

TIYAS CONSTRUCTION PVT. LTD.

Pranab Prasad Deb
Director

DEED OF SALE

THIS INDENTURE IS MADE ON THIS THE _____ DAY OF
_____, 2025.

TIYAS CONSTRUCTION PVT. LTD.
Pranab Prasad Das
Director

All that _____ (Apartment) having Carpe Area of _____ Sq. ft. & Super Built-up Area _____ Sq. ft. at _____ Floor, BLOCK of the building together with the right to park one car in the Parking Space (Covered/open) (if any) measuring _____ .00 Sq. ft. at _____ Floor of the building complex together with an impartible right/share in the land on which the same stands.

BUILDING COMPLEX : TIYAS APARTMENT

RERA REGISTRATION NO :

PLOT NO. : 80 & 81 (R.S.)
: 122 & 123 (L.R.)

KHATIAN NO. : 8/1 (R.S.)
1476 (L.R.)

MOUZA : Kalam

J.L. NO. : 76

P.S. : Matigara

DISTRICT : DARJEELING

CONSIDERATION
Rs. _____ .00

TVAS CONSTRUCTION PVT. LTD.

Pranav Prasad Deb

Director

BETWEEN

[If the Purchaser is a Company]

M/S _____, [PAN : _____], a Private Limited Company, registered under the Indian Companies Act, (1956 or 2013 as the case may be), bearing Certificate of Incorporation No. _____, Dated _____, having its registered office at _____, P.O. _____, P.S. _____, Pin - _____, Dist. _____, in the State of _____, represented by its **DIRECTOR/AUTHORISED SIGNATORY -** _____ [PAN : _____] & [AADHAAR - _____] duly authorized vide board resolution dated _____, son of _____, _____ by religion, _____ by occupation/profession, _____ by citizenship, residing at _____, P.O. _____, P.S. _____, Pin - _____, District _____, in the State of _____,

[If the Purchaser is a Partnership]

_____, [PAN _____], a Partnership Firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, P.O. _____, P.S. _____, Pin - _____, Dist. _____, in the State of _____ and represented by one of its **AUTHORISED PARTNER -** _____, [PAN : _____] & [AADHAAR : _____] authorised vide _____, son of _____, _____ by religion, _____ by occupation/profession, _____ by citizenship, residing at _____, P.O. _____, P.S. _____, Pin - _____, District _____, in the State of _____,

[If the Purchaser is Individual]

SRI/SMT _____ [PAN : _____] & [AADHAAR : _____], son of / wife of _____, _____ by religion, _____ by occupation/profession, _____ by citizenship, residing at _____, P.O. _____, P.S. _____, Pin - _____, District _____, in the State of _____,

[If the Purchaser is a HUF]

_____, [PAN : _____] a Hindu Undivided Family (HUF), having its place of business at _____, P. O. _____, P. S. _____, Pin - _____, Dist. _____, in the State of _____, India and represented by its **KARTA - MR** _____, [PAN : _____] & [AADHAAR : _____], son of _____, _____ by religion, _____ by occupation/profession, _____ by citizenship, residing at _____, P.O. _____, P.S. _____, Pin - _____, Dist. _____, in the State of _____, India

- hereinafter called as the **"PURCHASER / ALLOTTEE"** (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

"TIYAS CONSTRUCTIONS", a PRIVATE LIMITED COMPANY (PAN: AAJCT6204D), Bearing Certificate Of Incorporation No. U45309WB2022TC5681 dated 23/08/2025 having its principal place of **TODI CHAMBER, 2, LALBAZAR STREET, 3rd FLOOR, ROOM NO 316, CENTRAL, LALBAZAR, KOLKATA-700001**, represented by one of its Authorized Director, **SRI Pranab Prasab Deb (Aadhaar Card No: 2822 0746 5549 & Pan No: AGOPD8511H) son of late Sushil Gobinda Deb**, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Bidhan Nagar, Raiganj Town, P.O. & P.S. Rajganj, Pin Code- 733134, District- North Dinajpur, in the State of West Bengal, authorized vide _____, hereinafter referred to as the **"DEVELOPER/PROMOTER/CONFIRMINGPARTY"** (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) of the **FIRST PART**.

