

THIS DEED OF CONVEYANCE IS MADE ON THIS THE _____ DAY OF _____, 2025.

ALL THAT One _____ (Shop/Office/Semi-Commercial) total measuring _____ Sq. Ft. (Rera Carpet Area) & _____ Sq. Ft. (Super Built-up Area) situated at the _____ Floor togetherwith right to park one car in the **Covered Parking Space** measuring _____ Sq. Ft. at _____ Floor of the Proposed Basement + Lower Ground + Ground + Five Storied Commercial Building popularly known as “**SIDHI SQUARE**” with a proportionate undivided share in the land on which the building stands.

UNIT/OFFICE/SHOP NO.	:	_____
RERA REGISTRATION NO.	:	_____
R.S. PLOT NO'S.	:	14/117, 13/114 & 14
L.R. PLOT NO'S.	:	347, 348, 349, 356 & 367
R.S KHATIAN NO.	:	119
L.R. KHATIAN NO.	:	1287
MOUZA	:	DABGRAM
R.S SHEET NO.	:	04
L.R. SHEET NO.	:	04
J. L. NO.	:	02
S.M.C. WARD NO.	:	42 (Forty-Two)
P.S. & A.D.S.R. OFFICE	:	BHAKTINAGAR
DISTRICT	:	JALPAIGURI
CONSIDERATION	:	Rs. _____/-

BETWEEN

[If the Allottee/Purchaser is Individual]

SRI/SMT/MISS _____ (**PAN** : _____ & **AADHAAR** : _____), Son/Daughter/Wife of _____, _____ by Religion, _____ by Citizenship, _____ by Occupation, residing at _____, P.O. _____ & P.S. _____, Pin - _____, District _____ in the State of _____, India;

[If the Allottee/Purchaser is a Company]

_____ (**PAN** : _____), a company incorporated under the provisions of the Companies Act (1956 or 2013 as the case may be), bearing Certificate of Incorporation No. _____, dated _____, having its Registered Office at _____ and represented by its **Authorised Signatory/Director** : _____ (**PAN** : _____ & **AADHAAR** : _____), Son/Daughter/Wife of _____, _____ by Religion, _____ by Citizenship, _____ by Occupation, residing at _____, P.O. _____ & P.S. _____, Pin - _____, District _____ in the State of _____, India;

[If the Purchaser is a HUF]

_____ (**PAN** : _____), a Hindu Undivided Family (HUF), having its place of business at _____ and represented by its **Karta** : _____ (**PAN** : _____ & **AADHAAR** : _____), Son/ Daughter/ Wife of _____, _____ by Religion, _____ by Citizenship, _____ by Occupation, residing at _____, P.O. _____ & P.S. _____, Pin - _____, District _____ in the State of _____, India;

---- hereinafter called referred to and called as “**PURCHASER/S/ ALLOTTEES**” (Which expression shall mean and include unless exclude by or repugnant to the context his/her/their/its heirs, executors, successors, administrators, legal representatives and assignees) of the **FIRST PART**.

AND

BAJRANGBALI MARKETING PRIVATE LIMITED (PAN : AADCB4483C), a Private Limited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No. U52399WB2007PTC120938, dated 11.12.2007, having its Registered Office at 1st Floor, Kelsons Complex, Ujjiban Bank Building, Sevoke Road, Siliguri, P.O. Sevoke Road & P.S. Siliguri, Pin - 734001, District Darjeeling in the State of West Bengal, **REPRESENTED** by One of its **DIRECTOR : SRI NAVIN AGARWAL @NABIN KUMAR AGARWAL (PAN : ACRPA8681L & AADHAAR : 8389 8322 3482)**, Son of Late Kedarnath Agarwal @Kedar Nath Agarwal @Kedar Nath, Hindu by Religion, Indian by Citizenship, Business by Occupation, resident of Udham Singh Sarani, Ashram Para, Siliguri, P.O. & P.S. Siliguri, Pin - 734001, District Darjeeling in the State of West Bengal ---- hereinafter referred to and called as the “**VENDOR/ DEVELOPER/PROMOTER**” (Which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assigns) of the **SECOND PART**.

