

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made and executed on this the Day
of , 202 (Two Thousand and);

BETWEEN

(1) SRI TAPAN KUMAR BOSE (PAN ADQPB4503N) Son of Late Hem Chandra Bose, by faith - Hindu, by Nationality - Indian, by occupation - Business, (2) SMT. RITA BOSE, (PAN ADQPB4504M), wife of Sri Tapan Kumar Bose, by faith - Hindu, by Nationality - Indian, by occupation - Business, both are residing at 29/18G, Kendua Main Road, P.O. Garia, P.S. Patuli, Kolkata - 700084 hereinafter jointly called and referred to as the "OWNERS" they are duly represented by their lawful Constituted Attorney namely **M/S. DURGA CONSTRUCTION (PAN : ADMPG4391D)**, a (Pan No. ADMPG4391D) a proprietorship concern, having its office at 17/10, Baishnabghata Road, P.O. Naktala, P.S. Netajinagar, Kolkata -700 047, being represented by its Owner namely SRI NIKHIL GHOSH, (Pan No. ADMPG4391D), vide a registered



Development Power of Attorneys After Registered Development Agreement dated 07.01.2019 and the same was duly registered with the Office of Additional District Sub-Registrar- at Garia, South 24 Parganas, and the same has been duly recorded in Book- I, Volume No. 1629-2019, Pages- 3772 to 3789, being No.00056 for the year 2019 hereinafter referred to as the **“LAND OWNERS”** (which expression shall, unless repugnant to the context shall mean and include their successor(s), heir(s), successors-in-interest, executor(s), representative(s), administrator(s) and/or assigns) of the **FIRST PART.**

A N D

M/s. DURGA CONSTRUCTION. (Pan No. ADMPG4391D) a Ownership Company, incorporate under Indian Companies Acts, 1956, having its office at 17/10, Baishnabghata Road, P.O. Naktala, P.S. Netajinagar, Kolkata -700 047, being represented by its Owner namely **SRI NIKHIL GHOSH**, son of late Haran Chandra Ghosh, PAN- ADMPG4391D, residing at 825, Mahamayatala Road, Post Office-Garia, Police Station-Erstwhile Sonarpur, presently Narendrapur, Kolkata-700084, South 24 Parganas West Bengal, hereinafter referred to as the **DEVELOPER** (which expression shall, unless repugnant to the context shall mean and include it's successors-in-Office, the executor(s), representative(s), administrator(s), men, agents and/or assigns) of the **SECOND PART.**

A N D

[If the Allottee is a company]

....., (CIN no.....) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at....., (PAN.....), represented by its authorized signatory, duly authorized vide board resolution dated, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

[OR]

[If the Allottee is a Partnership]

....., a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at, (PAN.....), represented by its authorized partner,....., authorized vide dated, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

[If the Allottee is an Individual]

Mr. / Ms.....(PAN.....), son / daughter of....., aged about....., residing at, hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees). of the **THIRD PART**.

The **ORIGINAL LAND OWNERS** and **DEVELOPER/CONFIRMING PARTY** as well as the **PURCHASER** are conjointly for the sake brevity hereinafter referred to as the "**PARTIES**" and they individually hereinafter referred to as the "**PARTY**".

DEVOLUTION and/or BACKGROUND OF TITLE :- the Title of ownership is flows as follows from time to time:-

A. One Lakshmi Kanta Naskar son of Late Narendra Nath Naskar of Barhans Fartabad (Mahamayatala) P.S. Sonarpur, Dist. 24 Parganas became the sole and absolute owner of all that danga land measuring about 9 Kathas and 40 sq. ft. more or less in R.S. Dag No. 1629 and 1630, under R.S. Khatian No. 745 together with other land in Mouza: Barhans Fartabad,

J.L. No. 47, R.S. No. 7, Touji No. 109, P.S. Sonarpur, Dist. 24 Parganas (South) by virtue of one Deed of partition with his other Co-Shared dated 10.03.1989 registered in the Office of the A.D.S.R. Sonarpur and recorded in Book No.I, Being No. 1512 for the year 1989. Allotment of said Lakshmi Kanta Naskar has been specifically mentioned in First Schedule of the said Deed.

