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One Residential Flat, measuring Square Feet (RERA Carpet Area), Square Feet (Super Built-up Area) on the Floor together with One Covered Parking Space measuring Square Feet on the Floor of the building named “**DAGA HEIGHTS**” together with a proportionate undivided share in the land on which the same stands.

RERA REGISTRATION NO.:

DISTRICT : JALPAIGURI

P.S. : JALPAIGURI

MOUZA : KHARIA

J.L. NO. : 07

R.S. KHATIAN NO. : 6386, 2825, 2926, 17138 & 2829

L.R. KHATIAN NO. : 1699

R.S. PLOT NO. : 242, 245, 246, 244 & 243

L.R. PLOT NOS. : 295, 296, 293, 297 & 298

L.R. & R.S. SHEET NO. : 23

CONSIDERATION : Rs. _____/-

WITHIN THE LIMITS OF JALPAIGURI MUNICIPALITY AREA.

THIS DEED OF SALE IS MADE ON THIS THE _____ DAY OF _____, 2026.

B E T W E E N

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....., Son/Wife/Daughter of, by Religion, Indian by Nationality, by Occupation, Resident of, P.O., P.S....., District – in the State of --- hereinafter called the "**PURCHASER(S)**" (which expression shall mean and deemed to include unless excluded by or repugnant to the context his/her/their heirs, successors, executors, administrators, legal representatives and permitted assignees) of the "**ONE PART**".

A N D

KANCHANJUNGA BUILDERS LLP, a Limited Liability Partnership Firm, having its Registered Office at Kadamtala, Opp. IDBI Bank Limited, P.O. Jalpaiguri, P.S. Kotwali, District - Jalpaiguri in the State of West Bengal, represented by 2 (Two) of its Partners, **(i) SRI DIPAK MUNDHRA**, Son of Sri Bijay Kumar Mundhra and **(ii) SRI MANOJ KUMAR AGARWALA**, Son of Mahabir Prasad Agarwala, both are Hindu by Religion, Indians by Nationality, Business by Occupation, No. 1 Resident of Panchwati Housing Complex, P.O. Sevoke Road, P.S. Bhaktinagar, District – Jalpaiguri, in the State of West Bengal and No. 2 Resident of Mahuri Para, New Circular Road, Ward No. 18, P.O., P.S. & District – Jalpaiguri, in the State of West Bengal --- hereinafter called the "**VENDOR**" (which expression shall mean and deemed to include unless excluded by or repugnant to the context its Partners, successors-in-interest, executors, administrators, legal representatives and permitted assignees) of the "**OTHER PART**".

WHEREAS One Ramanand Daga, Son of Ram Chandra Daga, had purchased land measuring 11.6 Decimals, from Chapla Bala Paul, Wife of Narendra Nath Paul, by virtue of a Registered Deed of Sale, being Document No. I - 1084 for the year of 1956 and the same was registered in the Office of the District Sub-Registrar, Jalpaiguri.

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AND WHEREAS said Ramanand Daga had also purchased land measuring 12.1 Decimals from Nazir Ahmed Chowdhury, Son of Sahebtullah, by virtue of Registered Deed of Sale, being Document No. I - 1099 for the year of 1956 and the same was registered in the Office of the District Sub-Registrar, Jalpaiguri.

AND WHEREAS said Ramanand Daga, had also purchased land measuring 19 Decimals from Buchu Nassya, Son of Late Nellya Mohammad, by virtue of Registered Deed of Sale, being Document No. I - 1096 for the year of 1956 and the same was registered in the Office of the District Sub-Registrar, Jalpaiguri.

AND WHEREAS said Ramanand Daga, had further purchased land measuring 62.5 Decimals from Kalidas Gupta, Son of Late Rajirlochan Gupta, by virtue of Registered Deed of Sale, being Document No. I - 1333 for the year of 1959 and the same was registered in the Office of the District Sub-Registrar, Jalpaiguri.

AND WHEREAS by virtue of four separate Sale Deeds, abovenamed Ramanand Daga, Son of Ram Chandra Daga, became the actual, khas and peaceful owner-in-possession of the total land measuring 105.2 Decimals, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS being owner in such possession the abovenamed Ramanand Daga died intestate in the year 1966 leaving behind his 5 (Five) Sons, namely, (i) Sri Nathmal Daga, (ii) Sri Jugal Kishore Daga, (iii) Sri Anil Kumar Daga, (iv) Sri Raj Kumar Daga & (v) Sri Sushil Kumar Daga, as his only legal heirs and successors as per the provisions of Hindu Succession Act, 1956. Accordingly, by virtue of Inheritance, the abovenamed became the joint owners of aforesaid land measuring 105.2 Decimals, since then in their khas actual and physical possession having permanent, heritable and transferrable, right, title and interest therein.

