

:-DEED OF CONVEYANCE:-

**THIS DEED OF CONVEYANCE is made on this day of Two
Thousand Twenty (20)**

BETWEEN

1) SRI PANCHU ROY, PAN BVQPR5230M, AADHAAR No. 2809 9773 4428, S/o Late Gopal Roy, by faith occupation -Service, by nationality - Indian, & **2) SMT BANDANA ROY, PAN DUOPR2344B, AADHAAR No. 8370 8483 9295**, W/o. Sri Panchu Roy, by faith - Hindu, by occupation Housewife, by nationality residing at 17/A G.T Road Kalitala, P.O. Indian, both area Serampore, P.S. Serampore, Dist Hooghly, (W.B.), herein after referred to as the "OWNERS" represented by their Constituted Attorney **KINGS NIRMAN, (PAN -ABBFK2229D)**, a Partnership firm having office address at 68/I/1, Bhagirathi Lane, P.O. - Mahesh, P.S. - Serampore, Dist - Hooghly, Pin - 712202, (W.B.), Represented by its Partners, **1) MR. JOY NATH, PAN - AUZPN1350R, AADHAAR No. 6609 5303 0296**, S/o. Sri Manik Chandra Nath, by faith -Hindu, by occupation - Business, by nationality - Indian, residing at 8A, Satish Chandra Ghosh Lane, P.O. - Mahesh, P.S. - Serampore, Dist - Hooghly, Pin - 712202, (W.B.), & **2) MR. GOPAL KUMAR DATTA, PAN -AJAPD2758F, AADHAAR No. 3257 6653 1358**, S/o. Late Sanjay Datta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 37, G.T. Road, (Madambagan), P.O. & P.S. - Serampore, Dist - Hooghly, Pin - 712201, (W.B.), hereinafter called and referred to as the "**OWNERS**" (Which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their successors, successors-in-office and assigns) of the **FIRST PART.**

AND

KINGS NIRMAN, (PAN -ABBFK2229D), a Partnership firm having office address at 68/I/1, Bhagirathi Lane, P.O. - Mahesh, P.S. - Serampore, Dist - Hooghly, Pin - 712202, (W.B.), Represented by its Partners, **1) MR. JOY NATH, (PAN - AUZPN1350R), AADHAAR No. 6609 5303 0296**, S/o. Sri Manik Chandra Nath, by faith -Hindu, by occupation - Business, by nationality - Indian, residing at 8A, Satish Chandra Ghosh Lane, P.O. - Mahesh, P.S. - Serampore, Dist - Hooghly, Pin - 712202, (W.B.), & **2) MR. GOPAL KUMAR DATTA, PAN -AJAPD2758F, AADHAAR No. 3257 6653 1358**, S/o. Late Sanjay Datta, by faith - Hindu, by occupation - Business, by

nationality - Indian, residing at 37, G.T. Road, (Madambagan), P.O. & P.S. - Serampore, Dist - Hooghly, Pin - 712201, (W.B.) both are partners of, hereinafter referred to as the **“DEVELOPERS”** (Which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their successors, successors-in-office and assigns) of the **“SECOND PART”**

AND

..... **AADHAAR No.**, son of by faith - Hindu, by occupation, by nationality Indian, residing at Hereinafter called and referred to as the **“Purchaser”** (Which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their successors, successors-in-office and assigns) of the **OTHER PART.**

WHEREAS ALL THAT piece and parcel of Bastu land measuring an area 0.026 acre with one R.T. Shed measuring 100 Sq. ft. lying & situated at Mouja - Serampore, J.L. No. 13, comprised in R.S. Dag No. 7204 & 7205 under R.S. Khatian No. 862, corresponding to L.R. Dag No. 7470 & 7471, under L.R. Khatian No. 5293/2 & 8287/7, being Municipal Holding No. 18 & 18/A, G.T. Road within the ambit of Serampore Municipality, under P.S. - Serampore Hooghly, morefully described in the 'A' Schedule below is subject matter of this deed.

