKE KUMAR CHAKRABORTY**, (5) **SMT. DEBI CHAKRABORTY**, and (6) **SMT. BABLI CHAKRABORTY**, gifted their undivided 6/28<sup>th</sup> share out of the total property to their brother **SRI KISHORE CHAKRABORTY**, by way of registered Gift Deed, which was registered at DSR-IV, Alipore, recorded in Book No. I, Volume No.1604-2025, pages 85465 to 85489, Deed No.160403188, for the year 2025.

**A N D W H E R E A S** during seized and possessed over the said land the present Owners of the One Part herein now desired and intended to develop their said premises into a multi storied building in several flat/flats, in their aforesaid land of **ALL THAT** piece or parcel of land measuring 4 Cottahs 12 Chittaks more or less, together with building thereon, in Mouza – Bansdroni, J.L. No.45, Khatian No.134, Dag No.610, Touzi No.14, Pargana – Magura, now within the Limits of KOLKATA MUNICIPAL CORPORATION, being Premises No.53, Bansdroni Place, WARD NO.113, Assessee No.311130700530, Police Station–previously Regent Park now Bansdroni, Kolkata–700070, District South 24–Parganas, together with the all easement rights of common passages attached thereto for free ingress and egress which is more fully and particularly described and mentioned in the Schedule "A" hereunder written. But due to her financial problem and lack of knowledge and man power, the all land Owners were in search of a competent Developer for construction of the proposed building and they came into contact with the Developer herein **“ORCHID ENTERPRISE”**, a Partnership Firm, PAN – AAJFO4530G, date of incorporation 28/01/2025, having its office at 16/2, M.N. Sen Lane, Kolkata-700040, represented by its Partners (1) **SRI KHOKAN MONDAL**, son of Sri Biswanath Mondal, PAN–AMYPM9960H, By Faith Hindu, By Occupation-Business, residing at 48A, Chandi Ghosh Road, Post Office and Police Station – Regent Park, Kolkata-700040, (2) **SRI BISWAJIT KAR**, son of Late Bijoy Kar, PAN–ASWPK1921A, By Faith Hindu, By Occupation-Business, residing at 1/26B, Ashoke Nagar, Post Office and Police Station – Regent Park, Kolkata-700040, (3) **SRI SUJIT BANIK**, son of Late Prohlad Chandra Banik, PAN–BCPPB4371K, By Faith Hindu, By Occupation-Business, residing at 2/83, Santigarh Colony, Post Office and Police Station–Regent Park, Kolkata-700040, and proposed the Developer to develop their Schedule "A" mentioned land and construct a multi storied building in accordance with sanction building plan from The Building Department of The Kolkata Municipal Corporation at the own cost and expenses of the Developer and the Developer accepted the said proposal of the Owners and agreed to develop and construct the proposed building at his own cost, expenses, experience and investment of the Developer at the aforesaid Schedule land of the Land Owners/ First Party mentioned in the Schedule "A" hereunder written.

**AND FURTHER WHEREAS** after threshold discussion both the parties herein have enter into certain terms and conditions regarding such development and construction and also agreed to record those terms and conditions in writing for their future references.

**AND WHEREAS** when the **DEVELOPER** herein had been erecting the said building in the said Premises No.53, Bansdroni Place, WARD NO.113, Assesses No.311130700530, Police Station–previously Regent Park now Bansdroni, Kolkata–700070, District South 24–Parganas, the Parties of the **THIRD 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** 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 more fully 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 **situated on** Premises No.53, Bansdroni Place, **WARD NO.113**, Assessee No.311130700530, Police Station–previously Regent Park now Bansdroni, Kolkata–700070, District South 24–Parganas, together with undivided proportionate share of land and also together with all common rights and facilities as described in the **SCHEDULE "A", "B" and "D"** herein below and the consideration of the said flat is **Rs...../- (Rupees .....**) **only** free from all encumbrances, charges, lien and liabilities etc. payable to the **DEVELOPER** as the said Flat is of Developer's Allocation.

**AND WHEREAS** the **DEVELOPER** along with 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 **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 **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 together with undivided proportionate share of said land as more fully described in the **SCHEDULE 'A'** and the said **Flat No.** ..... situated on the ..... **floor** ..... **side** of the building **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 for a total consideration price of **Rs...../- (Rupees .....**) **only** payable to DEVELOPER as the sold Flat is 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 **situated on the Ground Floor** of the building along with the proportionate share of land which more fully 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 more fully and more particularly described in the **SCHEDULE 'A'** hereunder written together with a complete **Flat No.** ..... situated on the ..... **floor** ..... **side** of the building **situated on the Ground Floor** of the building situated at Premises No.53, Bansdroni Place, **WARD NO. 113**, Assessee No.311130700530, Police Station–previously