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AND WHEREAS being owner in such possession said Sushil Kumar Daga, Son of Late Ramanand Daga, died intestate on 31.12.2001, intestate leaving behind him, his Wife, namely, Smt Sudha Devi Daga and 2 (Two) Sons namely, (i) Sri Arvind Daga & (ii) Sri Avijeet Daga, as his only legal heirs and successors as per the provisions of Hindu Succession Act, 1956. Accordingly, by virtue of Inheritance, the abovenamed became the joint owners of undivided land measuring 21.04 Decimals, since then in their khas, actual and physical possession having permanent, heritable and transferrable, right, title and interest therein.

AND WHEREAS being owner in such possession said (1) Sri Nathmal Daga, (2) Sri Jugal Kishore Daga, (3) Sri Anil Kumar Daga, (4) Sri Raj Kumar Daga, all are Sons of Late Ramanand Daga, (5) Smt Sudha Devi Daga, Wife of Late Sushil Kumar Daga, (6) Sri Arvind Daga & (7) Sri Avijeet Daga, both are Sons of Late Sushil Kumar Daga, jointly executed a Deed of Mutual Family Arrangement dated 15.01.2002 between themselves for partitioning the said landed property measuring 105.2 Decimals and whereby (1) Sri Nathmal Daga, had acquired the land measuring 5.50 Kathas under R.S. Plot No. 242, (2) Sri Jugal Kishore Daga had acquired the land measuring 5.50 Katha under R.S. Plot No. 245, (3) Sri Anil Kumar Daga had acquired the land measuring 18 Katha under R.S. Plot Nos. 243, 244 & 246, (4) Sri Raj Kumar Daga had acquired the land measuring 14.06 Katha along with Old Construction measuring 4829 Square Feet under R.S. Plot Nos. 242 & 243 & (5)(a) Smt Sudha Devi Daga, (b) Sri Arvind Daga & (c) Sri Avijeet Daga, jointly had acquired the land measuring 18.29 Katha along with Old Construction measuring 2628 Square Feet under R.S. Plot Nos. 244, 245 & 246.

AND WHEREAS being owner in such possession said Sri Nathmal Daga, Son of Late Ramanand Daga, transferred his said share of Land measuring 5.50 Katha, in favour of Sri Avijeet Daga, Son of Late Sushil Kumar Daga, by virtue of a Registered Deed of Gift, being Document No. I - 2190 for the year of 2006 and the same was registered at the Office of the Additional District Sub-Registrar, Jalpaiguri.

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AND WHEREAS being owner in such possession said Sri Jugal Kishore Daga, Son of Late Ramanand Daga, transferred his said share of Land measuring 5.50 Katha in favour of Sri Avijeet Daga, Son of Late Sushil Kumar Daga, by virtue of a Registered Deed of Gift being No. I - 2189 for the year 2006 and the same was registered at the Office of the Additional District Sub-Registrar, Jalpaiguri.

AND WHEREAS being owner in such possession said Sri Anil Kumar Daga, Son of Late Ramanand Daga, being represented by and through his constituted Attorney namely, Sri Raj Kumar Daga, Son of Late Ramanand Daga, by virtue of a Registered General Power of Attorney, being Document No. IV - 135 for the year of 2006 and the same was registered at Noida, transferred his said share of Land measuring 13 Katha out of his total land measuring 18 Kathas in favour of Sri Arvind Daga, Son of Late Sushil Kumar Daga, by virtue of a Registered Deed of Gift, being Document No. I - 1123 for the year of 2007 and the same was registered at the Office of the Additional District Sub-Registrar, Jalpaiguri.

AND WHEREAS being owner in such possession said Sri Raj Kumar Daga, Son of Late Ramanand Daga, transferred his said share of Land measuring 14.06 Katha along with Old Construction measuring 4829.06 Square Feet in favour of Smt. Sudha Devi Daga, Wife of Late Sushil Kumar Daga, by virtue of a Registered Deed of Gift being Document No. I - 1124 for the year of 2007 and the same was registered at the Office of the Additional District Sub-Registrar, Jalpaiguri.