AND WHEREAS that the 'A' Schedule Property originally belonged to Chittaranjan Barat, S/ o. Ram Ranjan Barat, and Niharika Barat, W/o. Late Chittaranjan Barat respectively and their names were duly recorded in L.R.R.O.R. in separate Khatians and had been enjoying the property by exercising their absolute right, title, interest and possession therein by making payment of tax / rent to the concern authority. Be it mentioned here that L.R. Plot being no. 7471 has been recorded in L.R.R.O.R. in the

name of Niharika Barat and L.R. Plot No. 7204 has been recorded in the name of Chittaranjan Barat under separate Khatian.

AND WHEREAS said Chittaranjan Barat and Niharika Barat while seized and possessed the 'A' schedule mentioned property said Chittaranjan Barat died on 11.06.2006 leaving behind his wife Niharika Barat and two sons namely Arun Kumar Barat and Tapan Kumar Barat and subsequently said Niharika Barat also died on 05.03.2010 leaving behind his only son Arun Kumar Barat and her grandson namely Tarun Kumar Barat and Sukamal Barat and granddaughter namely Sukanya Barat who are the sons and daughter of her predeceased son, namely Tarun Kumar Barat.

AND WHEREAS subsequently said Tarun Kumar Barat died on 05.12.2019 as unmarried as such the share of deceased Tarun Kumar Barat devolved upon his living brother and sister namely Sukamal Barat and Sukanya Barat become joint owners of the schedule property.

AND WHEREAS the said Sukamal Barat and Sukanya Barat while being joint owners of the 'A' Schedule Property they Sold conveyed transferred and delivered the possession of 'A' Schedule Property to the present Developer Kings Nirman represent it's Partner Joy Nath & Gopal Kumar Datta by virtue of one registered Deed of Sale registered before A.D.S.R. Office, Serampore, which was registered in Book No. I, Volume No. 0605-2023, pages from 166363 to 166387, being no. 060506766 for the year 2023 and by virtue of this Deed said present Developer Kings Nirman represent it's Partner Joy Nath & Gopal Kumar Datta has become absolute owner of the 'A' Schedule Property and she also mutated her name in the L.R. Settlement record and also Serampore Municipality and has been possessing the same by making regular payment of Khajana & tax to be completed.

AND WHEREAS ALL THAT piece and parcel of Bastu land measuring an area 11 Chattak 15 Sq. ft. with one R.T. Shed measuring 120 Sq. ft. lying & situated at Mouja - Serampore, J.L. No. 13, comprised in R.S. Dag No. 7203 under R.S. Khatian No. 862, corresponding to L.R. Dag No. 7469, under L.R. Khatian No. 1847/1, being Municipal Holding No. 17, G.T. Road within the ambit of Serampore Municipality, under P.S. - Serampore Hooghly, morefully described in the **‘B’** Schedule below is subject matter of this deed.

AND WHEREAS that the 'B' Schedule Property originally belonged to owned and possessed by Smt. Sailabala Kundu, W/o. Saliendranath Kundu of Dr. Nanilal Bhattacharya Road, Serampore, Hooghly who has acquired the schedule property by virtue of one registered Deed of Partition which was registered in Book No. I, Volume No. 93, Pages from 128 to 165, being no. 5003 for the year 1975 and by virtue of said registered deed of partition said Sailabala Kundu has become absolute owner of the schedule property and she had been exercising her absolute right, title interest and possession over the schedule property.

AND WHEREAS said Sailabala Kundu while seized and possessed the schedule mentioned property, she sold, transferred and delivered possession of the same to Smt Kamala Jana, W/o. Fatick Chandra Jana of 17 No. G.T. Road, Serampore, Hooghly by virtue of one registered Deed of Sale which was duly registered before the Sub-Registrar Office at Serampore being no. 786 for the year 1996 and by dint of purchase said Kamala Jana had become absolute owner of the schedule property and she has also mutated her name before this office of B.L. & L.R.O. and also before office of Serampore Municipality and exercised their absolute right, title, interest and possession over the schedule property.

AND WHEREAS said Kamala Jana W/o. Late Fatick Chandra Jana, while owing and possessing the schedule property died inherited on 21.10.2012 leaving behind his two sons namely Jayanta Jana and Tapan Jana, the

Vendors herein as such said Vendors herein have jointly inherited the schedule property by way law of inheritance as per Provision of Hindu Succession Act, 1956 and in terms of provision of law of inheritance the aforesaid legal heirs of deceased Kamala Jana have become owners of the schedule property.

