

DEED OF CONVEYANCE

This DEED OF CONVEYANCE is executed on this the _____ day of
 TWO THOUSAND AND TWENTY THREE (2023)

-BETWEEN -

(1) RAJKAMAL PETROLEUM PVT. LTD. (PAN no. AAECR-5282L) a private limited company, under the provisions of Indian Companies Act, 1956, having its registered office at: MIG, B/67, Housing Colony, Dhanbad, P.O. & P.S. Dhanbad, Dist.: Dhanbad, Jharkhand- 826001, represented by its Director namely, **MR. KAMAL KUMAR SINGH (PAN AHGPS3207C & ADHAR 5206 9440 6947)**, son of Late Lakshmi Shankar Singh, by Nationality-Indian, by religion- Hindu, by Occupation- Business, residing at: VUG, B/67, Housing Colony, Dhanbad, P.O. & P.S. Dhanbad, Dist: Dhanbad, Jharkhand-826001,

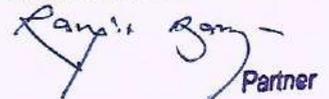
(2) M/S. SIDHI DEVELOPER PVT. LTD. (PAN AAICS9304E), a private limited company, under the provisions of Indian Companies Act, 1956, having its registered office at 1st Floor, Maru Tower, Kanke Road, P.O.- R.U. Campus, P.S. Gonda, Dist. Ranchi - 834008, Jharkhand, represented by its Director namely, **MR. SATYENDRA NARAYAN SINGH (PAN AGKPS0589A & ADHAR 5108 1523 0703)**, son of Late Balaram Prasad Sinha,; by Nationality-Indian, by religion- Hindu, by Occupation- Business, residing at Flat No. A/TV, Birendra Sudha Apartment, Near Holy Cross School 33, Burdwan Compound, P.O. Lalpur, P.S. Lalpur, Dist. Ranchi, Jharkhand, PIN-834001,

(3) SMT. ILA RANI (PAN - ABXPR0543F & ADHAR 9240 7020 4982), Wife of Kamal Kumar Singh, by Nationality- Indian, by religion- Hindu,

For JUPITER DEVELOPERS


 Partner

For JUPITER DEVELOPERS


 Partner

by Occupation- Business, residing at MIG., B/67, Housing Colony, Dhanbad, P.O. & P.S. Dhanbad, Dist. Dhanbad, Jharkhand - 826001,

(4) M/S. GOLDEN CAMP (PAN -AAIFG4095K), a partnership firm, having its registered office at H.B. Road, P.O. Kokar, P.S. Ranchi Sadar, Dist.-Ranchi, Jharkhand, Pin-834001, represented by its one of the Partner namely, **MR. KAMAL KUMAR SUMGH (PAN -AHGPS3207C & ADHAR 5206 9440 6947)**, son of Late Lakshmi Shankar Singh, by Nationality-Indian, by religion-Hindu, by Occupation-Business, residing at: MIG, B/67 Housing Colony, Dhanbad, P.O. & P.S. Dhanbad, Dist. Dhanbad, Jharkhand-826001,

(5) M/S. TOP GEAR MOTORS PVT. LTD. (PAN -AADCT3034B), a private limited company, under the provisions of Indian Companies Act, 1956, having its registered office at MIG. B/67, Housing Colony, Dhanbad, P.O. & P.S. Dhanbad, Dist. Dhanbad, Jharkhand - 826001, represented by its Director namely, **MR. KAMAL KUMAR SINGH (PAN -AHGPS3207C & ADHAR 5206 9440 6947)**, son of Late Lakshmi Shankar Singh, by Nationality- Indian, by religion- Hindu, by Occupation-Business, residing at MIG. B/67, Housing Colony, Dhanbad, P.O. & P.S. Dhanbad, Dist. Dhanbad, Jharkhand-826001,

(6) SRI SHIVENDRA SHIVAM (PAN-BHNPS8536G & ADHAR 9229 0662 3732), son of Sri Satyendra Narayan Singh, by Nationality-Indian, by religion- Hindu, by Occupation- Business, residing at: 602, Maru Towers, Kanke Road, Ranchi, P.O. - R.U. Campus, P.S. Gonda, Dist. Ranchi, Jharkhand - 834008,

(7) MRS. ANUMITA SINGH (PAN - BTMPS8642A & ADHAR 8527 4902 8735), daughter of Sri Madhusudan Chawda, by Nationality- Indian, by religion- Hindu, by Occupation- Business, residing at 602, Maru Towers, Kanke Road, Ranchi, P.O. - R.U. Campus, P.S. Gonda, Dist. Ranchi, Jharkhand - 834008,

(8) MR. VISHAL SINGH (PAN - AKTPK4176A & ADHAR 2696 4923 9649), son of Sri Ashok Kumar Singh, by Nationality- Indian, by religion-Hindu, by Occupation- Business, residing at Flat No. 504,, Birendra Sudha Appartment, Burdwan Compound, P.O. & P.S. Lalpur, Dist. Ranchi, Ranchi - 834001, Jharkhand,

(9) MRS. SUKRITI (PAN - AWPVS9953K & ADHAR 8392 1193 0272), daughter of Sri Satyendra Narayan Singh, by Nationality- Indian, by religion- Hindu, by Occupation- Business, residing at Flat No. 504, Birendra Sudha Appartment, Burdwan Compound, P.O. &P.S. Lalpur, Dist. Ranchi, Rachi - 834001, Jharkhand,