B. While in possession of the said land said Lakshmi Kanta Naskar by one deed of Conveyance dated. 29.01.1993 sold and transferred Specifically demarcated land measuring about 4 Kathas 8 Chataks and 20 sq.ft. more or less in R.S. Dag No. 1630, Under Khatian No. 745 in Mouza Barhans Fartabad, P.S. Sonarpur, Dist. 24 Parganas (South) to Sri Tapan Kumar Bose the owner No. 1 herein for valuable consideration Said deed was registered in the Office of the District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 29 Pages 141 to 151 Being No. 1156 for the year 1994.

C. By another deed of Conveyance dated. 29.01.1993 said Lakshmi Kanta Naskar also sold demarcated land measuring about 4 Kathas 8 Chataks and 20 sq.ft. more or less in R.S. Dag No. 1629 and 1630 under R.S. Khatian No. 745 in Mouza: Barhans Fartabad, J.L. No. 47, P. S. Sonarpur, Dist 24 Parganas to Smt. Rita Bose, the owner No. 2 for consideration, said deed was registered in the office of the District Sub Registrar at Alipore I and recorded in Book No. I, Being No. 1155 for the Year 1993. Be it stated here that in both the deeds as stated above one Rejendra Mandal sight as confirming Party therein.

D. Being the owners in the manner stated above the first party have their names in the office of Raipur-Sonarpur Municipality in respect of their said land and after such mutation and separate assessment said Holding have been know and numbered as 438 and 439 Mahamayatala Under ward No. 28.

E. The Present Owners have entered into a Registered Development Agreement to develop the Schedule mentioned property on 10.02.2017 with the Certain terms and conditions mentioned therein with the **DEVELOPER** herein containing several terms and conditions mentioned therein and the

same was duly registered with the Office of Additional District Sub-Registrar at Garia, South 24 Parganas, and the same has been duly recorded in Book-I, Volume No. 1629-2017, Pages from – 8712 to 8748, being No.00364 for the year 2017, and simultaneously also executed a **GENERAL POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT** dated 07.01.2019 and the same was duly registered with the Office of Additional District Sub-Registrar- at Garia, South 24 Parganas, and the same has been duly recorded in Book- I, Volume No. 1629-2019, Pages- 3772 to 3789, being No.00056 for the year 2019.

F. By virtue of the Development Agreement Dated 10.02.2017 the Developer herein become the owner of **ALL THAT** residential space more fully mentioned in the Second Schedule herein below.

G. The **PURCHASER** herein now being interested and approached the **DEVELOPER/CONFIRMING PARTY** in acquiring and/or owning **ALL THAT** piece and parcel of Residential Flat and Car Parking Space (more fully mentioned in **SCHEDULE B**) from the **DEVELOPER'S ALLOCATION** directly from the **DEVELOPER/CONFIRMING PARTY** at the total agreed lawful consideration of - after taken inspection of a copy of the original conveyance in respect of the said premises and have also taken inspection of the abstract of Title Deeds relating to the said premises and have made themselves fully conversant with the contents of the said conveyance and abstract of title deed as well as the sanctioned building plan and have full satisfied themselves as to the title of the Owner regarding the said land at the said premises.