AND WHEREAS the said Jayanta Jana and Tapan Jana while being joint owners of the 'B' Schedule Property they Sold conveyed transferred and delivered the possession of 'B' Schedule Property to the present Developer Kings Nirman represent it's Partner Joy Nath & Gopal Kumar Datta by virtue of one registered Deed of Sale registered before A.D.S.R. Office, Serampore, which was registered in Book No. I, Volume No. 0602-2023, pages from 78952 to 78978, being no. 060203941 for the year 2023 and by virtue of this Deed said present Developer Kings Nirman represent it's Partner Joy Nath & Gopal Kumar Datta has become absolute owner of the 'B' Schedule Property and she also mutated her name in the L.R. Settlement record and also Serampore Municipality and has been possessing the same by making regular payment of Khajana & tax to be completed.

WHEREAS ALL THAT piece and parcel of Bastu land measuring an area 09(nine) Chittack 21 (Twenty One) Sq. ft. with structure lying and situated at Mouza - Serampore, J.L. No. 13, comprised in R.S. Dag No. 7203, under R.S. Khatian No. 862, corresponding to L.R. Dag No. 7469, under L.R. Khatian No. 20860/3 and 18600/4, being Municipal Holding No. 17/A, G.T. Road, within the ambit of Serampore Municipality, under P.S. & A.D.S.R. Serampore, Dist Hooghly, morefully described in the "C" schedule below is subject is subject matter of this deed.

AND WHEREAS the "C" schedule mentioned property together with other properties has acquired by Sailabal Kundu, W/o. Saliendranath Kundu by virtue of one registered deed of partition registered in Book No. I, Volume No. 93, pages from 128 to 165, being no. 5003 of 1975, and

after acquiring the same said Sailabala Kundu become absolute owner of the schedule property and while she seized and possessed the same said Sailabala Kundu sold, transferred, conveyed and delivered possession of the schedule property to Rajib Jana, S/o. Sailen Jana and Sailen Jana, S/o. Late Jugol Chandra Jana by virtue of one registered Deed of Sale which was duly registered before in Book No. I, Volume No. 9, Pages from 391 to 398, being no. 787 for the year 1996.

AND WHEREAS said Rajib Jana and Sailen Jana have become absolute owners and they had also sold, transferred and conveyed the schedule property so the Sri Pancu Roy & Bandana Roy, they have jointly become absolute owners of the schedule property by virtue of registered deed of sale registered in Book No. I, Volume No. 8, Pages from 8426 to 8440, being no. 04565 for the year 2014.

AND WHEREAS the said Sri Pancu Roy & Bandana Roy after acquiring the absolute right, title, interest, and possession have duly recorded their name before L.R. Settlement record also before the record of Serampore Municipality and have been possessing the same by making payment of rent of taxes to the authority concern.

AND WHEREAS due to urgent need of money the present Land Owners want here to commercially exploit the said property by construction of a multi storied (G+4) building upon the said land morefully and particularly mentioned in the schedule given below, subject to approval of building plan to be sanctioned by the local Municipality.

AND WHEREAS the Owners namely Sri Pancu Roy & Bandana Roy and Developer namely **JOY NATH** & **GOPAL KUMAR DATTA** for smooth progress of Development work entered into one Development Agreement which was registered before the A.D.S.R. Office Serampore recorded in Book No. 1, Volume No. 0605-2023, Pages from 159488 to 159534, being no. 060506331 for the year 2023, simultaneously with the Agreement executed & registered one Development Agreement Cum Power of

Attorney in favour of Developer by which they conferred all power including development & sell power to them.

AND WHEREAS thereafter the both the Holding being Holding No. 17, 17/A, 18, & 18/A/1, G.T. Road has been amalgamated vide no. B.O.C. meeting dated 30.12.2023 and 17 G.T. Road, Serampore is allotted in the name of owners above named.

AND WHEREAS building has submitted before Serampore Municipality for obtaining Sanction Plan from Serampore Municipality and competent has sanctioned the building plan Permit Number - SWS-OBPAS/1811/2024/0059, dated 29.06.2024 and for convenience the amalgamated property has been mentioned in “D” Schedule hereunder.

AND WHEREAS the developer has started construction over the 'D' Schedule Property in accordance with building plan and also in terms of registered development agreement mentioned above.