AND WHEREAS in such manner said (1) Smt Sudha Devi Daga, Wife of Late Sushil Kumar Daga, (2) Sri Arvind Daga & (3) Sri Avijeet Daga, both are Sons of Late Sushil Kumar Daga, became the owners of total Land measuring 56.35 Kathas along with Old construction measuring 7457 Square Feet standing thereon, and ever since then in their khas, actual and physical possession having permanent, heritable and transferrable, right, title and interest therein.

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AND WHEREAS being owner in such possession said **SRI ARVIND DAGA & SRI AVIJEET DAGA**, both are Sons of Late Sushil Kumar Daga, transferred their undivided 2/3rd share of land measuring 12.20 Kathas and their undivided share of structure measuring 1752 Square Feet out of 18.29 Kathas of land and 2628 Square Feet constructed area in favour of their Mother, namely, Smt. Sudha Devi Daga, Wife of Late Sushil Kumar Daga, by virtue of Registered Deed of Gift being No. I - 1122 for the year 2007 and the same was registered at the Office of the Additional District Sub-Registrar, Jalpaiguri.

AND WHEREAS being owner in such possession said Sudha Devi Daga, Wife of Late Sushil Kumar Daga, died intestate leaving behind her two Sons, namely (1) Sri Arvind Daga & (2) Sri Avijeet Daga, both are Sons of Late Sushil Kumar Daga, as her only legal heirs and successors as per provision of Hindu Succession Act, 1956. Accordingly, by virtue of inheritance, 1) Sri Arvind Daga & (2) Sri Avijeet Daga, jointly inherited Vacant land measuring 32.35 Kathas belonging to Late Sudha Devi Daga as the structure was demolished and ever since then the said Vacant land is in their khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS in such manner said **SRI ARVIND DAGA & SRI AVIJEET DAGA**, both are Sons of Late Sushil Kumar Daga, became the owners of total Vacant Land measuring 56.35 Kathas and ever since then in their khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS being owner in such possession said aforesaid Anil Kumar Daga, Son of Late Ramanand Daga, died intestate on 03.03.2023 intestate leaving behind him, his only son, namely, Sri Manish Daga, Son of Late Anil Kumar Daga, as his only legal heirs and successors as per provision of Hindu Succession Act, 1956. Accordingly, by virtue of inheritance, Sri

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Manish Daga, became the sole owner of remaining land measuring 5 Kathas but at present land measuring 0.0742 Acres is in his khas, actual and physical possession.

AND WHEREAS being owner in such possession said Sri Manish Daga, Son of Late Anil Kumar Daga, transferred his said total land measuring 0.0742 Acres in favour of Sri Avijeet Daga, Son of Late Sushil Kumar Daga, by virtue of a Registered Deed of Gift being No. I - 4359 for the year 2024 and the same was registered at the Office of the Additional District Sub-Registrar, Jalpaiguri and there were some mistakes in the said Deed and the same were rectified by a Registered Deed of Declaration, being No. IV - 11 for the year of 2025 and the same was registered at the Office of the Additional District Sub-Registrar, Jalpaiguri.

AND WHEREAS the abovenamed Vendor hereof had purchased the land measuring 96.525 Decimal from Sri Avijeet Daga & Sri Arvind Daga, by virtue of a Registered Deed of Conveyance, dated 20.05.2025, being Document No. I - 1828 for the year 2025 and the same was registered at the Office of the A.D.S.R. Jalpaiguri, District - Jalpaiguri, having permanent, heritable and transferable right, title and interest therein free from all encumbrances, charges, liens, lispendens, attachments, trusts whatsoever or howsoever and the said land is fully described in the Schedule - A below.

AND WHEREAS the abovenamed Vendor being desirous of constructing a Basement + Ground + 9 Storied Residential Cum Commercial Building on the Schedule - A land started constructing on the said land, the plan prepared for which was approved by the appropriate authority, bearing Building Permit No. SWS-OBPAS/0502/2025/0385, dated 09.02.2026.

AND WHEREAS the Vendor have formulated a scheme to enable a person/party intending to have own unit or premises in the said building alongwith the undivided proportionate share and interest in the land on which the said building stands. The proportionate share or interest in the

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land is to be determined according to the constructed area comprising the unit or premises proportionate to the total constructed area on the said land.