WHEREAS :

The abovenamed Vendor/Developer/Promoter **BAJRANGBALI MARKETING PRIVATE LIMITED**, a Private Limited Company, having its Registered Office at 1st Floor, Kelsons Complex, Ujjiban Bank Building, Sevoke Road, Siliguri, P.O. Sevoke Road & P.S. Siliguri, Pin - 734001, District Darjeeling in the State of West Bengal, became the absolute owner of piece or parcel of Land Area measuring 0.60 Acres or 36 Kathas (more or less), appertaining to and forming parts of **R.S. Plot No's. 14/117, 13/114 & 14**, recorded in **R.S. Khatian No. 119**, within **Mouza - Dabgram**, J. L. No. 02, **R.S. Sheet No. 04**, Pargana - Baikunthapur, situated at Eastern Bypass Road, Siliguri, within Ward No. 42 (Forty-Two) of Siliguri Municipal Corporation, Police Station - Bhaktinagar, Pin - 734001, District Jalpaiguri, in the State of West Bengal, by virtue of the following Deed's :- **i)** Document No. **I-4609** for the year 2010, **ii)** Document No. **I-4610** for the year 2010, **iii)** Document No. **I-4611** for the year 2010, **iv)** Document No. **I-4612** for the year 2010, **v)** Document No. **I-4613** for the year 2010, **vi)** Document No. **I-4614** for the year 2010, **vii)** Document No. **I-4615** for the year 2010, all registered in the Office of the Additional District Sub-Registrar, Rajganj, District Jalpaiguri & **viii)** Document No. **I-1151** for the year 2013, registered in the Office of the District Sub-Registrar, Jalpaiguri, District Jalpaiguri and by virtue of such purchase it acquired the aforesaid land as morefully and particularly described in the Schedule "A" below.

AND WHEREAS thereafter the aforesaid **BAJRANGBALI MARKETING PRIVATE LIMITED**, recorded the aforesaid Land Area measuring 0.60 Acres or 36 Kathas (more or less) in the Record of Rights at the Office of the B. L. & L. R. O., Rajganj and shall ever since one New L.R Khatian, being Khatian No. 1287 including L.R Plot No's. 347, 348, 349, 356 & 367 within L.R Sheet No. 04, Mouza - Dabgram

was framed in the name of **BAJRANGBALI MARKETING PRIVATE LIMITED** as per provisions of W.B.L.R. Act, 1955.

AND WHEREAS the aforesaid **BAJRANGBALI MARKETING PRIVATE LIMITED**, had also obtained a separate Holding No. from Siliguri Municipal Corporation against the aforesaid land in name of “**BAJRANGBALI MARKETING PVT. LTD.**” a Private Limited Company, being **Holding No. V/100/A/98**.

AND WHEREAS the aforesaid Vendor, **BAJRANGBALI MARKETING PRIVATE LIMITED** as well as the Developer/Promoter, subsequently initiated for building plan and in this process after having obtained the approved L.U.C.C. vide Memo No. 12788/SJDA, dated 12/04/2024, approved by the S.J.D.A., Siliguri and having obtained the Fire Safety Recommendation vide Memo No. FSR/211862406300002577, dated 15.07.2024 obtained from the Office of the Divisional Fire Officer, West Bengal Fire and Emergency Services, Government of West Bengal, the Vendor/Promoter/Developer, “**BAJRANGBALI MARKETING PRIVATE LIMITED**” of these presents came in actual, khas, and physical possession having permanent heritable and transferable right, title and interest therein free from all encumbrances whatsoever.

AND WHEREAS the Vendor/Developer/Promoter being desirous of constructing a Proposed **Basement + Lower Ground + Ground + Five Storied Commercial Building** on the Schedule “A” land, as per the plan prepared which was approved by the appropriate authority, vide Building Permit No. **SWS-OBPAS/0104/2024/1945**, dated **24-03-2025**, and thereafter the same was approved and sanctioned by the competent authority.