AND WHEREAS the developer constructed multistoried consisting of several Flat/Shops/Garage upon the “D” schedule mentioned property as per Sanctioned building plan of Serampore Municipality.

AND WHEREAS the developer has started construction over the 'D' Schedule Property in accordance with building plan and also in terms of registered development agreement mentioned above.

AND WHEREAS the developer constructed multi storied consisting of several Flats/Shops/Garage upon the “D” schedule mentioned property as per Sanctioned building plan of Serampore Municipality.

AND WHEREAS the purchaser has approached the developer to purchase a Flat upon the land / underneath the building described in the “D” Schedule hereunder written from out of **Developer’s Allocation** as per Developers agreement calculated and deemed to contain on area of **sq. ft.** of super built up area on the **floor** being **Flat No.**

....., inclusive of the apportioned area governed by the staircase, lobby, servant's room etc. fully described in the "**E**" Schedule hereunto written TOGETHER WITH proportionate undivided interest in the common areas in the "SAID PREMISES" (hereinafter referred to "**JEEVA MANSION**") which the promoter have agreed to do at or for the consideration of **Rs..... (Rupees) only i.e. (Rs...../- for Basic Price of Flat + GST @ __% Rs...../-)**, subject to the term and condition herein contained.

AND WHEREAS the purchaser hereto has approached the developer to purchase a **Flat No.**, measuring **..... Sq. ft.** including super built area on the **..... floor** within the multi-storied building under named and style "**JEEVA MANSION**" and the developer has agreed to sale the Flat which particularly described in the "**B**" Schedule hereto.

AND WHEREAS the purchaser being satisfied with title to the "**D**" **Schedule** mentioned property as well as construction of the Flat has agreed to purchase one habitable & usable compact Flat, particular of which is mentioned in the Schedule for the total consideration of **Rs..... (Rupees) only.**

NOW THIS INDENTURE WITNESSETH that in pursuance of the above agreement and in consideration of the said sum of **Rs..... (Rupees) only** paid by the purchaser to the developer as per developers allocation (the receipt whereof developer admit and acknowledge) of and from the payment of the same forever release, acquit and discharge the purchaser as well as the "**E**" **Schedule** mentioned Flat and common areas and facilities and the undivided proportionate share in the land and building and every part thereof the vendor and Developer herein doth hereby grant, sale, transfer, convey, release and assure UNTO the purchaser forever and ALL THAT undivided proportionate share or interest in the land mentioned in the "**D**" **Schedule** hereunder written together with the said Flat on the **floor**, measuring **..... Sq.**

ft. including super built up area described in the “**E**” Schedule hereunder written which is fall within the allocation of developer and the undivided share of common areas and facilities as described in the “**F**” Schedule hereunder written and also together with the benefits and liabilities and rights and support and protection of the said Flat wholly and the common portion **HOWSOEVER OTHERWISE** the said Flat called, known, numbered, described and distinguished **TOGETHER WITH** the proportionate right in fixtures, fittings, sewerage, drains, ways, paths, passages, fences, walls, terrace and appurtenances whatsoever to the said Flat and all estate right, title, interest, claims and demands whatsoever of the vendors **TOGETHER WITH** benefits of all deeds, documents of title whatsoever **TO HAVE AND TO HOLD** the said Flat together with undivided proportionate share of the said land comprised in the said premises hereby granted, transfer and conveyed to the use of the purchaser absolutely and forever the vendor as well as the developer both hereby covenant with the purchaser that **NOTWITHSTANDING** any act, deed or thing by the vendors as well as developer executed or knowingly suffer to the contrary the Vendor as well as the developer are now rightfully and absolutely seized and possessed and / or otherwise well and sufficiently entitled to the said Flat together with undivided share of the said land hereby granted , transferred or conveyed to the use of the Purchaser in the manner aforesaid and the Purchaser shall at all times hereafter peaceably and quietly hold possess and enjoy the said Flat with full right to transfer by way of sale, gift ,mortgage ,lease, etc. and to receive the rents and profits thereof without any lawful eviction, interruption. Claim or demand whatsoever from or by the Vendor as well as Developer or any person or persons lawfully or equitably claiming under them AND THAT the Vendor as well as developer at all times hereafter at the request and cost of the Purchaser do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the undivided proportionate share in the said land and the said Flat UNTO and to the use of the purchaser forever.