AND WHEREAS Sri Prasunjit Bhattacharjee, son of Late Prafulla Chandra Bhattacharjee, resident of S.F. Road, Near Fire Brigade, Ward No. 9 under Siliguri Municipal Corporation, Post Office Siligrui Bazar; Police Station Siliguri, District Darjeeling, PIN 734005, (W.B) is the absolute owner of land measuring 9.5 Katha appertaining to and forming part of (R.S.) Plot Nos. 80 & 81, Recorded (R.S.) Khatian No. 8/1, Within Mouza - Kalam, J.L. No. 76, Police Station Matigara, District Darjeeling; by virtue of 2 (two) separate registered "Deed of Sale" No. 1 being Deed No. 3129 dated 22-04-2013, Recorded in Book No. 1, Volume No. 6, Page No. 6229 to 6242 for the year 2013, registered the same in the office of the ADSR Siliguri-II at Bagdogra, District Darjeeling area measuring 4 Katha, executed by one Sri Amritlal Debnath, son of Late Upendra Kumar Debnath, of North Bengal Medical college Campus, Post Office Sushruta Nagar, Police Station Matigara, District Darjeeling and No. 2 Registered "Deed of Sale" being No. 798 dated 14-02-2013, recorded in Book No. I, Volume No. 2, Page No. 4981 to 4998 for the year 2013, Registered the same in the office of the ADSR Siliguri-II at Bagdogra, District- Darjeeling area measuring 5.5 Katha, executed by Sri Gopal Mitra, son of Late Pramatha Nath Mitra and Smt. Jaba Mitra wife of Sri Gopal Mitra, both were resident of North Bengal Medical college Campus, Post Office Sushruta Nagar, Police Station Matigara, District Darjeeling through their legal Constituted attorney Sri Anupam Kumar Pradhan, son of Late Sudhir Chandra Pradhan of Thiknikata, Post Office Sushruta Nagar, Police Station Matigara, District Darjeeling, vide Registered "General Power of Attorney", Recorded in Book No. IV, C.D. Volume No. 1, Pages No. 3685 to 3696, being document No. 323, dated 23-03-2012, Registered the same in the office of ADSR Siliguri- II, at 'Bagdogra, District Darjeeling, and since the above mentioned purchased he has become absolute owner of total land measuring 9.5 Katha and he has been Possessing and enjoying his said land having permanent heritable and transferable right, title, and interest therein free from all encumbrances and charges whatsoever appertaining to forming part and having permanent, heritable, transferable right, title and interest therein.