(10) SRI KISLAY SINGH (PAN - DYYPS2576C & ADHAR 2323 9611 5464), son of Sri Kamal Kumar Singh, by Nationality- Indian, by religion-Hindu, by Occupation- Business, residing at: Flat No. 302, Block- A, Fortune Township, Jessore Road, P.O. & P.S.-Barasat, Dist. North 24 Parganas, Kolkata- 700124,

(11) MRS. SABITA SINGH (PAN - AGKPS0588B & ADHAR 9998 2750 8888), Daughter of Dr. Ram Janama Singh, by Nationality- Indian, by religion- Hindu, by Occupation- Business, residing at 602, Maru

Towers, Lake Avenue, Kanke Road, Ranchi, P.O. - R.U. Campus, P.S. Gonda, Dist. Ranchi, Jharkhand - 834008,

(12) SRI KAMAL KUMAR SINGH (PAN -AHGPS3207C & ADHAR 5206 9440 6947), son of Late Lakshmi Shankar Singh, by Nationality- Indian, by religion- Hindu, by Occupation-Business, residing at Flat No. 302, Block- A, Fortune Township, Jessore Road, P.O. & P.S. - Barasat, Dist. North 24 Parganas, Kolkata- 700124,

(13) SRI SATYENDRA NARAYAN SINGH (PAN AGKPS0589A & ADHAR 5108 1523 0703), son of Sri Basudev Narayan Singh, by Nationality- Indian, by religion- Hindu, by Occupation-Business, residing at: 6th Floor, Maru Towers, Lake Avenue, Kanke Road, Ranchi, P.O. - R.U. Campus, P.S. Gonda, Dist. Ranchi, Jharkhand - 834008, hereinafter collectively called and referred to as the "**LAND OWNERS**" (which expression shall unless excluded by repugnant to the subject or context be deemed to mean and include their respective legal heirs, executors, administrators, successors, office-in-interest and/or assigns etc.) of the **FRIST PART**.

-AND-

JUPITER DEVELOPERS (PAN AAGFJ4322E), a Partnership Firm, registered office at 238/126/3, Jessore Road, Near Belgharia Express Way, Kolkata- 700081, represented by its one of its Partner **RANJIT BANERJEE (ADXPB3534G & ADHAR 9347 6835 0961)**, Son of Late Mrigendra Chandra Banerjee, by occupation - Business, 5/2/6/1, Mall Road, P.O - Mall Road, P.S - Dum Dum, Kolkata - 700080 hereinafter

called and referred to as the **PROMOTER/ DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the subject of contest be deemed to mean and include its executors, administrators, legal representatives, successors, successors in office, successors in interest and assignees) of the **SECOND PART**.

AND

..... (PAN),,
by faith- Hindu, by occupation-, by nationality- Indian,
residing at

.....,
hereinafter called and referred to as the '**PURCHASER**' (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/its/their heirs, executors, administrators, successors, successors-in-interests, representatives, nominee/s and assigns) of the **THIRD PART**.

(i) WHEREAS M/S RAJKAMAL PETROLEUM PRIVATE LIMITED, a private limited company, under the provisions of Indian Companies Act, 1956, represented by its Director namely **MR. KAMAL KUMAR SINGH**, the Land Owner No. 1 herein, purchased all that piece and parcel of 07 cottahs of land, be the same a little more or less, lying and situated at Mouza - Dakshin Nimta, J. L. No. - 8, Re. Sa. No. -102, Touzi No. - 63/163, comprised in R. S. Dag No. - 4580, R. S. Khatian No. - 93, modified Khatian No. - 68, under North Dum Dum Municipality, ward No. - 22, P. S. -Nimta, A.D.S.R.O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. - 08805, dated - 13/10/2011, executed and registered by Sri Ratan Sarkar, Sri Ashok Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. - I, Volume No. - 24, pages from 5134 to 5151, being No. -08805 for the year 2011, after purchasing the said

property the said Company got its name mutated in the Revisional Settlement Operation, vide new modified Khatian No. – 2736 (standing in the name of **RAJKAMAL PETROLEUM PRIVATE LIMITED**), and also got its name mutated in the office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

(ii) AND WHEREAS M/S. SIDHI DEVELOPER PVT. LTD, a private limited company, under the provisions of Indian Companies Act, 1956, represented by its Director namely **MR. ARUN KUMAR SINHA**, the Land Owner No. 2 herein, purchased all that piece and parcel of 07 cottahs of land, be the same a little more or less, lying and situated at Mouza - Dakshin Nimta, J. L. No. - 8, Re. Sa. No. -102, Touzi No. - 63/163, comprised in R. S. Dag No. - 4580, R. S. Khatian No. - 93, modified Khatian No. - 68, under North Dum Dum Municipality, ward No. - 22, P. S. - Nimta, A. D. S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. -08799, dated - 13/10/2011, executed and registered by Sri Ratan Sarkar, Sri Ashok Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. -1, Volume No. - 24, pages from 5029 to 5046, being No. - 08799 for the year 2011, after purchasing the said property the said Company got its name mutated in the Revisional Settlement Operation, vide new modified Khatian No. – 3665 (standing in the name of **M/S. SIDHI DEVELOPER PVT. LTD.**), and also got its name mutated in the office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