:- THE "A" SCHEDULE BELOW REFERRED TO
PROPERTY OF OWNERS KINGS NIRMAN REPRESENT IT'S PARTNER
JOY NATH & GOPAL KUMAR DATTA :-

ALL THAT piece and parcel of Bastu land measuring an **0.026 Acre** with one R.T. Shed measuring 100 Sq. ft. lying & situated at Mouja-Serampore, J.L. No. 13, comprised in R.S. Dag No. 7204 & 7205 under R.S. Khatian No. 862, corresponding to L.R. Dag No. 7470 & 7471, under L.R. Khatian No. 5293/2 & 8287/7, being Municipal Holding No. 18 & 18/A, G.T. Road within the ambit of Serampore Municipality, under P.S. - Serampore Hooghly.

The Property is butted and bounded by:-

On the North :G.T. Road.
On the South :3' wide common passage.
On the East :12' wide common passage.
On the West :Property of Kings Nirman , Panchu.Ray & Others.

:- THE "B" SCHEDULE BELOW REFERRED TO
PROPERTY OF OWNERS KINGS NIRMAN REPRESENT IT'S PARTNER
JOY NATH & GOPAL KUMAR DATTA :-

ALL THAT piece and parcel of Bastu land measuring an area 11 Chattak 15 Sq. ft. with one R.T. Shed measuring 120 Sq. ft. lying & situated at Mouja - Serampore, J.L. No. 13, comprised in R.S. Dag No. 7203 under R.S. Khatian No. 862, corresponding to L.R. Dag No. 7469, under L.R. Khatian No. 1847/1, being Municipal Holding No. 17, G.T. Road within the ambit of Serampore Municipality, under P.S. - Serampore Hooghly.

The Property is butted and bounded by:-

On the North : Property of Panchu Roy.
On the South : 3' wide common passage.
On the East : Property of C.S. Dag No. 7205.
On the West : Municipal Drain & Portion T. Sen

:- THE "C" SCHEDULE BELOW REFERRED TO
PROPERTY OF OWNERS Nos. 1 TO 2
SRI PANCHU ROY & SMT BANDANA ROY:-

ALL THAT piece and parcel of Bastu land measuring an area 09(nine) Chittack 21 (Twenty One) Sq. ft. with structure lying and situated at Mouza - Serampore, J.L. No. 13, comprised in R.S. Dag No. 7203, under R.S. Khatian No. 862, corresponding to L.R. Dag No. 7469, under L.R. Khatian No. 20860/3 and 18600/4, being Municipal Holding No. 17/A, G.T. Road, within the ambit of Serampore Municipality, under P.S. & A.D.S.R. Serampore, Dist Hooghly.

The Property Butted and Bounded

On the North :- Property of Kings Nirman,
 On the south: Property of Kings Nirman.
 On the East:- 4 feet wide common passage.
 On the West:- Property of T. Sen.

THE "D" SCHEDULE BELOW REFERRED TO
(AMALGAMATED OF HOLDING NO. 17, 17/A 18 & 18/A/1, G.T.
ROAD, SERAMPORE

WHERE TO CONSTRUCTION OF BUILDING TO BE MADE)

ALL THAT piece and parcel of Bastu Land measuring an area **03 Cottah 02** Chittack & **10** Sq. ft. with existing structure, building namely **“JEEVA MANSION”** lying & situated at Mouza - Serampore, J.L. No. 13, comprised in R.S. Dag No. 7203 , 7204 & 7205, under R.S. Khatian Nos.

862, corresponding to L.R. Dag No. 7469, 7470, 7471, under L.R. Khatian Nos. 1847/1, 5293/2, 8287/7, 18600/4, 20860/3, being amalgamated Holding No. 17, G.T. Road, (derived from Holding No. 17, 17/A, 18 & 18/A/1, G.T. Road), Serampore Hooghly, within the ambit of Serampore Municipality, under P.S. & A.D.S.R. Serampore, Dist Hooghly, with right to use path / passage attached with the property.

The Property Butted and Bounded

On the North :- G.T. Road.

On the South:- 3' wide common passage

On the East:- 4 feet wide common passage.

On the West: Property of T. Sen.