AND WHEREAS aforesaid Sri Prasunjit Bhattacharjee, son of Late Prafulla Chafidra Bhattacharjee, resident of S.F. Road, Near Fire Brigade, Ward No. 9 under Siliguri Municipal Corporation, Post Office Siliguri Bazar, Police Station Siliguri, District- Darjeeling, PIN 734005, (W.B), was transferred area measuring 2 Katha or 0.033 acre out of his total land measuring 9.5 Kath to one Sri Samir Khawas, son of Kishor Khawas, Resident of H-12, Nabadarsha Society, North Dum Dum, P.O. Nilachal, District North 24 Pargana, PIN 700134, (W.B) by virtue of a registered "Deed of Gift" recorded in Book No. 1, Volume No. 2, Page No. 3075 to 3087, being Deed No. 717 for the year 2014, registered at the same in the office of the ADSR Siliguri-II at Bagdogra, District Darjeeling, and since the date of such Gift Sri Samir khawas, son of Sri Kishor Khawas, has become absolute owner of the total land measuring 2 Katha and he has been Possessing and enjoying his said land having permanent heritable and transferable right, title, and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS aforesaid Sri Samir Khawas, son of Kishor Khawas, resident of H-12, Nabadarsha Society, North Dum Dum, Post Office Nilachal, District North 24 Pargana, PIN-700134, (W.B) after the aforesaid "Gift" has mutated the said land in his name as per record of right and finally (L.R.) Khatian has been issued in his name, being (L.R.) Khatian No. 1798, (L.R.) Plot No. 122, Within Mouza -Kalam, J.L. No. 76, Police Station- Matigara, District Darjeeling, area measuring 2 Katha or 0.03 acre and he has been Possessing and enjoying his said land having permanent heritable and transferable right, title, and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS Said Sri Samir Khawas, son of Sri Kishor Khawas, resident of H-12, Nabadarsha Society, North Dum Dum, Post Office Nilachal, District North 24 Pargana, PIN - 700134, (W.B), mutated the said land in his name as per record of right and finally existing. (L.R.) Khatian has been issued in his name being existing (L.R.) Khatian No. 1798 .L.R. Plot No. 122, Mouza Kalam, J.L. No. 76, Police station- Matigara, District Darjeeling, area measuring 2 Katha or 0.03 Acre and he has been Possessing and enjoying his said land having permanent heritable and transferable right, title, and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS Said Sri Samir Khawas, son of Sri Kishor Khawas, resident of H-12, Nabadarsha Society, North Dum Dum, Post Office Nilachal, District North 24 Pargana, PIN - 700134, (W.B), died on 16-05-2019 and regarding this a death certificate has been issued by Sub Registrar Death and Birth, Lingia Marybong G.P., Jorebnglow SKP Dev Block, Darjeeling being no : 116/DC/LMGP/19 dated 08-06-2020 and intestate leaving behind his only, legal heirs, Successors, his two Brothers namely 1) Sri Amit Khawas, and 2) Sri Junit Khawas both are sons of Late Kishor Khawas, resident of Linga Tea Estate, Bhatti Dhura, Post Office Linga. Police Station Jorebunglow, District Darjeeling, (W.B), and such inherited as per Succession Act. 1925 they have become the absolute and exclusive joint owners of the land measuring 2 Katha or 0.033 Acre, and they jointly enjoying their said land having permanent heritable and transferable right, title, and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS Sri Amit Khawas, and Sri Junit Khawas, both are sons of Late Kishor Khawas, resident of Linga Tea Estate, Bhatti Dhura, Post Office Linga. Police Station Jorebunglow, District Darjeeling, (W.B), was transferred said land measuring 2 Katha or 0.033 Acre to Sri Prasunjit Bhattacharjee, son of Late Prafulla Chandra Bhattacharjee, resident of S.F. Road, Near Fire Brigade, Ward No. 9 under Siliguri Municipal Corporation, Post Office Siliguri Bazar, Police Station Siliguri, District Darjeeling, PIN 734005, (W.B), by virtue of a registered "Deed-of Gift" recorded in Book No. 1, Volume No. 403, Page No. 243188 to 243212, being Deed No. 9474 for the year 2021 Registered the same in the office of the ADSR Siliguri-II at Bagdogra, District Darjeeling, and since the date of such Gift, Sri Prasunjit Bhattacharjee, son of Late Prafulla Chandra Bhattacharjee, Resident of S.F. Road, Near Fire Brigade, Ward No. 9 under Siliguri Municipal Corporation, Post Office Siliguri Bazar, Police Station Siliguri, District Darjeeling, PIN 734005, (W.B), has become absolute owner of the total land measuring 2 Katha and he has been Possessing and enjoying his said land having permanent heritable and transferable right, title, and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS Sri Prasunjit Bhattacharjee, son of Late Prafulla Chandra Bhattacharjee, Resident of S.F. Road, Near Fire Brigade, Ward No. 9 under Siliguri Municipal Corporation, Post Office Siliguri Bazar, Police Station Siliguri, District Darjeeling, PIN 734005, (W.B) after the said aforesaid gift he has mutated the said land in his name as per the record of rights and finally existing (L.R.) khatian has been issued in his name being existing (L.R.) Khatian No. 1476, L.R. Plot No. 122 & 123, Mouza- Kalam, J.L. No. 76, Police Station- Matigara, District Darjeeling and he has been Possessing and enjoying his said land having permanent heritable and transferable right, title, and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS Sri Prasunjit Bhattacharjee, son of Late Prafulla Chandra Bhattacharjee, Resident of S.F. Road, Near Fire Brigade, Ward No. 9 under Siliguri Municipal Corporation, Post Office Siliguri Bazar, Police Station Siliguri, District Darjeeling, PIN 734005 sold and transferred the land measuring 9.5 Katha or 0.015 acre fully described in the Schedule appended below, to TIYAS CONSTRUCTIONS", a PRIVATE LIMITED COMPANY having its principal place of TODI CHAMBER, 2, LALBAZAR STREET, 3rd FLOOR, ROOM NO 316, CENTRAL, LALBAZAR, KOLKATA-700001, represented by one of its Authorized Director, SRI Pranab Prasab Deb son of late Sushil Gobinda Deb, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Bidhan Nagar, Raiganj Town, P.O. & P.S. Rajganj, Pin Code- 733134, District- North Dinajpur, West Bengal.