(iii) AND WHEREAS the land owner No. 3 herein **SMT. ILA RANI**, purchased all that piece and parcel of 07 cottahs of land, be the same a little more or less, lying and situated at Mouza - Dakshin Nimta, J. L. No. - 8, Re. Sa. No. -102, Touzi No. - 63/163, comprised in R. S. Dag No. - 4580, R. S. Khatian No. - 93, modified Khatian No. - 68, under North Dum Dum Municipality, ward No. - 22, P. S. - Nimta, A. D. S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. -08804, dated - 13/10/2011, executed and registered by Sri Ratan Sarkar, Sri Ashok Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. -1, Volume No. - 24, pages from 5116 to 5133, being No. - 08804 for the year 2011, after purchasing the said property the said **SMT. ILA RANI** got her name mutated in the Revisional Settlement Operation, vide new modified Khatian No. - 531 (standing in the name of **SMT. ILA RANI**), and she also got her name mutated in the office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

(iv) AND WHEREAS M/S. GOLDEN CAMP, a partnership firm, represented by its partner namely **MR. KAMAL KUMAR SINGH**, the Land Owner No. 4 herein, purchased all that piece and parcel of 07 cottahs of land, be the same a little more or less, lying and situated at Mouza - Dakshin Nimta, J. L. No. - 8, Re. Sa. No. -102, Touzi No. - 63/163, comprised in R. S. Dag No. - 4580, R. S. Khatian No. - 93, modified Khatian No. - 68, under North Dum Dum Municipality, ward No. - 22, P. S. - Nimta, A. D. S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No.

-08806, dated - 13/10/2011, executed and registered by Sri Ratan Sarkar, Sri Ashok Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. -1, Volume No. - 24, pages from 5152 to 5169 , being No. - 08806 for the year 2011, after purchasing the said property the said Firm got its name mutated in the Revisional Settlement Operation, vide new modified Khatian No. - 1008 (standing in the name of **M/S. GOLDEN CAMP**), and also got its name mutated in the office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

(v) AND WHEREAS M/S. TOP GEAR MOTORS PVT. LTD, a private limited company, under the provisions of Indian Companies Act, 1956, represented by its Director namely **MR. KAMAL KUMAR SINGH**, the Land Owner No. 5 herein, purchased all that piece and parcel of 07 cottahs of land, be the same a little more or less, lying and situated at Mouza - Dakshin Nimta, J.L. No. - 8, Re. Sa. No. -102, Touzi No. - 63/163, comprised in R. S. Dag No. -4580, R. S. Khatian No. - 93, modified Khatian No. - 68, under North Dum Dum Municipality, ward No. - 22, P. S. -Nimta, A. D. S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. - 08802, dated - 13/10/2011, executed and registered by Sri Ratan Sarkar, Sri Ashok Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. - I, Volume No. - 24, pages from 5082 to 5099, being No. - 08802 for the year 2011, after purchasing the said property the said Company got its name mutated in the Revisional Settlement Operation, vide new modified Khatian No. - 1274 (standing

in the name of **M/S. TOP GEAR MOTORS PVT. LTD)**, and also got its name mutated in the office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption of others by paying Relevant taxes to the competent authority, free from encumbrances.

(vi) AND WHEREAS the land owner No.6 herein **SRI SHIVENDRA SHIVAM**, purchased all that piece and parcel of 05 cottahs 12 chittaks of land be the same a little more or less, out of which 02 cottah 08 chittaks land comprised-in R. S, Dag No. - 4580, R. S. Khatian No. - 93, modified Khatian No. - 68, and 03 cottah 04 chittaks land comprised in R. S. Dag No. - 4579, under R. S. Khatian No. - 1608, modified Khatian No. - 957, lying and situated at Mouza -Dakshin Nimta, J.L. No. - 8, Re. Sa. No. -102, Touzi No. -63/163, under North Dum Dum Municipality, ward No. -22, P. S. - Nimta, A. D. S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. - 08811, dated - 13/10/2011, executed and registered by Sri Ratan Sarkar, Sri Ashok Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. - I, Volume No. - 24, pages from 5250 to 5269, being No. - 08811 for the year 2011, after purchasing the said property the said **SRI SHIVENDRA SHIVAM** got his name mutated in the Revisional Settlement Operation, vide new modified Khatian No. - 3371 (standing in the name of **SRI SHIVENDRA SHIVAM**), and she also got his name mutated in the office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

(vii) AND WHEREAS the land owner No. 7 herein **MRS. ANUMITA SINGH**, purchased all that piece and parcel of 07 cottahs of land, be the same a little more or less, lying and situated at Mouza - Dakshin Nimta, J. L. No. - 8, Re. Sa. No. -102, Touzi No. - 63/163, comprised in R. S. Dag No. -4579, R. S. Khatian No. - 1608, modified Khatian No. - 957, under North Dum Dum Municipality, ward No. - 22, P. S. - Nimta, A. D. S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. - 08808, dated - 13/10/2011, executed and registered by Sri Ratan Sarkar, Sri Ashok Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. - I, Volume No. - 24, pages from 5195 to 5215, being No. - 08808 for the year 2011, after purchasing the said property the said **MRS. ANUMITA SINGH** got her name mutated in the Revisional Settlement operation, vide new modified Khatian no. 98 (standing in the name of **MRS. ANUMITA SINGH**) and she also got her name mutated in the name of the Office of local North Dum Dum Municipality; and has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, freed from encumbrances.

(vii) AND WHEREAS the land owner no. 8 herein **MR. VISHAL SINGH** purchased all that piece and parcel of 7 cottahs of land, be the same, a little more or less lying and situated at Mouza ~ Dakshin Nimta, J.L. No. - 8, Re. Sa, No, -102, Touzi No. 63/163, comprised in R.S. Dag No. 4579, R.S. Khatian No. 1608, modified Khatian No.-957, under North Dum Dum Municipality, ward No. - 22, P. S. -Nimta, A.D.S.R.O- Cossipore Dum Dum, in the District of North 24-Parganas, by virtue of a Deed of Sale, vide Deed No.- 08826, dated 13/10/2011 executed and registered by Sri Ratan Sarkar and Sri Ashok Sarkar and Sri Jayanta Sarkar and the said Deed was registered with the office of the A.D.S.R.