:- “E” SCHEDULE FLAT WHICH IS TO BE SOLD:-

ALL THAT one **self-contained tiles Flooring Flat** with lift bearing **Flat No.**, measuring **..... Sq. ft.(carpet area) and covered area sq. ft. including 25% super built up area measuring sq. ft. (more or less)**, on the **..... floor**, of the building known as **“JEEVA MANSION”** together with undivided, proportionate share or interest in the land mentioned in the **“D” Schedule** underneath the said building **TOGETHER WITH** the benefits, rights, and liberties and common user of fittings and fixture of sanitary and plumbing etc. also together with the undivided proportionate share or interest in the common area and facilities and amenities and all sorts of easement right common paths and passages for ingress and egress to and from the said building as well as the said Flat as described in the C schedule hereunder written. Site Plan attached with **RED BORDER** Which will be treated as part and parcel of this deed.

The Flat is butted and bounded by :-

On the North :

On the South :

On the East :

On the West :

-: THE “F” SCHEDULE BELOW REFFERRED TO

(COMMON AREA & FACILITIES):-

1. Path, passages in the premises other than those reserved by the Owners of their any purpose and those meant or earmarked or intended to be reserved for parking of motors cars or marked by the Owners for use of any Co-Owners.
2. Staircase lobby, roof and landings.
3. Room and the bathroom for darwan.
4. Electrical installations with main switch and meter and space and space quired therefore.
5. lift
6. Municipal water supply connection and Deep tub - well.
7. R.C.C. Overhead water tank and R.C.C. underground water reservoir with distribution pipes therefore connection to different Apartments/Unites and from the underground water from Deep tub-well of the building.
8. Water waste and sewage evacuation pipes from the Apartments/Unites to drain and sewers common to the building.
9. Drains and sewers from the building to the Serampore Municipality drain.
10. Main gate for entrance to the premises.
11. Boundary wall to the premises (if any).
12. 24 hours security services by guards with inter com facility.
13. Such other common areas and facilities as may be made for common purposes.
14. No four-wheeler parking in the building premises.
15. That the purchasers only have common user right over the top roof of the building, but developer shall have exclusive right over the top roof of building and in that matter the Purchasers shall not raise any objection either present or in future.
16. It is to be noted that the owner of the commercial property at ground floor and first floor and the purchasers of individual Flat will have equal

rights for usage of the land at the rear portion of the building i.e. **“JEEVA MANSION”** and also that said portion shall be used only for installation of D.G. for the commercial space in the building, for bike parking and for Air Conditioner outdoor units.

-: THE “G” SCHEDULE BELOW REFFERRED TO (COMMON EXPENSES):-

The common areas and facilities continued in the present deed shall include:

- a. The foundations, columns, girders, beam, support, main walls corridors, roof, stair, parapet and entrance and exit through the main gate of the building and also open space surrounding the building for common use.
- b. Common service as water supply, installing and running of a pump electric connection for lighting and cleaning of the common area etc.
- c. The underground water septic tank, Drains, sewerage pump and meter, pipes and in general all apparatus and accessories, installations existing for common use.
- d. Such other common facilities as may be specifically provided for or intended for common use.
- e. Electrical installations, wiring and assembling for lighting of the common paths and electrical wiring from the electrical space, sub-station to the one-point, main gate and other places of the building for common enjoyment.

-: THE SCHEDULE “H” ABOVE REFFERRED TO

(Detail of Construction of Building / Flat /Units etc.) :-

FOUNDATION: Both way combined RCC Column (20v mg). Foundation or striped footing based on soil report (G+4/ G+5).

SUPER STRUCTURE: RCC Framed structure with RCC Columns, Beams and Slab.

WALLS : 200 MM (8") thick peripheral Bricks wall with 115 MM / 75 (5"x3") thick partition wall with cement mortar.

FLOOR: Vitrified Tiles 2' x 2' flooring with 100mm (4") high skirting on all internal walls.

DOORS: Sal Wood frames, Commercial flash door with wood primer for inside door and entrance door and PVC flash door shall be provided in Toilet.

WINDOWS: Aluminum glass panel including integrated M.S Grills welded to the window M.S Handle.

TOILET: Marble floor with glazed tile dado up to 5' high from floor on all sides 2 taps, 1 shower, 1 European/Indian type W.C pan with low down flushing cistern will be provided.