H. Pursuant to and in terms of above the **PARTIES** hereto duly entered into a Registered Agreement for Sale whereby and where under the **SAID PURCHASER** time to time paid an amount of as earnest money to the **DEVELOPER** for purchasing the Residential Flat No. on the , having super built-up area of approximately Sq. Ft., described in on the Second Schedule below, in the residential Block - forming part of the independent and separately sanctioned cluster of buildings (Said Cluster)

which is a part of the project named as Su Casa Valley (Said Complex). The Said Cluster is constructed on a plot of Land in Mouza-Jagddal, J.L. No.71, being Municipal Holding No. 47, Kattayani Tala Street, within the local ambit of Ward No. 25, of Rajpur Sonarpur Municipality, Police Station-Sonarpur, within the Jurisdiction of Additional District Sub-Registration Office at Sonarpur, District-South 24 Parganas, West Bengal.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

In pursuance of the aforementioned written Agreement for Sale the Said **PURCHASER** herein duly paid an amount of Rs. _____ as earnest money to the **DEVELOPER** herein and the **PURCHASER** has this day duly paid the remaining agreed monetary consideration an amount of Rs. _____ and in agreed consideration of Rs. paid by the **PURCHASER** to the **DEVELOPER** herein on or before the execution of this Deed.

TO HAVE AND TO HOLD the “**SAID RESIDENTIAL SPACE & CAR PARKING SPACE** or every part thereof which are more fully and particularly described in the **SECOND SCHEDULE** hereunder written unto and to the use of the **PURCHASER** absolutely and forever, free from all encumbrances whatsoever Excepting and Reserving unto the Original Land Owners and/or occupiers of other space(s) at the said Building the easements, quasi-easements and privileges **AND FURTHER SUBJECT TO** the **PURCHASER** regularly and punctually paying the proportionate amount of the costs of maintenance of the common parts and essential services including those described in the **FOURTH SCHEDULE** hereunder written. It is hereby certificated that the **SECOND SCHEDULE** mentioned property is not charged or mortgaged with any financial Institution or Banks. This property is free from all encumbrances. If any financial liability arises the **SAID ORIGINAL LAND OWNER** and **DEVELOPER/CONFIRMING PARTY** herein shall be liable to indemnify for the same.

PURCHASER’S ACKNOWLEDGEMENTS, WARRANTIES, COVENANTS AND ASSURANCES:-

The **PURCHASER** hereby agrees, undertakes, warrants, representations and covenants with the **ORIGINAL LAND OWNER** as well as **DEVELOPER/CONFIRMING PARTY** as follows:-

a) The **PURCHASER** and all other Occupiers of the aforementioned building standing thereon deriving title under them shall at all times hereafter observe the restrictions and negative covenants set forth in the **FIFTH SCHEDULE** hereunder written and pay all the liabilities set forth in the **FOURTH SCHEDULE** hereunder written. It is made clear that the **SAID RESIDENTIAL SPACE** or every part thereof shall be held by the **PURCHASER** abovenamed, subject to the said various terms, conditions mentioned in the **FOURTH SCHEDULE** hereunder written and the negative covenants and restrictions mentioned in the **FIFTH SCHEDULE** hereunder written.

b) The **PURCHASER** shall have every right to use vacant space/ Common passage on the ground floor for free ingress and egress through the same to their respective Residential Space/s and the Said Original Land Owner as well as Developer/Confirming Party shall not create any obstruction for such thoroughfare.

c) The **PURCHASER** shall permit the **DEVELOPER/CONFIRMING PARTY** and its surveyors or agents with or without workmen and others at all reasonable hours, to enter into and upon the "**SAID RESIDENTIAL SPACE**" or every part thereof for the purpose of repairing, making, reinstating, rebuilding, cleaning, lighting, laying and keeping in order and good conditions the sewers, drains, pipes, cables, water courses, wires, detectors, structures or other conveniences belonging to or serving or used at the said building.

d) The **PURCHASER** shall keep the "**SAID RESIDENTIAL SPACE**" in good substantial repair and condition so as to support and protect other spaces and parts of the said building as they now enjoy.

