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DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the day of , 2026 (Two Thousand Twenty Six) in Christian Era.

B E T W E E N

[1] **SMT. SUKLA SEN [PAN EPJPS0503C]**, Aadhaar Card No. 4418 4819 2958, Voter Card No. XVM2249084, W/o. Late Samar Prasad Sen, by occupation - House-hold work, residing at 30, Main Road East, P.O. & P.S.- New Barrackpore, District North 24 Parganas, Kolkata- 700131, [2] **SRI SOUMEN SEN [PAN BOTPS2669H]**, Aadhaar Card No. 4288 6645 8837, Voter Card No. KNH2944742, S/o. Late Deboprosad Sen, by occupation - Service, residing at SP-295, Near A.K. Ghosh High School, Jodhepur Garden, P.S. Lake Gardens, Kolkata- 700045, [3] **SMT. RAMA GUPTA [PAN BGCPG0553M]**, Aadhaar Card No. 5815 1735 6312, Voter Card No. WB/18/113/414755, D/o. Late Dharendra Mohan Sen, by occupation - House-hold work, residing at 179, Bacharam Chatterjee Road, Sarsuna, District South 24 Parganas, Kolkata- 700061, and [4] **SMT. BANDANA DAS GUPTA [PAN BRNPD1748K]**, Aadhaar Card No. 8554 4915 9732, Voter Card No. WB/27/182/069406, D/o. Late Dharendra Mohan Sen, by occupation - House-hold work, residing at Surerpukur Bye Lane, Chandannagar, District Hooghly, Pin- 712136, all are by faith -Hindu, all are by Nationality- Indian, hereinafter jointly called and referred to as **OWNERS** (which term or expression shall unless

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excluded by or repugnant to the context be deemed to mean and include his/her/ their legal heirs, representatives and assigns) of the **FIRST PART**.

Represented by their constituted attorney as well as partners of the developer **(1) Sri Tanay Ghosh Chowdhury (PAN ARQPG5599M), AADHAAR CARD NO. 6073 1141 6908,**

Voter Card No. XVM2266484, S/o. Late Hemlal Ghosh Chowdhury, residing at 245, S.N. Banerjee Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, **(2) Sri Rudradeep Saha Roy (PAN AYLPR4222J), AADHAAR CARD NO. 7505 8337 5011, Voter Card No. CDK2522951,** S/o. Sri. Krishna Gopal Saha Roy, residing at 'Jogendra Apartment, 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, all by occupation- Business, all are by faith- Hindu, Nationality- Indian by virtue of one registered power of attorney .

AND

URBAN REALITY (PAN AAIFU3311N), a partnership firm having its registered office at 312/1, Vivekananda Road, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131, represented by its partners **(1) Smt. Shreyasi Saha Roy (PAN AUIPG4616J), (AADHAAR NO. 9547 8290 1519), Voter Card No. XVM0036467,** Wife of Sri Rudradeep Saha Roy, residing at 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131 **(2) Sri Tanay Ghosh Chowdhury (PAN ARQPG5599M), AADHAAR CARD NO. 6073 1141 6908, Voter Card No. XVM2266484,** S/o. Late Hemlal Ghosh Chowdhury, residing at 245, S.N.

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Banerjee Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, **(3) Sri Rudradeep Saha Roy (PAN AYLPR4222J), AADHAAR CARD NO. 7505 8337 5011, Voter Card No. CDK2522951**, S/o. Sri. Krishna Gopal Saha Roy, residing at 'Jogendra Apartment, 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, all by occupation- Business, all are by faith- Hindu, Nationality- Indian, hereinafter called the **DEVELOPER/BUILDER** (Which expression shall unless excluded by or repugnant to the context deemed to mean and include his/her/their heirs executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

AND

MR./ MRS. , **(PAN)**, **AADHAAR CARD NO.** ,
VOTER CARD NO. , S/o. / D/o. / W/o. , by occupation- , by
faith-Hindu, by Nationality - Indian, is residing at W.B. hereinafter called
the **PURCHASER** (Which term or expression shall unless excluded by or repugnant to the
context deemed to mean and include her/his/their heirs executors, administrators, legal
representatives and/or assigns) of the **THIRD PART**.