AND WHEREAS the Vendor in the process of construction of the said building divided into several independent units/premises along with the common facilities.

AND WHEREAS the Vendor has now firmly and finally decided to sell and have offered for Sale to the Purchaser/s a One Residential Flat measuring..... Square Feet (RERA Carpet Area) on the Floor together with One Covered Parking Space measuring..... Square Feet in the Floor of the building more particularly described in the Schedule - B given herein below for a valuable consideration of Rs./- (Rupees Only).

AND WHEREAS the Purchaser/s being in need of Residential Flat and Parking Space in ownership in the locality where the aforesaid building under construction is situated and after inspecting the documents of title of Vendor to the said land, site plan, sanctioned building plan, standard of workman ship in construction, quality of materials used etc. as well as the construction of the said building and considering the price so offered by the Vendor as fair, reasonable and highest have agreed to purchase from the Vendor, the said Residential Flat and Parking Space more particularly described in the Schedule - B given hereinunder free from all encumbrances, charges, liens, lispendens, attachments, mortgages and all or any other liabilities whatsoever with sole, absolute, exclusive, transferable and irrevocable right, title and interest for the Schedule - B property for a valuable consideration of Rs./- (Rupees Only).

AND WHEREAS the Vendor has now agreed to execute the Deed of Sale of the Schedule - B property in favour of the Purchaser/s for effectually conveying the right, title and interest in the

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Schedule - B property for a consideration of Rs./- (Rupees Only).

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. That in consideration of a sum of Rs./- (Rupees Only) excluding GST paid by the Purchaser/s to the Vendor, the receipt of which is acknowledged by the Vendor by execution of these presents and grants full discharge to the Purchaser/s from the payment thereof and the Vendor do hereby convey and transfer absolutely the Schedule - B property to the Purchaser/s who will/shall now HAVE AND HOLD the same absolutely and forever free from all encumbrances and charges subject to the payment of proportionate rent, etc. to the Government of West Bengal.

2. That the Purchaser/s has/have examined and inspected the Documents of title of the Vendor, Site Plan, Building Plan, Foundation Plan, Structural details of beams and slabs, Typical Floor Plan, Front Elevation, Rear Elevation/Sectional Elevation details of staircase as well as the COMMON PORTIONS & AREAS and COMMON PROVISIONS & UTILITIES and have also seen and inspected the construction work of the BUILDING to the extent constructed as on the date of execution of these presents and have satisfied himself/herself/themselves about the standard of construction thereof including that of the Schedule - B property purchased by the Purchaser/s and shall have no claim whatsoever upon the Vendor as to construction plan, quality of materials used or standard of workmanship in the construction thereof including foundation of the BUILDING and/or development, installation, erection and construction of the COMMON PROVISIONS & UTILITIES.

3. That the Purchaser/s shall have all rights, title and interest in the Schedule - B property sold and conveyed to him/her/them and shall hold and enjoy the same without any interruption or obstruction whatsoever from the Vendor or anybody claiming through or under it and all the

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rights, title and interest which vested in the Vendor with respect to the Schedule - B property shall henceforth vest in the Purchaser/s to whom the said Schedule - B property has been conveyed absolutely.

4. That the Purchaser/s hereby covenant with the Vendor not to dismantle the Schedule - B property hereby sold and conveyed in favour of the Purchaser/s in part or parts in any manner whatsoever and the same shall be used by the Purchaser/s exclusively for residential purposes.

5. That the Vendor declares that the interest which it profess to transfer hereby subsists as on the date of these presents and that the Vendor have not previously transferred, mortgaged, contracted for sale or otherwise the said below Schedule - B property or any part thereof to or in favour of any other party or person/s and that the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and is free from all encumbrances whatsoever.

6. That the Vendor do hereby covenant with the Purchaser/s that the tenancy rights under which the Schedule - A property is held by the Vendor under the superior landlord the State of West Bengal is good and effectual and the interest which the Vendor propose to transfer subsists and the Vendor have full right and authority to transfer the SCHEDULE - B property to the Purchaser/s in the manner as aforesaid and the PURCHASER/S shall hereinafter peacefully and quietly possess and enjoy the Schedule - B property without any obstruction or hindrance whatsoever.

7. That the Purchaser/s shall not do any act, deed or thing whereby the development/construction of the said building is in any way hindered or impeded with nor shall prevent the Vendor from selling, transferring, assigning or disposing of unsold portion or rights, title and interest therein or appurtenant thereto.