- e) The **PURCHASER** shall keep all sewers, drains, pipes, passages, stairs, entrances etc. serving the “**SAID RESIDENTIAL SPACE** in good condition.
- f) The **PURCHASER** herein shall regularly and punctually pay the municipal and/or statutory rates, taxes, impositions and outgoings as may hereafter become payable or be imposed on account and in respect of the “**SAID RESIDENTIAL SPACE & CAR PARKING SPACE**” or every part thereof which is more fully and particularly described in the **SECOND SCHEDULE** hereunder written;
- g) Save the **SAID RESIDENTIAL SPACE & CAR PARKING SPACE** or every part thereof, which is more fully and particularly described in the **SECOND SCHEDULE**, the **PURCHASER** shall have no right nor shall claim any demand whatsoever or howsoever over and in respect of the other space/s constructed area/s or **Parking Space/s** comprised in the **SAID PREMISES** which are more fully and particularly described in the **FIRST SCHEDULE** hereunder written.
- h) On immediate registration of these presents the Said **PURCHASER** shall be entitled to mutate their names with the records of Rajpur-Sonarpur Municipality with regards to the **SAID RESIDENTIAL SPACE & CAR PARKING SPACE** or every part thereof, which is more fully and particularly described in the **SECOND SCHEDULE** hereunder written.
- i) After obtaining Mutation Certificate the Said **PURCHASER** shall remain bound to pay promptly all Municipal and/or Statutory rates, taxes, levies, outgoings and other impositions with the appropriate authority/authorities as on regular basis in respect of the **SAID RESIDENTIAL SPACE & CAR PARKING SPACE** or every part thereof which is more fully and particularly described in the **SECOND SCHEDULE** hereunder written.
- j) The **PURCHASER** shall remain bound to pay all monthly maintenance charges without claiming any abatement that they are not using the same in

respect of the all-common parts, portions, areas, facilities, installations and amenities as are available in the **SAID PREMSES** which more fully and particularly described in the **THIRD SCHEDULE** hereunder written attributable to the **SAID RESIDENTIAL SPACE & CAR PARKING SPACE** as on regular basis.

k) The Said **PURCHASER** on immediate signing of these presents, shall be deemed to be the Purchaser of the **SAID RESIDENTIAL SPACE** or every part thereof which is more fully and particularly described in the **SECOND SCHEDULE** hereunder written.

l) The Said **PURCHASER** shall not use the **SAID RESIDENTIAL SPACE & CAR PARKING SPACE** or any part thereof which is more fully and particularly described in the **SECOND SCHEDULE** hereunder written for any immoral, illegal, unfair trade or business and/or for any other purposes.

m) The **SAID PURCHASER** shall use the **SAID RESIDENTIAL SPACE & CAR PARKING SPACE** or any every part thereof for the exclusively residential purpose only.

n) The **PURCHASER** on immediate signing of these presents shall not raise any claims and/or objections regarding the quality of materials used and/or fitted in the **SAID RESIDENTIAL SPACE & CAR PARKING SPACE** or every part thereof which is more fully and particularly described in the **SECOND SCHEDULE** hereunder written.

o) The **PURCHASER** hereby warrants that they shall be exclusively restrained from selling, transferring and conveying any common parts, portions, areas, rights, facilities, amenities and installations or any part thereof as more fully and particularly described in the **THIRD SCHEDULE** hereunder written in any manner which is strictly not transferable to others.

**ORIGINAL LAND OWNER'S and DEVELOPER/CONFIRMING PARTY'S
ACKNOWLEDGEMENTS, COVENANTS WARRANTIES AND ASSURANCES:**

The **SAID ORIGINAL LAND OWNER** and **DEVELOPER/CONFIRMING PARTY** hereby agrees, undertakes, warrants, representations and covenants with the **PURCHASER** as follows: -

a. The **SAID ORIGINAL LAND OWNER** as well as **DEVELOPER/CONFIRMING PARTY** hereby conjointly warrants with the **PURCHASER** herein that the **SAID DEVELOPER/CONFIRMING PARTY** is sole and absolute lawful owner of the **SAID RESIDENTIAL SPACE & CAR PARKING SPACE** which is more fully and particularly described in the **SECOND SCHEDULE** hereunder written.