WHEREAS the New Barrackpore Co-operative Colony Society Limited, subsequently
renamed as the New Barrackpore Co-operative Homes Limited was the absolute owner in
respect of the Schedule property specifically mentioned and described in the first schedule
hereunder written.

AND WHEREAS on the basis of the West Bengal Land Development and Planning Act (IV)
1948 which was notified in the Calcutta Gazette Notification No. 23787, Pages 3908 to
3909, the State Government have acquired a huge amount of land and on the basis of an
Agreement made in the year 1953 between the State Govt. and the New Barrackpore Co-

operative Homes Ltd. the State Govt. have allowed the New Barrackpore Co-operative Homes Ltd. to distribute some plots of land in favour of the actual genuine displaced persons who came from East Bengal.

AND WHEREAS Dhirendra Mohan Sen Sarma @ Dhirendra Mohan Sen, son of Late Lalit Mohan Sen Sarma, was the actual displaced person from East Bengal and he was allotted 05(five) Kathas of land lying and situated at Mouza- Aharampore, J.L. No. 35, R.S. No. 98, Touzi No. 169, Malek Khatian No. 76, Dag No. 117 & 118 by the then New Barrackpore Co-operative Homes Ltd. On 29th day of March, 1952 and since then he was enjoying the same free from all encumbrances and attachments after raising necessary constructions on the said plot of land.

AND WHEREAS according to the resolution of the special general meeting dated 2nd December, 1956, Sri Haripada Biswas, son of Late Dharanidhar Biswas was the Chairman of New Barrackpore Co-operative Homes Ltd. has transferred the schedule property on 24th day of July, 1962 in favour of Sri Dhirendra Mohan Sen Sarma, son of Late Lalit Mohan Sen Sarma, by virtue of a registered Deed of Sale from the office of the Sub-Register, Barrackpore, recorded in Book No. I, Volume No. 17, Pages from 97 to 100, being Deed No. 3008 for the year 1962.

AND WHEREAS after purchasing the property from the rightful owner he was enjoying the same free from all encumbrances and attachments after raising constructions on the said plot of land and after mutating his name in the records of the New Barrackpore Municipality as well as the records of the settlement records of rights.

AND WHEREAS while was in peaceful possession and enjoyment in his above plot of land said Dhirendra Mohan Sen Sarma @ Dhirendra Mohan Sen had died intestate

In the year 1968 leaving behind his two sons namely Deboprasad Sen and Samar Prasad Sen and two daughters namely Rama Gupta & Bandana Dasgupta, who inherited the 1/4th share of the property of their father Dhirendra Mohan Sen Sarma @ Dhirendra Mohan Sen according to Hindu succession Act. 1956 and after acquiring the aforesaid property they peacefully enjoyed and possessed over the same without any interruption and the said property is free from all encumbrances. Be it mentioned here that the wife of said Dhirendra Mohan Sen Sarma @ Dhirendra Mohan Sen namely Renukana Sen died long before ago, During their peaceful possession and enjoyment said Deboprasad Sen died intested on 29.01.2000 living behind his wife namely Anita Sen and only son namely Soumen Sen, the owner No. 2, herein, as his only legal heirs and successors according to Hindu Succession Act 1956. be it mentioned here that said Anita Sen also died on 02.04.2012. And Samar Prasad Sen also died on 15.02.2023 leaving behind his wife namely Sukla Sen the present Owner No. 1 herein, as his only legal heirs and successors according to hindu succession Act. 1956.