AND WHEREAS to distinguish the Proposed **Basement + Lower Ground + Ground + Five Storied Commercial Building** and with a view to assign an identity to the said Building, Vendor/Developer/Promoter decided to name the said Building as “**SIDHI SQUARE**”.

AND WHEREAS the Vendor/Developer/Promoter has also registered the said Project under the provisions of the Real Estate (Regulatory and Development) Act, 2016 with the West Bengal Real Estate Regulatory Authority, bearing **Registration No.** _____ on _____.

AND WHEREAS the Vendor/Developer/Promoter in the process of construction of the said Commercial Building have divided it into several independent Units/Shops/Office’s/Parking Spaces along with the common facilities.

AND WHEREAS the Vendor/Developer/Promoter have formulated a scheme to enable a person/party intending to have own Units/Shops/Office’s/Parking Spaces in the said Commercial Building alongwith the undivided proportionate share and interest in the land on which the said building stands. The proportionate share or interest in the 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/Developer/Promoter, have now firmly and finally decided to sell and have offered for sale to the Purchaser/s all that **Unit/Shop/Office Space** measuring _____ **Sq. Ft. (Rera Carpet Area)** situated at _____ **Floor**, being **Unit/Shop/Office No.** _____ togetherwith the right to park one car in the **Covered Parking Space**, being **Unit No.** _____ measuring _____ **Sq. Ft.** at _____ **Floor** of the building more particularly described in the **Schedule “B”** given hereinunder, for a valuable consideration of **Rs.** _____/- (**Rupees** _____) only including GST.

AND WHEREAS the Purchaser/s being in need of the Schedule “B” Property in ownership in the locality where the aforesaid Proposed Basement + Lower Ground + Ground + Five Storied Commercial Building is situated and after inspecting the documents of title of Vendor/Developer/Promoter to the said land, site plan, sanctioned building plan, standard of workmanship 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/Developer/Promoter as fair, reasonable and highest have agreed to purchase from the Vendor/Developer/Promoter, the said Schedule “B” Property given hereinunder with undivided common share or interest in the stairs, open space, toilet, well, over head tanks and other fittings and fixtures and other common parts, services of the said Commercial Building, free from all encumbrances, charges, liens, lispendences, 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 including GST.

AND WHEREAS the Vendor/Developer/Promoter have now agreed to execute the Deed of Conveyance of the Schedule “B” property in favour of the Purchaser/s for effectually conveying the right, title and interest in the Schedule “B” property for a consideration of **Rs. _____/-** (**Rupees _____**) only including GST.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS: -

1. That in consideration of a sum of **Rs. _____/-** (**Rupees _____**) only, paid by the Purchaser/s to the Vendor/Developer/Promoter, the receipt of which is acknowledged by the Vendor/Developer/Promoter by execution of these presents and grants full discharge to the Purchaser/s from the payment thereof and the Vendor/Developer/Promoter 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 Govt. of West Bengal. The aforesaid consideration is inclusive of GST.

2. That the Purchaser/s has/have examined and inspected the Documents of title of the Vendor/Developer/Promoter, 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 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/Developer/Promoter 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/Developer/Promoter or anybody claiming through or under it and all the rights, title and interest which vested in the Vendor/Developer/Promoter 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/Developer/Promoter not to dismantle, divide or partition the said 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 Commercial/Office/Semi-Commercial purposes.

5. That the Vendor/Developer/Promoter declares that the interest which it professes to transfer hereby subsists as on the date of these presents and that the Vendor/Developer/Promoter 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/Developer/Promoter do hereby covenant with the Purchaser/s that the tenancy rights under which the Schedule "A" property is held by the Vendor/Developer/Promoter under the superior landlord the State of West Bengal is good and effectual and the interest which the Vendor/Developer/Promoter proposes to transfer subsists and the Vendor/Developer/Promoter 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 Commercial Building is in any way hindered or impeded with nor shall prevent the Vendor/Developer/Promoter from selling, transferring, assigning or disposing of unsold portion or rights, title and interest therein or appurtenant thereto.