Cossipore Dum Dum, copied in Book No. I, Volume No. 24, Pages from 5572 to 5587, being No. 08826 for the year 2011 after purchasing the said property the said **MR. VISHAL SINGH** got his name mutated in the Revisional Settlement Operation vide new modified Khatian No. 3185 (standing in the name of **MR. VISHAL, SINGH**), and he also got his name mutated in the Office of local North Dum Dum Municipality and has been possessing the enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

(ix) AND WHEREAS the land owner No. 9 herein **MRS. SUKRITI**, purchased all that piece and parcel of 07 cottahs of land, be the same a little more or less, lying and situated at Mouza - Dakshin Nimta, J.L. No. - 8, Re. Sa. No. -102, Touzi No. - 63/163, comprised in R. S. Dag No. - 4579, R. S. Khatian No. - 1608, modified Khatian No.- 957, under North Dum Dum Municipality, ward No. - 22, P. S. - Nimta, A. D. S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. -08803, dated - 13/10/2011, executed and registered by Sri Ratan Sarkar, Sri Ashok Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. -1, Volume , No. - 24, pages from 5100 to 5115, being No. - 08803 for the year 2011, after purchasing the said property the said **MRS. SUKRITI** got her name mutated in the Revisional Settlement Operation, vide new modified Khatian No. - 3687 (standing in the name of **MRS. SUKRITI**), and she also got her name mutated in the office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

(x) AND WHEREAS the land owner' No. 10 herein **SRI KISLAY SINGH**, purchased all that piece and parcel of 03 cottahs 14 chittaks of land, be the same a little more or less, lying and situated at Mouza - Dakshin Nimta, J.L. No. - 8, Re. Sa. No. -102, Touzi No. - 63/163, comprised in R. S. Dag No. - 4579, R. S. Khatian'No. - 1608, modified Khatian No. - 957, under North Dum Dum Municipality, ward No. - 22, P. S. - Nimta, A. D. S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. - 08809, dated - 13/10/ 2011, executed and registered by Sri Ratan Sarkar, Sri Ashok Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. - I, Volume No. - 24, pages from 5216 to 5232, being No. - 08809 for the year 2011, after purchasing the said property the said **SRI KISLAY SINGH** got his name mutated in the Revisional Settlement Operation, vide new modified Khatian No. - 725 (standing in the name of **SRI KISLAY SINGH**), and he also got his name mutated in the office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

(xi) AND WHEREAS the land owner No. 11 herein **MRS. SABITA SINGH**, purchased all that piece and parcel of 04 cottahs of land, be the same a little more or less, lying and situated at Mouza - Dakshin Nimta, J. L. No. - 8, Re. Sa. No. -102, Touzi No. - 63/163, comprised in R. S. Dag No. -4579, R. S. Khatian No. - 1608, modified Khatian No. - 957, under North Dum Dum Municipality, ward No. - 22, P. S. - Nimta, A. D. S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. - 08810, dated - 13/10/2011, executed and registered by Sri Ratan Sarkar, Sri Ashok

Sarkar and Sri Jayanta Sarkar, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No. - I, Volume No. - 24, pages from 5233 to 5249, being No. - 08810 for the year 2011, after purchasing the said property the said **MRS. SABITA SINGH**, got her name mutated in the Revisional Settlement Operation, vide new modified Khatian No. – 3614 (standing in the name of **MRS. SABITA SINGH**), and she also got her name mutated in the office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

(xii) **AND WHEREAS** the land owner No. 12 herein **SRI KAMAL KUMAR SINGH**, purchased all that piece and parcel/of 05 cottahs 02 chittaks of land, be the same a little more or less, lying and situated at Mouza – Dakshin Nimta, J. L. No,-.8, Re, Sa. NO. -102, Touzi No.63/163, comprised in R, S, Dag No. — 4581/6578, Sabek Khatian No. - 88, R. S, Khatian No. - 1526, modified Khatian No. 694, under North Dum Dum Municipality, ward No. - 22, R S. - Nimta, A, D, S. R. O Cossipore Dum Dum, in the District of North 24-Parganas, by virtue of a Deed of Sale, vide Deed No. 08828, dated 13/10/2011, executed and registered by M/ S Vanilla Fields Private Limited, represented by its authorize signatory Sri Sanjay Mondal, and the said Deed was registered with the office of the A.D.S.R.O.-Cossipore Dum Dum, copied in Book No. -1, Volume No.24, pages from 5608- to 5623, being No. - 08828 for the year 2011, after purchasing the said property the said **SRI KAMAL KUMAR. SINGH** got his name mutated in the Revisional Settlement Operation, vide new modified Khatian No. 694 (standing in the name of **SRI KAMAL KUMAR SINGH**), and he also got his name mutated in the Office of local North Dum Dum Municipality and has

been possessing and enjoying the same peacefully with interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