AND WHEREAS in the aforesaid manner said Soumen Sen, Sukla Sen, Rama Gupta and Bandana Das Gupta, the present owners herein became the absolute owner in respect of land measuring about 8.25 satak equivalent to 5(five) kathas be the same a little more or less alongwith structure lying situated at Mouza- Aharampore, J.L. No. 35, R.S. No. 98, Touzi No. 169, Malek Khatian No. 76, and also recorded their names in the L.R. & R.O.R. under Khatian No. 2609 (in the name of Soumen Sen), Khatian No. 2608 (in the name of Sukla Sen), Khatian No. 2606 (in the name of Rama Gupta) and Khatian No. 2607 (In the name of Bandana Das Gupta) comprising in Dag Nos. 117 & 118, L.R. Dag No. 774, within the limit of by the then New Barrackpore Minicipality, Ward No. 1 being holding No. 29, Main Road East, under police Station New Barrackpore, District North 24 parganas, morefully described in the first schedule written hereunder and after acquiring

the above mentioned land the present owners recorded their names before the Govt, Sarestha and also mutated their names before the records of New Barrackpore Municipality, and paying rents and taxes before the authority concerned and the said land is free of encumbrances.

AND WHEREAS present land owners/first part herein decided to develop their aforesaid land by constructing a multi storied building thereupon but due to lack of financial capacity as well as no experience in construction work, they approached the developer to develop the said land and building by constructing a proposed multi storied building thereupon at the cost and expenses of the developer and after long bi-lateral talks between them the land owners of the purpose of such construction is agreed to execute a registered development power of Attorney in the name of the Developer and after mutual discussion the parties are agreed to develop the said premises on the following terms and conditions stipulated therein.

AND WHEREAS since possessed the Owner/Owners herein jointly decided to develop the said landed property by erecting multi-storied and/or multi storied building consisting of different self-content individual residential Flats, Shops, Garages and/or Spaces over and above of the said landed property duly demolished the existing structure and with a view to effectuate that all of the Owner/Owners started to take proper steps with regard to but due to lack of technical conception about the construction as well as insufficient time and/or other hazards all of the Owner/Owners approached to the developer of the second part herein with a view to effectuate said multi storied building by developing the said landed property at developer's own cost and expenses and considering such approach the Developer herein accepted the proposal of the Owner/Owners with a view to develop the said landed property by erecting multi-storied building at its own costs and expenses as per sanctioned building plan to be obtained from the competent local authority of New

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Barrackpore Municipality subject to the condition that the scheduled landed property must be free from all sorts of encumbrances including free from each and every occupancy either tenancy or not and with such condition agreed to develop the said landed property by demolishing existing structure and now, the Owner/Owners herein agreed to develop the said property, so referred in the FIRST SCHEDULE -I & II hereunder through the developer of the second part herein and the developer also agreed to develop the same duly constructed said proposed multi- storied building at its own cost and expenses with several terms and conditions , to which proposal, the Developer **M/S. URBAN REALTY (PAN AAIFU3311N)**, considered and have hereto entered into a Registered Development Agreement, which was registered in the A.R.A-||, KOLKATA, recorded in Book No. I, Volume No. **1902-2025** Pages from **579272 to 579315**, being No. **190212798**, dated **07.11.2025** with some stipulated terms and conditions stated therein and shall be binding upon them alongwith his respective legal heirs, executors, administrators, legal representatives, and also executed one Registered General Power of Attorney which was registered in the A.R.A- ||, kolkata, recorded in Book No. I, Volume No. **1902-2025**, Pages from **579404 to 579430**, being No. **190212803**, dated **07.11.2025**. The principal(s) of the said attorney is/are alive till today and the deed of General Power of Attorney has never been cancelled till the day of registration.

AND WHEREAS completion of the aforesaid development agreement as well as Power of Attorney executed by and between the owners and developers herein, thereafter the land also been amalgamated in the New Barrackpore Municipality, under Ward No. 1 in one Holding No. 29, Main Road East.

AND WHEREAS the Vendor/Owner have signed and submitted Plan for constructing a Multistoried (Residential and commercial building), on the aforesaid land and the New Barrackpore Municipal Authority has sanctioned side plan no. **512** dated **08.11.2021** for **multi storied** building.