8. That the Purchaser/s will obtain his/her/their own independent electric connection from the W.B.S.E.D.C. Ltd. 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/Developer/Promoter shall have no responsibility or any liability in this respect.

9. That the Vendor/Developer/Promoter 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 mutated with respect to the said Schedule "B" property both at the Office of the B.L. & L.R.O., Rajganj and Siliguri Municipal Corporation 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.

14. That the Vendor/Developer/Promoter 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/Developer/Promoter 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 said Commercial Building which shall be borne by the Vendor/Developer/Promoter 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 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/Developer/Promoter 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 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 hereunder) within time allowed by the Vendor/Developer/Promoter 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 compensate Vendor/Developer/Promoter or the Association acting at the relevant time for any loss or damage suffered by the Vendor/Developer/Promoter 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/Developer/Promoter for the purpose of road, landings, stairs or other community purpose/s and in the event of encroachment, the Vendor/Developer/Promoter 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/Developer/Promoter 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/Developer/Promoter 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 Unit/Premises of the building save the battery operated inverter.

22. That the Vendor/Developer/Promoter shall have all the right, title and interest over the top roof of the said Commercial Building and shall also be entitled to install any sort of tower, etc., on the same.

23. That the Purchaser/s :

a) Permit Entry at all reasonable times to the Vendor/Developer/Promoter and/or their agents, employees, representatives, architect(s), engineer(s), technician(s), plumber(s), electricians(s), carpenter(s), mason(s), building contractor(s), labourer(s), surveyor(s), for one or more of the purposes of inspecting, examining, checking, testing, constructing, developing, repairing, altering, modifying, installing, erecting, fixing, anything whatsoever in relation and/or development and/or protection and/or safety of the said Commercial Building being constructed on the Schedule "A" land including the COMMON PROVISIONS & UTILITIES or any part or parts thereof.

b) Co-operate with the Vendor/Developer/Promoter in the management and maintenance of the common portions of the Building.

c) Pay Goods and Services Tax (GST) and also comply with statutory laws, requisitions or notifications which will be applicable to the said Schedule "B" property or any part thereof and keep the Vendor/Developer/Promoter saved harmless and indemnified in respect thereof.

d) Not decorate or paint or otherwise alter the colour scheme of the exterior of the Schedule "B" property or the said Commercial Building or the common portions.

e) Not throw or accumulate or caused to be thrown or accumulated any dirt, rubbish or other refuse in the common portion or the areas reserved by the Vendor/Developer/Promoter save at the place indicated thereof.

f) Shall display the sign board in the conspicuous place above the shutter of his/her/their/its Unit/Premises.

g) Not put up or affix any board, name plate or other things or other similar articles in the common portions or outside walls of the said Schedule "B" property of the Building provided that nothing contained in this clause shall prevent the Purchaser/s in displaying a decent name plate in the place as specified by the Vendor/Developer/Promoter.

h) Not affix or draw any wires, cable or pipes from and to or through any of the common portions or outside walls of the building or other units.

24. That the Purchaser/s shall not be entitled to park any vehicle in the parking area of the other occupants/owner, common area, open space and passage with the said Commercial Building.

25. 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/Developer/Promoter 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/it shall have the right to move to Court at Jalpaiguri.

SCHEDULE “A”

**(DESCRIPTION OF LAND ON WHICH THE PROPOSED BASEMENT + LOWER GROUND +
GROUND + FIVE STORIED COMMERCIAL BUILDING STANDS)**

ALL THAT PIECE OR PARCEL Land measuring **0.60 Acres or 36 Kathas** (more or less), within Mouza - Dabgram, appertaining to and forming parts of R.S. Plot No's. 14/117, 13/114 & 14 corresponding to L.R. Plot No's. 347, 348, 349, 356 & 367, recorded in R.S. Khatian No. 119 corresponding to L.R. Khatian No. 1287, under R.S. Sheet No. 04 corresponding to L.R. Sheet No. 04 J. L. No. 02, Pargana - Baikunthapur and situated at Eastern Bypass Road, bearing **SMC Holding No. V/100/A/98** within Ward No. “42” (Forty-Two) of Siliguri Municipal Corporation, Police Station & Additional District Sub-Registry Office - Bhaktinagar, District Jalpaiguri, West Bengal.