(xiii) AND WHEREAS the land owner No. 13 herein **SRI SATYENDRA NARAYAN SINGH**, purchased all that piece and parcel of 05 Cottahs 02 Chittaks of land, be the same a little more or less, lying and situated at Mouza-Dakshin Nimta, J.L. No. 8, Re. Sa. No. - 102, Touzi No. 63/163, comprised in R.S. Dag No. 4581/6578, Sabek Khatian No. 88, R.S. Khatian No. 1526, modified Khatian No. 3524, under North Dum Dum Municipality, Ward No. 22, P.S.-Nimta, A.D.S. R. O. - Cossipore Dum Dum, in the District of North 24 Parganas, by virtue of a Deed of Sale, vide Deed No. - 08829, dated -13/10/2011, executed and registered, by M/S Lush Estates Fields Private Limited, represented by its authorize signatory Sri Gopal Mondal, and the said Deed was registered with the office of the A. D. S. R. O. - Cossipore Dum Dum, copied in Book No, -I, Volume No. - 24, pages from 5624 to 5639, being No. -08829 for the year 2011, after purchasing the said property the said **SRI SATYENDRA NARAYAN SINGH** got his name mutated in the Revisional Settlement Operation, vide new modified Khatian No. - 3524 (standing in the name of **SRI SATYENDRA NARAYAN SINGH**), and he also got his name mutated in the office of local North Dum Dum Municipality and has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from encumbrances.

AND WHEREAS thus as recited above the land owners No. 1 to 13 herein became the joint owners of in aggregating 79 cottah 14 chittak of land at Mouza- Dakshin Nimta, by, virtue of separate 13 nos. of sale

Deeds and have been possessing and enjoying the same peacefully without interruption of others in their respective plot of land each.

AND WHEREAS with a view-to construct a Multi Storied Building the land owners No. 1 to 13 herein amalgamated the separate thirteen Holdings from the North Dum Dum Municipality, being Nos. - 278, 277, 282, 281, 280, 289, 288, 287, 286, 285, 284, 283 & 279 into a Single Holding being No. 289 of Ward No. 22, Premises at Rabindra Sarani, P.S. - Nimta, District - North 24 Parganas.

AND WHEREAS thus the Land Owners herein have become the joint and lawful owners of 79 cottah 14 chittaks of land at Mouza-Dakshin Nimta, L.R Dag Nos. - 4579, 4580 & 4581/6578, under L.R. Khatian Nos. - 725, 1274, 3524, 3371, 98, 3185, 3687, 531, 1008, 2736, 3665, 694 & 3614, **amalgamated Holding No. - 289**, Rabindra Sarani, Kolkata - 700..... which is free from all sorts of encumbrances and the Land Owners herein mutated their names before the B.L. & L.R.O. Office, Barrackpore-II and thereafter the Land Owners applied for the conversion/change of character of the said Land into Bastu for construction of Multistoried Building over the said landed property with the conjunction of reputed developers.

AND WHEREAS the said Land Owners herein express their desire to develop the aforesaid land measuring 79 cottah 14 chittaks more or less by constructing multistoried building thereon in TWO/THREE BLOCKS in accordance with the building sanction plan and/ or to be sanctioned by the concerned North Dum Dum Municipal Authority, and the present Developer have accepted the said proposal and the present Land Owners has decided to enter into the present Joint Venture Agreement with the Developer herein for the land mentioned

above and explicitly in the First Schedule hereunder written, And whereas the developer has fully satisfied with the right, title, interest and possess on over the said land and has physically examined the documents with respect to the title of land owners. Initially the land owners entered into and Registered Development Agreement & executed a Registered Development Power of Attorney in the year 2016 which is recorded in Book no. I, Volume no. 1501-2016, Pages 59001 to 59056, being no. 150102673 dated 06.04.2016 and Development Agreement dated 06.04.2016 and which is recorded in Book no. I, Volume no. 1501-2016, Pages 58833 to 58903, being no. 150102667 and due to misunderstanding the land owners made a Registered Revocation of the said Development Agreement on 28.10.2021 which is recorded in Book no. I, Volume no. 1501-2021, Pages 401279 to 401333, being no. 150112893 and revoked the Registered Development Power of Attorney on 28.10.2021 which is recorded in Book no. IV, Volume no. 1501-2021, Pages 3421 to 3472, being no. 150100101.

- A)** Thereafter the Owners have duly appointed the present Developer as their Developer for all purposes relating to development & construction and sale of the constructed spaces by a Power of Attorney dated 8th.December 2021 registered before the ADSR Belgharia registered in Book No I, CD volume No 1526-2022, Pages 3164 to 3234 being No 152606305 for the year 2021. The land owners herein executed a Registered Development Agreement prior to the above Power of Attorney on 07/12/2021 which was recorded in Book no. I, Volumn no. 1526-2021, Pages 229436 to 229530, being Deed no. 152606264 for the year 2021.
- B)** The land described in the First Schedule hereunder written is outside the purview of the Urban Land (Ceiling & Regulation Act) 1976.

- C) The Owners/ Developer herein have mutated their names in the records and register of the North Dum Dum Municipality and has been paying the applicable rates and taxes without any default.
- D) The Owner/ Developer herein have obtained a sanctioned building plan from the North Dum Dum Municipality being building plan No dated for construction of a new building at or upon the Schedule Premises.
- E) The Owners/ Developer herein named the Complex "**Airport Sky City**" and the Complex has now popularly come to be known by the said name. The expression Airport Towers wherever used herein shall mean the complex comprising, inter alia, the Said Land and all the buildings and/or structures as have been constructed by Owners/ Developer herein thereon.
- F) During the course of construction the Owners/ Developer invited offers for purchase of self contained residential ownership flats and the Purchaser herein offered to purchase **ALL THAT** piece and parcel of the **FLAT AND no.** on the **.... Floor** of the building being **Block -** containing by estimation an area of **Square Feet** more or less comprising of bed rooms, One dining-cum-Living room, One Kitchen, toilets and a balcony **TOGETHER WITH One allotted common Car Parking Space having** (more or less) at the Project known as "**Airport Sky City**" constructed on the premises stated in the First Schedule hereunder written **TOGETHER WITH** undivided, impartible proportionate share of land underneath the said Block **TOGETHER WITH** all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building at and for the consideration of **Rs...../- (Rupees**

.....) only and the parties entered into an Agreement on amongst themselves.