AND WHEREAS M/S. URBAN REALTY (PAN AAIFU3311N), the Developer,

the party of the second part of the instant Development Agreement are having the authority to construct a Multi-storied Building or Buildings consisting of various residential flats, shops and commercial complexes on the said land and to accept money from the intending Purchaser/Purchasers by agreement of sale/sales in favour of intending Purchaser/Purchasers, only out of developer's allocation.

AND WHEREAS the aforesaid Developer Firm of the second part, is constructing the said multi-storied building on the aforesaid property having residential flats, car parking spaces upon the same. It has every right, full power, absolute authority, indefeasible title to grant, convey, assign assured and transfer the aforesaid flats, commercial space, shops and car parking spaces in any manner or manners whatsoever, only of Developer's allocation.

AND WHEREAS the Owner/Developer herein would complete the said **multi storied** building known as **SEN APARTMENT**, in all respect for onward sale of the same to the intending purchaser or purchasers by the developer from the **developer's allocation** as per the development agreement.

AND WHEREAS the present Vendor/Owner/Developer has got good, clear and marketable title over the land and building and the said land and building is free from all encumbrances, lien charges and attachments whatsoever.

AND WHEREAS in course of such construction the present purchaser/purchasers having been interested to purchase a flat being **Flat No.-** on the **Floor,** side having **Sq.ft.** super built up areas (..... **Sq.ft.** Covered area, **Sq.ft.** Carpet area) be the same a little more of less alongwith all easement right and has inspected the site and also gone through all the title documents of the land in question upon which the multi storied building is constructed and has drawn his/her/their satisfaction as to the title of the property as well as the building material, specifications etc. and as such approached

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the Vendor/Vendors as well as the Owner/ Developer and after long bargain a sale price or consideration of the said Flat has been settled @ Rs. - per Sq.ft. i.e. **consideration of Rs. (Rupees)** only out of **developer's allocation** and to that effect one Agreement for Sale has been executed and registered between the vendors/owners as well as developers and the purchaser/purchasers herein. **That was registered in the North 24 Parganas at , recorded in Book No. -I, Volume No., Pages from , being no. , for the year .**

AND WHEREAS the purchaser herein paid the full consideration amount to the developer as well as the owner/vendor and for that the developer as well as owner/vendor is now execute a registered a deed of conveyance in respect of the aforesaid **flat** for the total consideration has been fixed for **Rs. (Rupees)** only. Now the owner as well as developer herein call upon the purchaser for registered a deed of sale in respect of the aforesaid **flat** and the purchaser also paid the balance consideration amount and both the parties are agreed to execute a proper deed of conveyance for the same.

NOW THIS INDENTURE WITNESSETH as follows:

- a) That the aforesaid **flat** has hereinafter referred to as the **Said property**.
- b) That the Owner as well as developer shall sell the said property and the purchaser/purchasers shall purchase the same fully described in the **Second schedule** below for the total consideration has been fixed for **Rs (Rupees)** only.
- c) That the Purchaser/s of the Second part has/have already paid to the proprietor

of the Developer/Confirming party of the Second Part as well as the Vendor
Rs.(Rupees) only as per memo of consideration in this
deed in respect of the said property i.e. **flat** .

- d) That the Vendors as well as developer do hereby admit and acknowledge
and on payment of the same and every part thereof forever release and
dischagre and acquit the purchaser/purchasers the said **flat** and every part
thereof the Vendor as well as developer doth hereby sell, transfer, convey,
assigns and assure unto the Purchaser/s of the Third Part and subject to the
Covenant hereinafter mentioned **ALL THAT** the piece and one self contained
Flat No.-, on the floor, of side having a
super built up area measuring Sq.ft. (Covered area
Sq.ft. Carpet area **Sq.ft**) more or less be the same a little
more of less morefully described in the second schedule hereunder written
together with all doors, windows, fittings, fixture both sanitary and electrical
in the said **flat** together with the right of user in common areas and common
facilities and with the right of egress and ingress and right of user of common
staircase, proportionate share of land underneath the building and all ways
and passages, drains, sewers, water sources and common spaces in the
said building and also interest, properties of claim, whatsoever morefully
described in the Fourth Schedule hereunder written of the other owners of
the other flats/floors/car parking sapces/garage in the said building, except
the right of demolition and/or commotting waste **TO HAVE AND TO HOLD**