ATTACHED BATH: Same as Common Toilet, except without any provision Pan but European/Indian Commode shall be provided.

DRAWING/DINING: One Modern basin 17" x 20" with other accessories shall be provided in each dining space.

WATER SUPPLY: Separate water supply line for each Flat connected main distribution line from overhead tank to be filled up by Electric Sub Mersible Pump from deep tube well from 300' earth.

KITCHEN: Vitrified Tiles 2' x 2' floor, Black Stone cooking platform, only 1 (one) side wall, Two feet six inches high glazed tiles over cooking platform, 1(one sink with tap).

ELECTRIFICATION: Concealed conduit copper wiring with adequate nos. of light, fan and power sockets without any light/fans point free each Flat.

Electrical Points will be provided in the following manner:

For 1BHK: 19 Point(5Amp) + 1 Point (15Amp).

For 2BHK: 24 Point (5Amp) + 1 Point (15Amp).

For 3BHK: 29 Point (5Amp)+ 1 Point (15Amp)

INTERNAL WALL All internal wall and plastered and punned with Plaster of Paris.

EXTERNAL WALL: Cement based (water proof) color will be provided.

SCHEDULE "I BELOW REFERRED TO

THE PURCHASER SHALL NOT DO:

1. To obstruct the first party or the association in their acts relating to the common purposes.
2. To violet any of the rules and/or the user of the common Portion.
3. To insure, harm or damage the common portions or any other unit in the building by making any alteration or withdrawing any support or otherwise.
4. To alter any portion, elevation or color scheme of the buildings. To throw or to accumulate or cause to be thrown or accumulation of any dust, ashes, rubbish or the refused articles in the common portions save and except at the place indicated thereof.
5. To place or caused to be placed any articles or object in the common portions.
6. To carry on or cause to be carried on any obnoxious, Injurious, noisy, dangerous, illegal or immoral activity in or through the unit or in the common portion.
7. To use or allow the unit or any pan thereof to be used for club any meeting, conference, nursing home, hospital, boarding house, eating place, restaurant, or any other similar public purpose.
8. To put or affix sign board, name plate or other things or other similar articles in the common portion of outside walls of the building and/or outside wall of the unit save and except at the place or places provided thereof or approved in writing by the Vendor, Developer or the association

provided that nothing contained in this clause shall prevent the purchaser from displaying a decent nameplate in the outside of the main door of the unit.

9. To obstruct or to object the Vendor, Developer from using or allowing other to use, transferring or making construction of any part of the land composed in the premises and/or the building to save the unit.

10. To obstruct the Vendor, Developer in setting or granting right to any persons on any part of land in the premises and/or in the building (excepting in the unit).

11. To keep or store any offensive combustible obnoxious or dangerous articles in the unit.

12. To allow or to keep any lunatic or any person suffering from any virulent dangerous obnoxious or infections disease in the unit.

13. The purchaser shall and neither entitled to claim any compensation from the developer nor shall and neither be entitled to claim any compensation from the developer for damage of building due to act of God or force majored of strikes of any nature or by any court's order or any order of the Government or Semi-Government Authority.

14. The Purchasers shall not get any exclusive over roof of the building & shall not object to any decision taken by developer in the future & shall not cause any damage to roof.

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

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF :-

1.

JOY NATH

GOPAL KUMAR DATTA

As constituted attorneys of

(1. Panchu Roy & 2. Bandana Roy)

(Owners / Vendors)

2.

.....

(Purchaser)

JOY NATH

Drafted by:

GOPAL KUMAR DATTA

Partner of KINGS NIRMAN

(Developer)

MEMO OF CONSIDERATION

Received with thanks from above named purchaser sum of **Rs..... (Rupees)** only towards the total consideration of the Flat together with the proportionate share of land mentioned in the schedule herein before as per money receipts given to the purchaser.

<u>Sr. No.</u>	<u>Date</u>	<u>Cheque No.</u>	<u>Bank Name</u>	<u>Total Amount</u>
1	.			
TOTAL				Rs.....

WITNESS :

1.

2.

JOY NATH

Drafted by:

GOPAL KUMAR DATTA

Partner of KINGS NIRMAN

(Developer)

**Advocate,
Serampore Court**

Typist, Serampore Court.