- G) The said Flat is now since completed and the Purchaser has duly satisfied itself as to the constructions, measurements, materials used, workmanship, the scheme of the Project and upon such satisfaction has now proceeded to have the Deed of Conveyance executed in its favour.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:~

In consideration of the sum **Rs...../- (Rupees**) only paid by the Purchaser/s herein to the Owners/ Developer (receipt whereof the Owners/ Developer hereby by the memo hereunder written acknowledges and admits and discharge from every part thereof acquit discharges and exonerate the Purchaser/s, the Owners/ Developer doth hereby sell, transfer and convey unto and in favour of the Purchaser/s herein the said **ALL THAT** piece and parcel of the **FLAT AND no.** on the **Floor** of the building being **Block -** containing by estimation an area of **Square Feet** more or less comprising of bed rooms, One dining-cum-Living room, One Kitchen, toilets and a Balcony in Airport Towers **TOGETHER WITH One allotted Car Parking Space having area Sq. ft.** (more or less) at the Project known as “**Airport Sky City**” constructed on the premises stated in the First Schedule hereunder written **TOGETHERWITH** undivided, impartible proportionate share of land underneath the said Block **TOGETHER WITH** all other easement and common rights over common passages and common facilities and amenities attached to and available with all other flats in the building (morefully and more particularly described in the **SECOND SCHEDULE**) lying and situated at and upon the Premises described in the **FIRST**

SCHEDULE hereunder written **TOGETHER WITH ALL** the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging or anywise appertaining thereto And **ALL** the estate, right, title, Interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Owners/ Developer to the said piece of land and over the premises hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the Purchaser/s absolutely and forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter. In respect of the same to the Government or any other public body or local authority in respect thereof and the Owners/ Developer assure that The Purchaser/s shall be entitled to the rights, benefits and privileges attached to the said flat and appurtenances thereto including the right to the enjoy the common areas (including undivided proportionate interest in land) and in common space areas and facilities in the building as described in **Part-I** and **Part-II** for the use occupation and enjoyment of the said flat as detailed in **THIRD SCHEDULE** hereunder written and/or describe and the Purchaser/s shall be responsible to bear/pay the proportionate share in the common recurring expenses for the purpose of to maintenance, repair, renew, redecoration etc. of the common spaces as detailed in the **FOURTH SCHEDULE** hereunder written AND FURTHER that The Purchaser/s shall be entitled to the common easements and quasi easements affecting and attached to the Said Flat are as detailed in the **FIFTH SCHEDULE** hereunder written and/or described.

THE OWNERS/ DEVELOPER COVENANT WITH THE PURCHASER/S AS FOLLOWS:-

1. The Purchaser/s may from time to time and at all times hereafter

peaceably and quietly enter upon, occupy or possess and enjoy the said flat and premises hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for his/her own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from the Owners/ Developer herein or their successors or any of them or by any person or persons claiming or to claim, from, under or in trust for him or any of them.

2. The Purchaser/s shall hold the said flat free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Owners/ Developer and well and sufficiently saved, defended kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by the Owners/ Developer herein or by any other person or persons claiming or to claim by, from, under or in trust for them;
3. The Purchaser/s shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the Owners/ Developer or any other Co-owner who may have acquired before and who may hereafter acquire any right, title and interest similar to those acquired by the Purchaser/s under the terms of this conveyance.
4. The Purchaser'/s' undivided proportionate interest is impartible in perpetuity.
5. The Owners/ Developer doth hereby further covenant with the Purchaser/s that the Purchaser/s may from time to time and at all times

hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said Flat and premises hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for her own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the Owner/ Developer or their heirs or anyone of them or by any person or persons claiming or to claim, from, under or in trust for him or anyone of them.

6. The Owners/ Developer and all persons having or claiming any estate, right, title or Interest In the said Flat and premises hereby conveyed or any part thereof by, from, under or in trust for the Owners/ Developer or their heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser/s do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the said land, and premises and every part thereof hereby conveyed unto and to the use of the Purchaser/s in the manner aforesaid as by the Purchaser/s, its/his/her/their heirs, executors or administrators and assigns shall be reasonably required.

THE PURCHASER/S COVENANT/S WITH THE OWNER/ DEVELOPER AS FOLLOWS:-

1. The Purchaser/s admits and accepts that the **OWNERS/DEVELOPER** and/or his employees and/or agents and/or contractors shall be entitled to use and utilize the Block Common Portions and the Complex Common Portions for movement of building materials and for other purposes as may become necessary for completing the Construction of the Complex and/or extension thereof and the Purchasers shall not raise any objection

in any manner whatsoever with regard thereto.

2. The Purchaser/s has understood the concept, layout and scheme of Blocks to comprise of Blocks and that all facilities and amenities in all Blocks shall be jointly enjoyed by the purchaser/s of units in the Complex and any access and/or for the purpose of ingress in and egress from and/or through the common parts and portions of the said First Schedule land to the Complex and any other Complex developed by the Owner/ Developer shall be permitted in perpetuity.