the said **flat** and undivided part and share in the common parts and common portion, proportionate undivided part and share in the said land unto the purchaser/purchasers, absolutely free from all encumbrances, subject to make the regular payment of the proportionate share of the municipal taxes, rents and maintainances charges for the common facilities thereof mentioned in the Fifth schedule hereinafter, are enjoyed or not enjoyed, and also the covenant mentioned herein. And the Vendors as well as developer doth hereby covenant with the Purchaser/s as follows:

- i. **The purchaser/purchasers shall use and occupy the said property mentioned in the second schedule herein below for **RESIDENTIAL** purpose for the **flat** and not for any other purpose and the purchaser/purchasers shall be at liberty to mutate his/her/their name/names in respect of the said **flat** being the second schedule property with the New Barrackpore Municipality at his/her/their own costs as well as building assessment charges and the purchaser/purchasers shall be at liberty to pay the Municipal taxes and other outgoing payable in respect of the said **flat** and the common area in proportionate in the floor area of the said **flat** as mentioned in the second schedule hereunder written, to the New Barrackpore Municipality or any other competent authority.**
- ii. **The purchaser/purchasers shall pay maintenance & usage charges for the common facilities thereof are enjoyed or not enjoyed without any delay/argument. The maintenance & usage charges including all costs of repairs of the building and service charges or maintenance of their cases, lifts and other common areas, electricity of common areas, water supply, sweeping,**

cleaning, white washing, color washing of staircase, CCTV in common spaces and any other common amenities etc. In connection with the enjoyment of the said **flat** as morefully described in the second schedule hereto, proportionately with other allotted flats/car parking spaces/garage in the said building at the rates and manner and as to be determined by the said Association already formed.

- iii. **The** purchaser/purchasers shall have full power and absolute proprietary right in respect of the floor areas, in side walls and inside celing, of the said **flat** but the purchaser/purchasers shall have no right to demolish or cause waste or damage to the walls, ceiling of the property common drains pipe, sewerage pipe, water pipe, common electric lines, in any manner so as to effect other floor/flats/car parking spaces/garage who has/have acquired or may hereinafter acquite in the said building.
- iv. **The** purchaser/purchasers undivided interest in the land as more fully described in the First schedule hereunder written shall remain undivided for all times with the other Owner/s of the Floors/Flats/Car Parking spaces/garage who hereto before acquired and who may hereafter acquire right, title and interest in the said land will remain undivided.
- v. **The** purchaser/purchasers shall not use the **flat** or any portion of the building staircase, lift, passage, drains, swears, entrances etc. other than residential purpose strictly or in the manner and will not do in any manner detrimental to the interest of the other Floors/Flats/Car Parking Spaces/garage and/or

the association already formed and/or in such manner but may cause or likely to cause convenience or nuisance or cause damage or breach of peace to the society and/or to any other Floors/Flats/Car parking Spaces/garage in the said building or in the locality and that any breach of these terms and condition will make the purchaser/purchasers liable to pay compensation to the Association apart from liability to any individual concerned.

- vi. **The** purchaser/purchasers shall not use coal, charcoal, firewood or similar inflammable articles in the said **flat** other than gas, electricity or kerosene or similar fuels for cooking and/or for any other essential purposes but in case of non-availability of the same the formal fuels may be used with prior permission of the Association taking care so that it does not cause any problem to any other Floors/Flats/Car parking spaces/garage.
- vii. **The** purchaser/purchasers shall not under any circumstances make any construction, addition or alteration of internal walls or structures and the balcony/Elevation and shall also not be allowed to interfere with and alter exterior decoration and external color of the said building.
- viii. **The** total maintainances of the said building shall be made by the Association and all the occupiers/owners, i.e. the members shall have/has to pay the monthly maintenance to the Association without any delay/argument according to the rules & regulations of the Association which are to be laid down.
- ix. **The** purchaser/purchasers shall be the member of the Association and should abide by the rules and regulation of the said Association already formed.