The aforesaid land is bounded and butted as follows :-

By the North	:	Land of S.P. Agarwal;
By the South	:	60 Feet wide Eastern Bypass Road (Metal Road);
By the East	:	24 Feet wide IOC Pipeline Road;
By the West	:	Land of Smt. Rupa Garg & Others.

SCHEDULE “B”

(DESCRIPTION OF PREMISES HEREBY SOLD)

ALL THAT _____ (Apartment), being Unit/Shop/Office No. _____, having _____ Flooring, measuring _____ Square Feet (Rera Carpet Area) or _____ Square Feet (including Super Built-up Area) at _____ Floor together with the right to park one car in the **Covered Parking Space**, being Unit No. _____, having _____ Flooring, measuring _____ Square Feet at _____ Floor of the **Proposed Basement + Lower Ground + Ground + Five Storied Commercial Building** popularly known as “**SIDHI SQUARE**”, together with undivided proportionate share in the Schedule “A” land on which the said building stands, appertaining to and forming parts of R.S. Plot No’s. 14/117, 13/114 & 14 corresponding to L.R. Plot No’s. 347, 348, 349, 356 & 367, recorded in R.S. Khatian No. 119 corresponding to L.R. Khatian No. 1287, under R.S. Sheet No. 04 corresponding to L.R. Sheet No. 04 J. L. No. 02, Pargana - Baikunthapur and situated at Eastern Bypass Road, bearing **SMC Holding No. V/100/A/98** within Ward No. “42” (Forty-Two) of Siliguri Municipal Corporation, Police Station & Additional District Sub-Registry Office - Bhaktinagar, District Jalpaiguri, West Bengal.

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.
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).
7. 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.
8. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.
9. All other expenses and/or outgoings as are incurred by the Vendor/Developer/Promoter and/or the service organisation for the common purposes.

SCHEDULE - “D”

(COMMON AREAS AND INSTALLATIONS COMMON TO THE CO-OWNERS OF THE BUILDING)

1. Stair Case on All Floors
2. Stair Case Landing on All Floors
3. Common Passage and Lobby on the Ground Floor excepting other Allotted Space
4. Water Pump, Water Tank, LIFT, Water Pipe and other Common Plumbing Installations.
5. Electrical Wiring and Fittings and Fixtures for lighting the stair case, Lobby and Landings and Electrical Installations with main Switches and Meters and Space required therefore.
6. General Common Elements of all appurtenances and facilities and other items and other items which are not part of the said Apartment.
 - a) Exterior conducts utility lines Septic Tank/Tanks.
 - b) Meters, electricity, Telephone/Internet and Water Owned by Public Utility or other providing services and located outside the complex.
 - c) Exterior lighting and other facilities necessary to the upkeep and safety of the said building.
 - d) All elevations including shafts walls machine rooms.
 - e) All other facilities or elements or any improvement outside the building but upon the said building which is necessary for convenient to the existence management operation maintenance and safety of the building or normally in common use.
 - f) The foundation, fittings, columns, beams, support exterior walls of the complex beyond the “SAID APARTMENT” side or interior load bearing walls within the complex or concrete floor slab except the roof slab and all concrete ceilings and all stair cases in the building.
 - g) Telephone and electrical systems contained within the said building.
 - h) Deep tube well for water supply.

IN WITNESS WHEREOF the representative of the Vendor/Developer/Promoter in good health and conscious mind have put his signatures on these presents on the Day, Month and Year first above written.

The contents of this document has gone through and understood personally by the Vendor/
Developer/Promoter and the Purchaser/s

SIGNATURE OF THE VENDOR

:-WITNESSES:-

1. _____

2. _____

Drafted by me and printed at my office,

ADVOCATE, SILIGURI.