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8. That the Purchaser/s will obtain his/her/their own independent electric connection from the W.B.S.E.D.C.L. for his/her/their electric requirement and the connection charges as well as the electric consumption bill will be paid by the Purchaser/s, the Vendor shall have no responsibility or any liability in this respect.

9. That the Vendor further undertake to take all actions and to execute all documents required to be done or executed for fully assuring right, title and interest of the Purchaser/s to the property hereby conveyed at the cost of the Purchaser/s.

10. That the Purchaser/s shall have the right to get his/her/their name(s) mutated with respect to the said Schedule - B property both at the office of the B.L. & L.R.O. and Jalpaiguri Municipality and get it numbered as a separate holding and shall pay Municipal taxes as may be levied upon him/her/them from time to time though the same has not yet been assessed.

11. That the Purchaser/s shall have the right to sell, gift, mortgage or transfer otherwise the ownership of the Schedule - B property or let-out, lease-out the Schedule - B property to whomsoever.

12. That the Purchaser/s shall keep the area neat and clean and in proper condition and shall not use the same for any illegal purpose or in a manner which may cause annoyance to the other occupiers/occupants of the said building.

13. That the Purchaser/s shall have proportionate right, title and interest in the land along with other occupants/owners of the building. It is hereby declared that the interest in the land is impartible.

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14. That the Vendor will pay upto date municipal taxes, land revenue and/or any other charges/dues if any prior to the date of transfer of the Schedule - B property.

15. That the Vendor shall not be liable at any time under any circumstances for any rate and/or taxes pertaining to the Schedule - B property except for unsold portion of the building which shall be borne by the Vendor proportionately with all the Purchaser/s unless separately levied upon and charged for.

16. That the upkeep and maintenance of the COMMON PORTIONS & AREAS as well as the COMMON PROVISIONS & UTILITIES shall be looked after by the Apartment Owners Association by framing a proper memorandum of Association together with the Rules & Regulations thereof by their mutual consent subject to law in force for the time being regulating the ownership residential apartments.

17. That the Purchaser/s shall be entitled to use and pay such proportionate charges for common facility, such as repairs and maintenance of the outer walls, stairs, septic tank, water supply, sanitation, sweeper, chowkidar, etc. as will be determined by the Vendor from time to time till the time an executive body or any other authority of the building or Apartment Owners Association is formed to take care of the common maintenance of the building.

That the payment of the maintenance charge by the Purchaser/s is/are irrespective of his/her/their use and requirement.

18. That in case the Purchaser/s make default in payment of the proportionate share towards the COMMON EXPENSES (described in the Schedule - C given hereinunder) within time allowed by the Vendor or the Apartment Owners Association the Purchaser/s shall be liable to pay interest at the rate of 2% per month or part of a month compoundable for the period of default on all amounts remaining so unpaid along with such dues and arrears and shall also be liable to

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compensate Vendor or the Association acting at the relevant time for any loss or damage suffered by the Vendor or the Association in consequence thereof.

19. That the Purchaser/s shall not encroach upon any portion of the land or building carved out by the Vendor for the purpose of road, landings, stairs or other community purpose/s and in the event of encroachment, the Vendor or the executive body or any authority of the occupants of the building acting as such at the relevant time shall be entitled to remove such unauthorised act or nuisance by force and the Purchaser/s shall be legally bound to repay the entire cost and expenses including damages if any as will be caused by such nuisance and its subsequent removal.

20. That the Purchaser/s further covenant with the Vendor not to injure, harm or cause damage to any part of the building including common portions and areas as well as the common provisions and utilities by making or causing any sort of alteration or withdrawal of any support or causing any construction, addition or deletion thereof or therein or otherwise in any manner whatsoever and in the event of contrary the Purchaser/s shall be fully responsible for it, the Vendor shall not be held responsible in any manner whatsoever.

21. That it is hereby specifically declared that use of personal generator of any kind and description and of any capacity whatsoever which causes sound and air pollution will not be permitted in any of the premises of the building save the battery operated inverter.

22. That it is further clarified that the maintenance charges for the commercial units shall be 50% of the charges applicable for the Residential Units. Additionally, the firefighting system, sewage system, water supply system, and generator/transformer installed for the Basement + Ground + 9 Storied Residential Cum Commercial Building shall be shared by both the residential and commercial owners of the building.