Regent Park now Bansdroni, Kolkata-700070, District South 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 'A' and 'B'** hereunder written. **AND TO HAVE AND TO HOLD** the said flat together with 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, equipment's and installation and fixtures and fittings and passages and stair appertaining to the said building as mentioned in the **SCHEDULE "A", "B" and "D"** 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 and also together with all common rights, facilities, amenities and undivided proportionate share of land morefully described in the **SCHEDULE "A", "B" and "D"** 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 **situated on the Ground Floor** of the building together with 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 **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 more fully described in the **SCHEDULE “B” and “D”** 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 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 **situated on the Ground Floor** of the building and also together with other common open parts and services, paths and passages respectively and Premises No.53, Bansdroni Place, WARD NO.113, Assessee No.311130700530, Police Station–previously Regent Park now Bansdroni, Kolkata–700070, District South 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 **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 **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 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 **situated on the Ground Floor** of the building and also together with undivided proportionate share of land along with 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 **situated on the Ground Floor** of the building along with all common rights and common expenses as described in the SCHEDULE "B" 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.

11. The **PURCHASERS** shall pay all taxes, rates, impositions and other outgoings in respect of the said flat proportionately as may be imposed by The Kolkata 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 below.

13. The **PURCHASERS** shall maintain the said **Flat No.....** situated on the .....**floor .....** **side** of the building **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 Kolkata 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/or their possession and or to assign or to let out full or part with their interest possession benefit of their said flat 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 open common land, if any of the said premises. The **PURCHASERS** hereby declares that they shall not raise any objection.

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. The **PURCHASERS** hereby declares and confirms that they have already received the peaceful physical possession of the said flat from the **DEVELOPER** with full satisfaction as regards the area of the said Flat and construction of the said building and he is also satisfied with the title of the property.

**THE SCHEDULE – A ABOVE REFERRED TO**  
**(THE SAID PROPERTY)**

**ALL THAT** piece or parcel of land measuring 4 Cottahs 12 Chittaks more or less, together with building thereon, in Mouza – Bansdroni, J.L. No.45, Khatian No.134, Dag No.610, Touzi No.14, Pargana – Magura, now within the Limits of **KOLKATA MUNICIPAL CORPORATION**, being Premises No.53, Bansdroni Place, **WARD NO. 113**, Assessee No.311130700530, Police Station–previously Regent Park now Bansdroni, Kolkata–700070, District South 24–Parganas, together with the all easement rights of common passages attached thereto for free ingress and egress and the said property is butted and bounded as follows:

<b>ON THE NORTH</b>	:	6' feet wide Road.
<b>ON THE EAST</b>	:	12'-6" feet wide Road.
<b>ON THE SOUTH</b>	:	Plot No. B.
<b>ON THE WEST</b>	:	Land of Jamuna Bala Dasi.

**SCHEDULE 'B' ABOVE REFERRED TO**  
**(DESCRIPTION OF THE BUILDING AND FLAT)**

**ALL THAT** on the Flat No. \_\_\_\_\_ , \_\_\_\_\_ side of the Building of the Building at Premises No.53, Bansdroni Place, **WARD NO.113**, Assessee No.311130700530, Police Station–previously Regent Park now Bansdroni, Kolkata–700070, District South 24–Parganas, measuring about more or less \_\_\_\_\_ Sq. Ft. Carpet Area corresponding to \_\_\_\_\_ sq. ft. super built up area (cover area \_\_\_\_\_ sq. ft) a little more or less and also having vitrified tiles flooring, consisting with consisting with \_\_\_\_ (\_\_\_\_) Bed Rooms, \_\_\_\_ (\_\_\_\_) Living cum Dinning area, \_\_\_\_ (\_\_\_\_) Kitchen, \_\_\_\_ (\_\_\_\_) Toilets, \_\_\_\_ (\_\_\_\_) Balcony from Developer's Allocation, situated and being the part of the Premises including the proportionate and undivided share and common facilities available in the said premises such as equipment fixtures apparatus of common utility, stair case, landing, lift, lift lobby areas, common toilets on the ground floor, Caretaker's Room on the ground floor, Semi underground Water Reservoir, Overhead Water Reservoir, Open Terrace Lift Machine Room on the roof, drive ways Boundary Wall, Main Entrance Gate for ingress and egress to the said Premises, and common pathways etc.