AND WHEREAS thereafter the Developer has desirous of constructing a Ground + 3 Storied Residential Building on the aforesaid plot of land more particularly described in the Schedule- A given hereunder. The Plan prepared for which was approved and sanctioned by the appropriate authority i.e., Executive Magistrate of MATIGARA PANCHYAT SAMITY vide approved building Plan No.105/MPS dated 10.03.2025.

AND WHEREAS to distinguish the proposed Residential Building with a view to assign an identity to the building, the Developer decided to name the building as "TIYAS APARTMENT".

AND WHEREAS the Vendor/Confirming Party have divided the said commercial building into several independent apartment/s along with common area and facilities.

AND WHEREAS the Vendor / Confirming Party have formulated a scheme to enable a person/party intending to have his/ her/ its/ their own Apartment spaces in the said building along with 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 / Confirming Party have now firmly and finally decided to sell and have offered for sale to the Purchaser/s all that Apartment having Carpet Area of ____ Sq. ft. & Super Built-up Area ____ Sq. ft. at ____ Floor together with the right to park one car in the Parking Space (if any) measuring ____ Sq. ft. at ____ Floor of the building complex, more particularly described in the Schedule-B given herein under, for a valuable consideration of Rs. _____.00 (Rupees _____) only Including GST.

AND WHEREAS the Purchaser/s being in need of the Schedule-B property in owner hip in the locality where the aforesaid building is situated and after inspecting the documents of title of the Vendor / Confirming Party 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 / Confirming Party as fair, reasonable and highest has/have agreed to purchase from the Vendor/ Confirming Party the Schedule-B property with undivided common share or interest in the stairs, lift, open space, toilet, well and other fittings and fixtures and other common parts services of the building, free from all encumbrances, charges, liens, lispendens, attachments, mortgages and all or any other liabilities whatsoever with sole, absolute, exclusive, transferable and irrevocable right, title and interest for the Schedule-B property for a valuable consideration of Rs. _____.00 (Rupees _____) only Including GST.

AND WHEREAS the Vendor and the Confirming Party have agreed to execute this Deed of Sale of the Schedule-B property in favour of the Purchaser/s for effectually conveying the right, title and interest in the Schedule-B property at a consideration of Rs. _____.00 (Rupees _____) only Including GST under the conditions mentioned hereinunder.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. That in consideration of a sum of Rs. _____.00 (Rupees _____) only Including GST, paid by the Purchaser/s to the Vendor/Confirming Party, by Cheque/RTGS/NEFT, the receipt of which is acknowledged by the Vendor / Confirming Party by execution of these presents and the Vendor / Confirming Party do hereby grant full discharge to the Purchaser/s from the payment thereof and the Vendor / Confirming Party do hereby convey and transfer absolutely the Schedule-B property to the Purchaser/s who will/shall now HAVE AND HOLD the same absolutely and forever free from all encumbrances and charges subject to the payment of proportionate rent, etc. to the Government of West Bengal.

2. That the Purchaser/s has/have examined and inspected the Documents of title of the Vendor, Site Plan, Building Plan, Foundation Plan, Structural details of beams and slabs, Typical Floor Plan, Front Elevation, Rear Elevation/Sectional Elevation details of staircases as well as the common portions and areas and the COMMON PROVISIONS & UTILITIES (described in the Schedule-C given hereinunder) and have also seen and inspected the construction work of the building to the extent constructed as on the date of execution of these presents and has / 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 / Confirming Party 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 property sold and conveyed to him/her/them and shall hold and enjoy the same without any interruption or obstruction whatsoever from the Vendor / Confirming Party or anybody claiming through or under them and all the rights, title and interest which vested in the Vendor / Confirming Party with respect to the Schedule-B property shall henceforth vest in the Purchaser/s to whom the said property has been conveyed absolutely.

4. That the Purchaser/s hereby covenant/s with the Vendor / Confirming Party not to dismantle, divide or partition the Schedule-B property hereby sold and conveyed in favour of the Purchaser/s in part or parts in any manner whatsoever and the same shall be hold by the Purchaser/s as one and only one independent unit exclusively for Apartment and parking purposes.

5. That the Vendor / Confirming Party declares that the interest which they professes to transfer hereby subsists as on the date of these presents and that the Vendor / Confirming Party has 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 and that the recitals made hereinabove and hereinafter are all true and in the event of any contrary, the Vendor / Confirming Party shall be liable to make good the loss or injury which the Purchaser/s may suffer or sustain in resulting there from.