3. The Purchaser/s consents to be a member of the Association of Flat Owners to be formed by the Owners of **FLAT AND/OR UNIT** in the Complex and the Purchaser/s agrees and covenants:

i) To Co-Operate With The Other Co-Purchaser/s and the **OWNERS/ DEVELOPER** /and /or the Association of Flat Owners in The Management And Maintenance Of The Block/Complex.

ii) **TO OBSERVE** the rules framed from time to time by the **OWNERS/ DEVELOPER** and /or the Association of Flat Owners for quiet and peaceful enjoyment of the Complex as a decent place for living.

iii) **TO ALLOW** the **OWNERS/ DEVELOPER** and /or the Association of Flat Owners with or without workmen to enter into the said **FLAT AND/OR UNIT** for the purpose of maintenance and repairs.

iv) **TO PAY** and bear the common expenses and other outgoings and expenses since the date of possession and also the rates and taxes for and/or in respect of the said building including those mentioned in the **FOURTH SCHEDULE** hereunder written proportionately for the building and/or common parts/areas and wholly for the said **FLAT AND/OR UNIT**

and/or to make deposit on account thereof in the manner mentioned hereunder to or with the **OWNERS/ DEVELOPER** and upon the formation of the association or Co-operative Society or Private Limited Company. Such amount shall be deemed to be due and payable on and from the **DATE OF POSSESSION** irrespective of the Purchasers taking actual possession of the said **FLAT AND/OR UNIT** at a later date or the said **FLAT AND/OR UNIT** has been taken possession of or not by the Purchasers.

v) **TO DEPOSIT** the amounts reasonably required with the **OWNERS/ DEVELOPER** and upon the formation with the association or co-operative society or private limited company as the said case may be towards the liability for the rates and taxes and other outgoings.

vi) **TO PAY** charges for electricity in or relating to the said **FLAT AND/OR UNIT** wholly and proportionately relating to the **COMMON PORTIONS**.

vii) **NOT TO** sub-divide the said **FLAT AND/OR UNIT** and/or the parking space or any portion thereof.

viii) **NOT TO** do any act deed or thing or obstruct the construction or completion of the said building in any manner whatsoever and notwithstanding any temporary construction in the Purchasers enjoyment of the said **FLAT AND/OR UNIT**.

ix) **NOT TO** throw dirt, rubbish or other refuse or permit the same to be thrown or accumulated in the said building and/or compound or any portion of the building.

x) **NOT TO** store or bring and allow to be stored and brought in the said **FLAT AND/OR UNIT** any goods or hazardous or combustible nature or which are so heavy as to affect or endanger the structures of the building or any portion of the building, any fittings or fixtures thereof including windows, floors etc. in any manner.

xi) **NOT TO** hang from or attach to the beams or rafters any articles or machinery which are heavy or likely to affect or endanger or damage the

construction of the building or any part thereof.

xii) NOT TO fix or install air conditions in the said **FLAT AND/OR UNIT** save and except at the places which have been specified in the said **FLAT AND/OR UNIT** for such installation.

xiii) NOT TO do or cause anything to be done in or around the said **FLAT AND/OR UNIT** which may cause or tend to cause or that amount to cause or affect any damage to any flooring or ceiling of the said **FLAT AND/OR UNIT** or adjacent to the said **FLAT AND/OR UNIT** or in any manner interfere with the use and rights and enjoyment thereof or any open passages or amenities available for common use.

xiv) NOT TO damage or demolish or cause to be damaged or demolished the said **FLAT AND/OR UNIT** or any part thereof or the fittings and fixtures affixed thereto.

xv) NOT TO close or permit the closing of verandahs or lounges or balconies or lobbies and common parts and also not to alter or permit any alteration in the elevation and outside colour scheme of the exposed walls of the verandahs, lounges or any external walls or the fences, of external doors and windows of the said **FLAT AND/OR UNIT** which in the opinion of the **OWNERS/ DEVELOPER** differs from the colour scheme of the building or deviation or which in the opinion of the **OWNERS/ DEVELOPER** may affect the elevation in respect of the exterior walls of the said building.

xvi) NOT TO install grills the design of which have not been suggested or approved by the Architect and not to install or fix outdoors of any Air Condition machine outside the specified zone.

xvii) NOT TO do or permit to be done any act or thing which may render void or make voidable any insurance in respect of the said **FLAT AND/OR UNIT** or any part of the said building or cause increased premium to be payable in respect thereof if the building is insured.

xviii) NOT TO raise any objection whatsoever to the **OWNER'S/OWNER/ DEVELOPER 'S** dealing with all the unsold and open areas in the Complex

in the manner as deemed fit and proper by the **OWNER/ DEVELOPER** subject to approval by the concerned authority.

xix) NOT TO make in the said **FLAT AND/OR UNIT** any structural addition and/or alteration such as beams, columns, partition walls etc. or improvement of a permanent nature except with the prior approval in writing of the **OWNERS/ DEVELOPER** and/or any concerned authority.

xx) NOT TO use the said **FLAT AND/OR UNIT** or permit the same to be used for any purpose whatsoever other than residential purpose and shall not use for the purpose which may or is likely to cause nuisance or annoyance to occupiers of the other portions of the said building or to the owners and occupiers of the neighboring premises or for any illegal or immoral purpose.

xxi) NOT TO raise any objection upon the Owners/ Developer undertaking additional construction in accordance with law and for **the** purpose the Purchaser/s has duly accorded its consent to the Owners/ Developer applying for additional sanction vertically and /or laterally and raising additional construction and dealing with the same. The Purchaser/s gives his/her/their consent to any additional construction in the said Project or the amalgamation of additional adjacent land for further construction and if additional land is taken the Developer shall be permitted to use the common path/passage and other spaces for such additional construction and the facilities and amenities in this Project shall be commonly used by the other Purchaser/s in the additional construction.