b. The **SAID DEVELOPER/CONFIRMING PARTY** has been received from the **PURCHASER** herein the entire lawful agreed monetary consideration an amount of Rs. _____ and upon receiving the same the **SAID ORIGINAL LAND OWNER** and **DEVELOPER/CONFIRMING PARTY** both hereby agreed to sell, transfer, convey, assure and assign the **ALL THAT** piece and parcel of 1 (One) self-contained **SAID RESIDENTIAL SPACE** and one **& CAR PARKING SPACE** or every part thereof which is more fully and particularly described in the **SECOND SCHEDULE** hereunder written unto and in favour of the **PURCHASER** herein.

c. The **SAID ORIGINAL LAND OWNER** and **DEVELOPER/CONFIRMING PARTY** doth hereby also represents that the **SAID RESIDENTIAL SPACE & CAR PARKING SPACE** or every part thereof is free from all encumbrances, hindrances, charges, liens, lis-pendens, mortgages or any other impediments whatsoever or howsoever from any corner or in any manner.

d. The **SAID ORIGINAL LAND OWNER** and **DEVELOPER/CONFIRMING PARTY** both hereby covenants with the **PURCHASER** herein that neither the **SAID ORIGINAL LAND OWNER** or **DEVELOPER/CONFIRMING PARTY** has taken any loan from any bank(s), person(s) and any other financial institution(s) and nor they have deposited the original title deed of the same with any Bank(s), Financial Institution(s) or person(s) in respect of the **SAID RESIDENTIAL SPACE & CAR PARKING SPACE** or any part thereof which is

more fully and particularly described in the **SECOND SCHEDULE** hereunder written.

e. The **SAID ORIGINAL LAND OWNER** and **DEVELOPER/CONFIRMING PARTY** hereby further represents that no such previous agreement for sale, lease agreement, sub-lease agreement or Deed of Conveyance has been executed unto and in favour of others in respect of the **SAID RESIDENTIAL SPACE & CAR PARKING SPACE** or any part thereof which is more fully and particularly described in the **SECOND SCHEDULE** hereunder written.

f. The **SAID ORIGINAL LAND OWNER** and **DEVELOPER/CONFIRMING PARTY** both on immediate signing of these presents shall handover the peaceful vacant Khas possession of the **SAID RESIDENTIAL SPACE & CAR PARKING SPACE** or every part thereof which is more fully and particularly described in the **SECOND SCHEDULE** hereunder written hereunto the **SAID PURCHASER**.

g. The **SAID DEVELOPER/CONFIRMING PARTY** hereby does not make any guarantee and/or assurances to the **PURCHASER** herein about the supply of any particular quality and quantity of Water to the aforementioned building standing thereon, whatever water supply is given by Rajpur Sonarpur Municipality shall be supplied to Building (Underground Boring Water).

h. The said **DEVELOPER/CONFIRMING PARTY** hereby warrants that the quality of materials has been used in making and/or decorating the **SAID RESIDENTIAL SPACE** as per the **SPECIFICATIONS** mentioned herein below.

i. The **DEVELOPER/CONFIRMING PARTY** shall provide the Possession Letter and other related documents to the Purchaser after execution of this deed of conveyance.

j. The **SAID ORIGINAL LAND OWNER** as well as **DEVELOPER/CONFIRMING PARTY** both shall provide necessary assistance

as and when required to the **PURCHASER** herein for obtaining separate new Electric Meter Connection in their names.

k. The **DEVELOPER/CONFIRMING PARTY** hereby covenants with the **PURCHASER** herein that the Super Built-up area referred above shall mean and include proportionate share of common passage, space, stair-case, landings (machine room, pump room, electric room if any), water tanks, and reservoir, main lobby, on the ground floor, common paths which is allotted for the occupants of the building standing thereon.