6. That the Vendor / Confirming Party hereby covenant with the Purchaser/s that the tenancy rights under which the Schedule-A property is held by the Vendor / Confirming Party under the superior landlord the State of West Bengal is good and effectual and the interest which the Vendor / Confirming Party proposes to transfer subsists and the Vendor / Confirming Party 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 permit entry at all reasonable times to the Vendor / Confirming Party and/or their agents, employees representatives architect engineers, technicians, plumbers, electricians, carpenters, masons, building contractors, labourers, surveyors, 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 building/s being constructed on the Schedule-A land including the COMMON PROVISIONS & UTILITIES or any part or parts thereof.

That the Purchaser/s shall not do any act, deed or thing whereby the development / construction of the said building is in any way hindered or impeded with nor shall prevent the Vendor / Confirming Party 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., Siliguri 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 / Confirming Party shall have no responsibility or any liability in this respect.
9. That the Vendor / Confirming Party further undertakes to take all actions and to execute all documents required to be done or executed for fully assuring right, title and interest to the Purchaser/s of 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. 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 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.
12. That the Purchaser/s shall have proportionate right, title and interest in the land along with other occupants/owner of the building. It is hereby declared that the interest in the land is impartible.
13. That the Vendor / Confirming Party will pay upto date taxes, land revenue and/or any other charges/dues if any prior to the date of transfer of the Schedule-B property.
14. That the Vendor / Confirming Party shall not be liable at any time under any circumstances for any rate and/or taxes pertaining to the Schedule-B property from the date of registration except for unsold portion of the building which shall be borne by the Vendor / Confirming Party proportionately with all the Purchaser/s unless separately levied upon and charged for.
15. That the upkeep and maintenance of the COMMON PROVISIONS & UTILITIES shall be looked after by the Vendor / Confirming Party on collection of maintenance from Apartment owner and thereafter the owner and occupants of different Apartment shall form and constitute an Apartment Owner ' 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 of Apartment and as soon as the owner and occupants form and constitute such Association all the rights and liberties as well as the duties and obligation of the Vendor / Confirming Party in respect of the maintenance and upkeep of the COMMON PROVISIONS & UTILITIES including realization of common expenses and the compliance of various legal formalities or other formalities pertaining to the building shall vest into and devolve upon such Apartment Owner 's Association.

16. 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, choudidar, etc. as will be determined by the Vendor / Confirming Party from time to time till the time an executive body or any other authority of the building or Apartment Owner's 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.

17. That in case the Purchaser/s make/s default in payment of the proportionate share towards the COMMON EXPENSES (described in the Schedule-D given hereunder) within time allowed by the Vendor / Confirming Party or the Apartment Owner's 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 the Vendor / Confirming Party or the Association acting at the relevant time for any loss or damage suffered by the Vendor / Confirming Party or the Association in consequence thereof.

18. That the Purchaser/s shall have the right to sale, gift, mortgage or transfer otherwise the ownership of the Schedule-B property or let-out or lease-out the Schedule-B property to whomsoever he/she/they intend to.

That the Purchaser shall prior to the transfer of the Schedule-B property shall obtain clearance certificate with respect to the COMMON EXPENSES from the Vendor / Confirming Party or the Apartment Owner's Association.

19. That the Purchaser/s shall not encroach upon any portion of the land or building carved out by the Vendor / Confirming Party for the purpose of road, landings, stairs or other community purpose/s and in the event of encroachment, the Vendor / Confirming Party 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 unauthorized 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/s with the Vendor / Confirming Party 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 and the Vendor / Confirming Party 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 of the building save the battery-operated inverter.

22. That the Purchaser/s shall:

- a) Co-operate with the Vendor / Confirming Party in the management and maintenance of the common portions of the building.
- b) Pay Goods and Service Tax and also comply with statutory laws, requisitions or notifications which will be applicable to the said unit or any part of and keep the Vendor / Confirming Party saved harmless and indemnified in respect thereof.
- c) Not alter any outer portion, elevation of the building.
- d) Not decorate or paint or otherwise alter the colour scheme of the exterior of the Schedule-B property or the building or the common portions.
- e) Not throw and 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 / Confirming Party save at the place as be indicated thereof.
- f) Not claim any right whatsoever or howsoever over the said building or the said land or any part thereof save the said unit and save as may be necessary for ingress and egress of men and materials, pipes and cables for availing the facility of utilities and in particular not to claim any right in the covered or open spaces of the building or the said land not expressly sold and or granted to the Purchaser/s.
- g) That the Purchaser/s shall display the sign board in the conspicuous place above the shutter of his premises.
- h) 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 units 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 / Confirming Party.
- i) 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.