- x. **The purchaser/purchasers** shall arrange separate and/or individual electric meter from **WBSEDCL** in his/her/their own name at his/her/ their own costs as well as shall have to pay the proportionate transformer cost i.e **Rs** (**Rupees**) only. Alongwith **1% GST** charges in respect of total value.
 - xi. **The purchaser/purchasers** party of the Third part taking after possession certificate of the said flat/car parking space/garage morefully described in the second schedule herein below, from the Vendor as well as developer, shall mutated his/her their names at the New Barrackpore Municipality at his/her/their own costs and pay the Individual Municipal taxes and also proportionate maintainance cost for common user expenses thereof to be determined by the said Association already formed if the said facilities (i.e. drainage, electrification in common user, water treatment plant, water reserver, lifts, land taxes etc.) are enjoyed or not enjoyed, to the Association already formed without any delay/argument.
5. **That** the purchaser/purchasers of the said **flat** upon obtaining possession and upon payment of the entire consideration and also upon execution and registration of the Deed of Conveyance shall be entitled to the following rights:
- i. **The purchaser/purchasers** shall be entitled to peacefully, quietly and uninteruption, enjoy, seize and possess the said property mentioned in the second schedule below facilities and amenities mentioned in the third schedule alongwith undivided proportionate share of land of the first schedule property

herein.

- ii. **The purchaser/purchasers** shall have every right, full power, absolute authority and indefeasible title to grant, convey, assign and assure and transfer the said property mentioned in the second schedule below in any manner or manners.
 - iii. **The purchaser/purchasers** shall be entitled to encumber the said property mentioned in the second schedule below with any nationalized bank or any other Authority/Authorities to obtain any loan and the Owner as well as developer, shall have no objection for the same.
6. **The purchaser/purchasers** shall be entitled to assign or let out the **flat** as he/she/they may decided subject to abide by the Association's Rules & Regulations already formed.

FIRST SCHEDULE REFERRED TO ABOVE

(Description of the said landed property)

DISTRICT North 24 parganas, Police Station New Barrackpore, Sub-registry Office at Barrackpore under the collector of North 24 parganas, pargana Calcutta Bastu Land measuring about 8.25 satak equivalent to 05 (five) kathas be the same a little more or less together with multi-storied building known as '**SEN APARTMENT**' standing thereon corresponding to Malek Khatian No.- 76 and also recorded their names in the L.R. & R.O.R. under Khatian No. 2609 (in the name of Soumen Sen), Khatian No. 2608 (in the name of Sukla Sen), Khatian No. 2606 (in the name of Rama Gupta) and Khatian No. 2607 (in the name of Bandana Das Gupta) comprising In Dag Nos. 117 & 118, L.R. Dag No. 774, situated at Mouza- Aharampur, J.L. No.- 35, Re-Su No. 98, Touzi No. 169, within the local

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limits New Barrackpore Municipality, under Ward No.- 1, Holding No. 29, Main Road East,
which is butted and bounded by :-

On the North	:	Land and house of Ajit Dasgupta and others
On the South	:	14 feet wide bye lane
On the East	:	Land and house of Jagendra Sen Sharma
On the West	:	20 feet wide main road east

THE SECOND SCHEDULE ABOVE REFERRED TO

(Here by sold)

ALL THAT piece and parcel of marbel flooring residential flat years old being **Flat No.-.....**, on the **Floor**, side having **Sq.ft.** super built up area (..... **Sq.ft.** Covered area) more or less alongwith undivided proportionate share of the said land and multi-storied building known as '**SEN APARTMENT**' and right to use all common facilities, amenities and service area of the said building upon the land mentioned in First Schedule hereinabove which is shown in the attached map marked with red border. Which is within the local limits of New Barrackpore Municipality under Ward No.- 1, Holding No. 29, Main Road East, P.O. & P.S.- New Barrackpore, Kolkata- 700 131, District- North 24 Parganas, alongwith all easements, rights, title interests, possession, profits, whatsoever therein. Attached map, photocopies and fingerprints of the parties are part of this deed. Which is Butted and Bounded by:

BUTTED AND BOUNDED OF THE FLAT

On the North	:	Open to sky
On the South	:	Flat No. B & Lift
On the East	:	Flat No. D
On the West	:	Open to sky

THE THIRD SCHEDULE ABOVE REFERRED TO

(Specification of construction provided in the building)

The construction to be made and equipments, fittings and fixtures to be installed provided in the building shall be new and of an average good quality and workmanship and according to the plan and advice of the Architect and specifications are as follows:

- 1) **FOUNDATION** : Individual or strip footing.
- 2) **STRUCTURE** : R.C.C. framed structure.
- 3) **FLOOR** : Entirely finished with ceramic floor tiles of the flat and cemented floor of the garage.
- 4) **BRICKWORK** : 200 mm wall 1:6 cement mixtures (outside) 100 mm wall- 1:4 cement mixtures (inside).
- 5) **KITCHEN** : One steel sink and tap water point and granite as kitchen platform and wall times 2'-6" height over kitchen platform.
- 6) **TOILETS** : One AWC with cistern, one shower, two bibcock, basin with pillarcock, Geyser point, wall tiles upto door height.
- 7) **W.C** : Two European commode with cistern, two bibcock, wall tiles upto door height.
- 8) **DOORS** : The door in toilets will be of PVC and the other doors will be water proof flush doors with wooden frame.
- 9) **WINDOWS** : Aluminium window (shutter) with pin head glass with iron grill.
- 10) **ELECTRIC** : Wiring will be concealed with requisite points with standard wire and switch set and the developer

will arrange the source of electric connection for the flat/shop/car parking space/garage owners by installing transformer (if required) at the cost of the intending purchasers of the property more fully described in second schedule.

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| 11) | WATER | : | Water will supplied through municipal water supply as usual norms by the Municipal Act. |
| 12) | STAIR | : | Stair facilities with marble finish. |
| 13) | WALL COATS | : | All the interior walls will be finished with a wall putty. |
| 14) | LIFT | : | (4 PAX) |

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common space & area)

The entirety of the described in First Schedule hereinabove written, common paths and areas all other common spaces and areas of the land and building which are necessary for common area of flat owners staircase and landing in each floor.

(Common facilities & amenities)

Electrical installation, Electric meter space and all any other Electrical facilities in common places (excluding only those are installed within the exclusive, area on any flat), underground water reservoir (if required) & overhead water reservoir, water supply pipeline (in outer side) other common plumbing installations (excluding only those are installed within the exclusive area in any flat), septic tank, drainage & sewerage, boundary wall and main gate.

(Other facilities)

- (a) Provision for cable TV line.

- (b) Round the clock security. (Extra cost borne by the committee)
- (c) CCTV surveillance in the common passages.
- (d) Lift.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Common & indispensable maintenance cost)

[Cost to be paid advance to be enjoyed or not]

1. proportionate expenses maintenance repairing, re-decorating etc. of the said building and lighting of common areas, main entrance, passage, stair case, lift and water pump of the building, by all the parties or to be used by part in common as aforesaid.
2. Proportionate cost of the subsequent decorating of the exterior side of the building.
3. Proportionate cost of the salaries of caretakers, securities, sweepers, operator for pump and lift etc.
4. Proportionate cost of working and maintenance of CCTV, surveillance system, and/or any other service charges for the appurtenant part as aforesaid.
5. Proportionate Municipal tax, Govt. tax and any other expenses.
6. Proportionate amount of Insurance of the building against risk of fire etc.
7. Proportionate other expenses those are necessary of incidental of the maintenance and upkeep the said building on first schedule property.

IN WITNESS WHEREOF the parties hereto have gone through the subject matter of this Agreement for Sale and after having clearly understood all the terms and conditions contained herein and put his respective hand and seal on the day month and year first above written.

SIGNED, SEALED & DELIVERED

In presence of Witnesses