THE FIRST SCHEDULE ABOVE REFERRED TO ENTIRE PREMISES

All that piece and parcel of Danga land measuring about 9 Cattahs and 40 sq. ft. more or less lying and lying at Mouza – Barhans Fartabad, J.L. No. 47, R.S. No.7, Touji No. 109, in R.S. Dag No. 1629 and 1630, under R.S. Khatian No. 745, at present lying in their local limits of Raipur Sonarpur Municipality of Ward no. 28, being Holding No. 438, Mahamayatala, Police Station- Narendrapur, Police Station-Presently-Narendrapur, erstwhile Sonarpur, within the Jurisdiction of Additional District Sub-Registration Office at Garia, District-South 24 Parganas, West Bengal.

On the North: 'Land in R.S. Dag No. 1630 & 1630

On the South: Land in R.S. Dag No. 1630

On the East: Land in R.S. Dag No. 1629 & 35

On the West: 14'-0" Wide Municipal Road

**SECOND SCHEDULE ABOVE REFERRED TO THE SAID FLAT AND
PARKING SPACE
RESIDENTIAL FLAT**

ALL THAT Residential Flat No. _____ on the _____, having super built up area of approximately _____ delineated on Plan annexed hereto and bordered in Colour red thereon, in the residential building named _____ forming part of the independent and separately sanctioned cluster of buildings which is a part of the project named Su Casa Pearl. The Said Cluster is constructed on a plot of land in Mouza – Barhans Fartabad, J.L.

No. 47, R.S. No.7, Touji No. 109, in R.S. Dag No. 1629 and 1630, under R.S. Khatian No. 745, at present lying in their local limits of Raipur Sonarpur Municipality of Ward no. 28, being Holding No. 438, Mahamayatala, Police Station- Narendrapur, Police Station-Presently-Narendrapur, erstwhile Sonarpur, within the Jurisdiction of Additional District Sub-Registration Office at Garia, District-South 24 Parganas, West Bengal.

(PARKING SPACE)

The right to park I (one) medium sized car in the covered space in the ground level in the Said Complex.

(SAID FLAT, CAR PARKING SPACE AND APPURTENANCES)

(SUBJECT MATTER OF SALE)

- A. The Said Flat being residential Flat No. on the , having super built up area of approximately Sq. Ft. (One Thousand One Hundred and Thirty-Nine Square Feet, in the Said Building forming part of the Said Cluster which is a part of the Said Complex named **Su Casa** Pearl.
- B. **Together With** the Land Share, being undivided, impartible, proportionate and variable share in the land underneath the Said Building, comprised within the Said Property described in **First Schedule** above, as is attributable to the Said Flat.
- C. **Together With** the Parking Space, being the right to park 1 (one) medium sized car in the covered space in the ground level in the Said Complex.
- D. **Together With** the Share In Common Portions, being undivided, impartible, proportionate and variable share and/or interest in the Common Portions described in the Fourth Schedule below, as is attributable to the Said Flat.
- E. **Together With** the Share In Said Club, being undivided, impartible, proportionate and variable share and/or interest in the Said Club, as be attributable and appurtenant to the Said Flat subject to the terms and conditions contained in this Conveyance.
- F. **Together With** the User Rights in Specified Facilities, being the facilities and amenities which may be provided by the Developer for common

benefit and utilization of all or specified portions of the Said Property and the Other Su Casa Projects, subject to the terms and conditions contained in this Conveyance.

**THIRD SCHEDULE
(COMMON PARTS AND PORTIONS)**

- A. Stair Case on all floors.
- B. Stair Case landings on all floors.
- C. Common Passage and lobbies on the ground floor.
- D. Water Pump, water tanks, reservoir, water pipes septic tank, all other common plumbing installation and sanitary installations.
- E. Common electrical wiring, fittings and fixtures generators (excluding those as is installed for any particular unit):
- F. Drainage and sewerage;
- G. Boundary walls and main gates;
- H. Such other common Parts, areas, equipments, fittings, installations, fixtures
- I. and spaces in or about the said building as necessary for passage to or user
- J. and occupancy of the said units in common and as may be specified and/ or
- K. terrace and covered and uncovered car parking Space and areas;
- L. Roof on the top floor;
- M. Lift Facility of the proposed building.