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In case any intending Purchaser/s purchases a Commercial Unit in the building and requires a separate generator/transformer to be installed in the building then the other Purchaser/s shall have no objection in this regard.

23. That the Purchaser/s shall have no objection if the other owners/occupants of the premises in another block in the said complex uses the parking facility in the block in which the Purchaser/s of these present has/have purchased the Schedule - B property, provided the said facility has been allotted/sold by the Vendor.

24. That the matter not specifically stipulated in these presents or in case of any dispute or any question arising hereinafter at any time between the Vendor and the Purchaser/s or other occupiers of the building shall be referred for arbitration under the Arbitration and Conciliation Act, 1996 and in case their decision is not acceptable he/she/they shall have the right to move to Court at Jalpaiguri.

SCHEDULE - A

(DESCRIPTION OF THE LAND ON WHICH THE BUILDING STANDS)

All that piece or parcel of land measuring 96.525 Decimal, appertaining to forming part of R.S. Plot Nos. 242, 245, 246, 244 & 243 corresponding to L.R. Plot Nos. 293, 295, 296, 297 & 298, recorded in R.S. Khatian Nos. 6386, 2825, 2926, 17138 & 2829 corresponding to L.R. Khatian No. 1699 situated within Mouza - Kharia, J.L. No. 7, Pargana - Baikunthapur, L.R. & R.S. Sheet No. 23 situated at **Road: Ukil Para Road (Ukil Para More to Kadamtala)** within the limits of Ward No. 17 of Jalpaiguri Municipality Area, P.S. Kotwali, District – Jalpaiguri, in the State of West Bengal.

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The said land is bounded and butted as follows:

- North : Land of Telana Basu & Others;
South : Land of Aditya Shankar & Others;
East : 36 Feet Wide P.W.D. Metal Road with Drain;
West : 17 Feet Wide Metal Road;

SCHEDULE - B
(PROPERTY HEREBY SOLD)

All that One Residential Flat, being Flat No., measuring Square Feet (RERA Carpet Area), Square Feet (Built-up Area), Square Feet (Super Built-up Area) on the Floor together with One Covered Parking Space measuring Square Feet on the Floor of the Complex named “**DAGA HEIGHTS**” together with undivided proportionate right/share in the Schedule - A land on which the building stands.

SCHEDULE - 'C'
(COMMON EXPENSES)

1. All expenses for maintenance, operating, replacing, repairing, renovating, white washing, painting and repainting of the common portions and the common areas in the building including the outer walls of the building.
2. All expenses for running and operating all machinery, lift, equipments and installations, comprised in the common portions including water pumps, generator including the cost of repairing renovating and replacing the same.

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3. The salaries, bonus and other emoluments and benefits of and all other expenses on the persons employed or to be employed for the common purposes such as manager, caretaker, supervisor, accountant, security guard, sweepers, plumbers, electricians and other maintenance staffs.
4. Cost of insurance premium for insuring the building and/or the common portions.
5. All charges and deposits for supplies of common utilities to the co-owners in common.
6. Municipal tax, water tax, and other levies in respect of the premises and the building (save those separately assessed in respect of any unit or on the Purchaser/s).
7. Costs of formation and operation of the service organization including the Office expenses incurred for maintaining the office thereof.
8. Electricity charges for the electrical energy consumed for the operation of the equipment and installations for the common services and lighting the common portions including system loss for providing electricity to each unit.
9. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.
10. All other expenses and/or outgoings as are incurred by the Vendor and/or the service organisation for the common purposes.

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SCHEDULE - 'E'

(COMMON PROVISIONS AND UTILITIES)

1. Stair case and stair case landing on all floors.
2. Common entry on the ground floor.
3. Water pump, water tank, water pipes and common plumbing installation.
4. Drainage and sewerage.
5. Top Roof of the Building
6. Community Hall
7. Such other common parts, areas and equipment, installations, fixtures and fittings and spaces in or about the said building as are necessary for passage to the user and occupancy of the unit in common and such other common facilities as may be prescribed from time to time.

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IN WITNESSES WHEREOF the Vendor does hereunto set its respective hands on the day, month and year first above written.

WITNESSES:

1.

The contents of this document have been gone through and understood personally by the Purchaser/s and the Vendor.

2.

V E N D O R

Drafted, read over and explained by me and printed in my office.

MANOJ AGARWAL
Advocate, Siliguri
(Enrl No. F-505/434 of 1997)