THAS CONSTRUCTION PVT. LTD.
Pranab Prasad
Director

23. That the Vendor / Confirming Party shall have all the right, title and interest over the top roof of the building and shall also be entitled to install any sort of tower, etc. on the same.
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 within the building.
25. That the matters not specifically stipulated in these presents or in case of any dispute or any question arising hereinafter at any time between the Purchaser/s and the Vendor / Confirming Party or the other occupiers of the building shall be referred for Arbitration under the Arbitration and Conciliation Act, 1996 and in case their decision is not acceptable he/she/they shall have the right to move to Court at Jalpaiguri.

SCHEDULE – “A”
(DESCRIPTION OF THE LAND)

All that piece or parcel of Homestead land measuring 9.5 Kathas (Nine Point Five) Kathas in R. S. Plot No. 80 & 81 corresponding to L. R. Plot No. 122 & 123, recorded in R. S. Khatian No. 8/1 corresponding to L. R. Khatian No. 1476 , under , J.L. No.-76, situated at R.S. Mouza- Kalam, Pargana-Baikunthapur, P.S. Matigara, Dist. Sub Registry office Siliguri-II at Bagdogra, , Located at Alphonsa Road, Addl. Dist. Sub-Registry Office Bagdogra, Dist. Darjeeling.

The said land is butted and bounded as follows: -

By the North :House of Subhankar Ghosh & 16 feet Wide Kutcha Road;

By the South :Land of Mili Bose & Ors.;

By the East : 12 Feet wide Non metal Road

By the West :22 Feet wide Metal Road.

TIYAS CONSTRUCTION PVT. LTD.

Ramabharadhas
Director

SCHEDULE-B
(DESCRIPTION OF UNIT HEREBY SOLD)

ALL THAT One _____ **Space (Tiles Flooring)** measuring more or less about _____ Square Feet (Carpet Area) and Total Super Built up Area _____ **Square Feet** or equal to _____ square meter, being _____ **No.** "_____" at _____ Floor, **BLOCK** of the Commercial building named "**TIYAS APARTMENT**" constructed on the land as described in Schedule- "A" herein above together with undivided and impartible proportionate share in the land.

SCHEDULE-C
(COMMON PROVISIONS AND UTILITIES)

1. Stair case, lift and stair case landing on all floors.
2. Common entry on the ground floor.
3. Water pump, water tank, water pipes & common plumbing installation.
4. Generator Set, Security Guard Room and Common Toilet.
5. Drainage and sewerage.
6. Boundary wall and main gate.
7. Fire Fighting System.
8. Such other common parts, areas and equipments, installations, fixtures and fittings and spaces in or about the said building as are necessary for passage to the user and occupancy of the unit in common and such other common facilities as may be prescribed from time to time.

SCHEDULE-D
(COMMON EXPENSES)

TIYAS CONSTRUCTION PVT. LTD.
Ranajit Prasad Deb
Director

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, equipments and installations, comprised in the common portions including water pumps, lift, 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-owner in common.
6. Municipal Tax, Water tax, and other levies in respect of the premises and the building (save those separately assessed in respect of any unit or on the Purchaser/s).
7. Costs of formation and operation of the service organization including the Office/Shop expenses incurred for maintaining the Office/Shop thereof.
8. Electricity charges for the electrical energy consumed for the operation of the equipment and installations for the common services including water pump, etc. and lighting the common portions including system loss for providing electricity to each unit.
9. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.
10. All other expenses and/or outgoings as are incurred by the Vendor/ Confirming Party and/or the service organization for the common purposes.

IN WITNESSES WHEREOF THE VENDOR AND THE AUTHORISED REPRESENTATIVE / PARTNER OF CONFIRMING PARTY IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1.

The contents of this Document have been gone through and understood personally the by the Purchaser/s, Vendor and the Confirming Party.

VENDOR/OWNER

TIYAS CONSTRUCTION PVT. LTD.
Ranab Prasad Deb
Director

CONFIRMING PARTY/ DEVELOPER

2.

Drafted as per the instruction of the parties and printed in the Office.

Read over and explained the contents to the parties by me.

Advocate, Siliguri