**THE FOURTH SCHEDULE ABOVE REFERRED TO
(Common Expenses)**

- 1. Common Utilities:** All charges, costs and deposits for supply, operation and maintenance of common utilities and the Specified Facilities.
- 2. Electricity:** All charges for the electricity consumed for the operation of the common lighting, machinery and equipment of the Said Building including the Specified Facilities.

3. Fire Fighting: Costs of operating and maintaining the fire fighting equipment's and personnel, if any.

4. Association: All operational expenses of an association, which may be a syndicate, committee, body corporate, company or association under the West Bengal Apartment Ownership Act, 1972 formed for the purpose of supervision of maintenance of the Said Building/Said Cluster/Said Complex/Said Property (Association).

5. Litigation: All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common Portions and the Specified Facilities.

6. Maintenance: All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating, etc. the Common Portions and the Specified Facilities including the exterior or interior (but not inside any Unit) walls of the Said Building/Said Cluster/ Said Property].

7. Staff: The salaries of and all other expenses on the staff to be employed for the Common Portions and the Specified Facilities, viz. manager, caretaker, concierge, clerk, security personnel, liftmen, sweepers, plumbers, electricians, etc. including their perquisites, bonus and other emoluments and benefits.

SPECIFICATIONS OF CONSTRUCTION OF THE SAID RESIDENTIAL PLACE:-

1. STRUCTURE: R.C.C. framed structure will be designed by eminent Engineer and quality ISI marked steel, cement will be used.

2. FLOOR: All floors will be finished by marble including Toilets floor.

3. TOILET: Marble on floors and Glaze Tiles (Johnson made) fittings up to 7'-0" high, 1 No. of Hindware Commode/Pan, 2 Nos. of Tab Esco/Jaguar, 1No of shower and hot water line and gyser line.

4. KITCHEN: Cooking platform top will be finished with green marble slab

(11'- 0") length and stainless steel sink and glazed tiles will be provided total 3'-0" high above cooking platform.

4. DOORS: All doors frames will be made sal wood/hard wood, and main door pilla will be made gammer wood and other door will be flash door with fitting, fixing and finishing.

6. PLASTER OF PARIS: All rooms' inside.

7. PAINTING: Main door finish with polish and other door finish with two coat enamel painting outside weather coat.

8. WINDOWS: Sliding aluminum window with clear Glass Panes and grill.

9. ELECTRICAL: Concealed wiring with proper gauge of copper wire in PVC

conduit to be done in flats including point, modular switch board cover etc. at suitable places in the following manner generally.

NO .	PLACE	LIGHT POINT	FAN POIN T	5 Amp. PLUG POINT	CALLIN G BELL	EXTR A POINT	15 Amp .
1.	Bed Room	2	1	1			1
2.	Bed Room II	2	1	1			
3.	Bed Room III	2	1	1			
4.	Dinning/Drawing	3	2	2	1		
5.	Toilet	1					1
6.	Kitchen	1				2	1
7.	Verandah	1					
8.	W.C.	1				1	

7. Passage area pavement with Decorative floor tile.

2.

Signature of Developer

IN WITNESS WHEREOF the **PARTIES** herein put their respective signatures on the day, month and year first above written.

Signature of Developer Party as constituted Attorney of Original Land

SIGNED, SEALED & DELIVERED by within named **ORIGINAL LAND OWNER, DEVELOPER** and **PURCHASER** in presence of **WITNESSES** at Kolkata.

Signature of Developer

Signature of PURCHASER

RAJIB GHOSH

Advocate

6, Old Post Office Street, 5th Floor
Kolkata-700001.
Enrolment No. F/2190/2005 of 2019.

A handwritten signature in black ink, consisting of a large, loopy circle on the left and several vertical strokes on the right, all enclosed within a horizontal oval shape.

**DRAFTED BY ME AS PER INSTRUCTION
AND DOCUMENTS PROVIDED BY CLIENT**