**SCHEDULE - 'C' ABOVE REFERRED TO**

**(COMMON RIGHTS AND FACILITIES)**

Stair-case, landing, common passage, water line, water, lift, lift room, electricity main line its wiring, boundary wall, fitting and fixture, roof, main gate, tank, pump, motor pump, septic tank, water reservoir, water tank

**SCHEDULE OF WORKS**

**SPECIFICATION OF THE CONSTRUCTION**

1. Iron Rod in Column 6 Pieces 16 m.m. Iron rod should be used by the maker company SHYAM.
2. Column Size 250 X 450,
3. Jali Sine 6 X 6 with 12 m.m. Iron Rod,
4. In Stair Case 8 pieces 16 mm. Iron Rod,
5. Gathani with No.1 Picket bricks and good quality cements (ULTRATECH, ACC, AMBUJA) and sand with coarse sand Zone-II aggregate from PAKUR.
6. Vitrified tiles (SOMANY CERAMIC TILES), flooring in Bed Rooms, Drawing, Dining, Verandah, staircase, staircase landing, corridor.
7. Anti Shit flooring in kitchen, Toilets, W.C.
8. Sal Wood Door frame / Equivalent quality Wood Door frame.
9. Ply flush door,
10. Aluminum sliding window with grill,
11. Putty (BERGER/BIRLA OR ASIAN) finished inside wall,
12. Glared tiles up to 6 Feet height in toilet and W.C. wall and 2 Feet in Kitchen with granite stone platform,
13. Concealed electric wiring, two light point and fan,
14. Concealed water supply line with Gel and Blue pipes,

15. Basin and commode,
16. Stainless Steel sink in Kitchen,
17. Synthetic enamel paints in Grill,
18. Verandah railing up to window seal height up to ceiling,
19. Weather coat paints outside wall.

**FOUNDATION BEDDING BRICK WORKS:**

The name of the Building Asha Kuthir.

**STRUCTUE:** Building structure R.C.C. column, Beam, Roof, Pillar, Tie-beam as per structure design approved by the competent authority, outside brick wall 8" thickness. Inside partition wall 5" and 3" as per Engineer's direction.

**FLOORING:** Toilet floor shall be fully Anti-skid vitrified tiles (2'x2') or marble finish and other floors of all bed rooms, dining-cum-living, balconies and stairs shall have vitrified tiles finish and skirting 5" and kitchen and toilets shall be finished by vitrified tiles.

**TOILET:** The toilet Door height with glaze colour tiles, fitted with ESSCO/PARIWAR made commode, water connection will be finished with CPVC Pipe and all other fittings.

**KITCHEN:** On the gas-table installed the granite stone and sink and shelves and back wall upto ceiling height finished with gazed tiles over and above the cooking platform to protect the oil spot and water connection will be finished with CPVC Pipe.

**WINDOWS:** All Aluminum sliding window frame and palla with M.S. Design grill and Panel of the palla fitted with one way glass.

**DOORS:** All door frame will be standard quality sal wood and all palla will be commercial Flush door with both side enamel paint and main door one side teak wood paste.

**WATER SUPPLY:** Water supply round the clock is assured for which necessary deep tube-well and pump shall be installed.

**PLUMBING:** Inside of the all-toilet pipe line will be concealed.

**ELECTRIC:** Full concealed copper wiring (all wire should be used by HAVELS/FINOLEX and all Switch will be fitted with modular) with light point, Fan points. Plug Points, Telephone point, Cable TV Point, AC line in bed room, Owner will obtain individual electric meter at his own cost

**TOILET:** Both the toilets should be of western type commode with PVC toilet and cistern, the toilet should be finished by taps, shower. commode shower etc. of standard quality.

**COMMON SERVICE AND UTILITIE AREA:** One common toilet, meter space, underground water tank and one pump space, common passage and terrace etc.

(a) **PAINTING:** Inside wall shall have only putty finished.

(b) All windows and doors frame and pilla painted with primer.

Roof shall be finished by Roof tiles.

Two Air Conditioner point in the bed room and two collapsible gates on the entrance door of each flat of the owners should be provided in the Owners allocation Flats at the cost and responsibility of the Developer.

Any extra finishing apart from these-specification shall be borne by the Owner.

**IN WITNESS WHEREOF** the Parties hereto set scribed their respective hands and seals on this the day and year first above written.

**SIGNED, SEALED AND DELIVERED**

At Kolkata in the presence of:

**WITNESSES:**

- 1.
- 2.

As lawful Constituted Attorney of Sri Apratim Lahiri, Smt. Indrani Acharya Owners/Vendors herein.

---

SIGNATURE OF THE FIRST PART/ OWNERS/VENDORS

- 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 being Part of K.M.C. Premises No.53, Bansdroni Place, WARD NO.113, Assessee No.311130700530, Police Station–previously Regent Park now Bansdroni, Kolkata–700070, District South 24–Parganas, in the manner followings :-

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

TOTAL :

(Total Rupees )

WITNESSES:

- 1.
- 2.

**Orchid Enterprise**  
*Khokan Mondal*  
 Partner

\_\_\_\_\_  
 SIGNATURE OF THE SECOND PART/  
 PROMOTER/DEVELOPER