xxii) NOT TO raise any objection as and when the Owners erects, install, fix, mount hoarding, neon sign board, signage, mobile towers etc at any place /location/**roof** of any block within the project and not to claim any right over the revenue arising out of such erection, installation, fixing, mounting of hoardings, neon sign boards, signages, mobile towers etc and for the purpose not to block the free access to any/all such installations.

xxiii) NOT TO raise any objection in the event the Owners/ Developer herein adds and /or amalgamates any other land or property in the surroundings to the Schedule property and the said additional /amalgamated lands shall be treated as part and parcel of the project and the Owners/ Developer and all unit purchasers shall be entitled to use and enjoy the internal Roads/Passages as common road for the schedule land and the additional land/amalgamated land and also of the entrances (both for ingress and egress) and all common amenities, facilities, shall also be accordingly shared by the unit purchasers of units in the scheduled land and the unit purchasers in the added / additional land and the obligation to pay the common maintenance charges shall apply in respect of the construction on the added/ additional land and the construction on the First Schedule land and shall be adhered to by the Purchaser herein along with the other co-owners.

xxiv) NOT TO claim any right whatsoever over and in respect of the **COMMON PARTS AND PORTIONS** in other Block/s and/or **COMMON PARTS AND PORTIONS** in the Complex.

xxv) NOT TO use the allocated car space or permit the same to be used for any other **purpose** whatsoever other than parking of its own car.

xxvi) NOT TO park car on the pathway or open spaces of the building or at any other place except the space allotted to it and shall use the pathways as would be directed by the **OWNERS/ DEVELOPER**.

xxvii) TO ABIDE by such building rules and regulations as may be made applicable by the **OWNERS** before the formation of the and /or the Association of Flat Owners and after the and /or the Association of Flat Owners is formed.

xxviii) NOT TO make or cause, any objection interruption interference hindrance, obstruction or impediment for any **reason** or in any manner whatsoever relating to the Project or the construction and completion of the Building/s by the Owner/ Developer herein including

any further constructions, additions or alterations that may be made from time to time.

xxix) NOT TO claim partition of its undivided right, title and interest in the land attributable to the said **FLAT AND/OR UNIT**.

xxx) NOT TO claim any right over and in respect of any other Units and/or the roof and/or open spaces and/or Common Parts and Portions of other Block/s and not to object to the Owner/ Developer exercising its right to deal with the same

xxxi) NOT TO place any signboard, hoarding, and signage on the outer and / or inner wall except a reasonably sized nameplate outside the main door to the **FLAT AND/OR UNIT**.

xxxii) To pay GST at the applicable rates and /or any enhancement thereof at any point in time in addition to the consideration amount.

xxxiii) The right of the purchaser/s in respect of the Car Parking Space (in case a Car Parking Space has been allotted to the Purchaser herein) the shall be as follows:-

- (i) To park a Medium Sized Motor Car only.
- (ii) Not to use car parking space or permit the same to be used for any purpose whatsoever other than parking of a medium sized car.
- (iii) To keep the car in the car parking space, but not to park any car outside of the car parking space.
- (iv) Not raise or put up any kutchra or pucca construction grided wall/enclosures thereon or part thereof and shall keep it always open as before.
- (v) Not to use the said car parking space or permit the same to be used Dwelling or staying of any person or blocking any putting any articles shall not be allowed in the parking space.
- (vi) Not to claim any right whatsoever over and in respect of the Car parking spaces.
- (vii) Not to park car on the pathway or open spaces of the building or at any other place except the space allotted to it.

(viii) To allow the ingress and egress of the cars and vehicles of the other unit owners over the car parking space of the purchaser herein.

(ix) To pay all rates, taxes assessments in respect of the Car Parking Space.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(The Description of the Property)

PART – I

L.R Dag No.	Total Land in Dag in Decimals	L.R Khatian No.	Name of recorded Owner	Recorded Decimals
4580	62	2736	Rajkamal Petroleum Pvt. Ltd.	11
4580	62	3665	M/S Sidhi Developer Pvt. Ltd.	11
4580	62	531	Smt. Ila Rani	11
4580	62	1008	M/S Golden Camp	11
4580	62	1274	M/S Top Gear Motors Pvt. Ltd.	11
4580	62	3371	Sri	4

			Shivendra Shivam	
4579	119	98	Mrs. Anumita Singh	11
4579	119	3185	Mr. Vishal Singh	11
4579	119	3687	Mrs. Sukriti	11
4579	119	725	Sri Kislay Singh	6
4579	119	3614	Mrs. Sabita Singh	6
4579	119	3371	Sivendra Shivam	5
4581/6578	40	3524	Satyendra Narayan Singh	8
4581/6578	40	694	Kamal Kumar Singh	8

PART - II

All that piece and parcel of land measuring an area of **79 (Seventy Nine) Cottah, 14 (Fourteen) Chittaks** , be the same a little more or leses, classified as **BASTU** together, lying and situated at **Mouza-**

Dakshin Nimta, J.L. No. 8, Re. Su. No. 102, Touzi No. 63/163, comprised in **R.S. Dag No. 4579, 4580 & 4581/6578**, under R.S. Khatian No. 1608, 93 & 1526, modified khatian No. 957, 68 & 903, corresponding L.R Dag Nos. - 4579, 4580 & 4581/6578, under L.R. Khatian Nos. - 725, 1274, 3524, 3371, 98, 3185, 3687, 531, 1008, 2736, 3665, 694 & 3614, within the jurisdiction of North Dum Dum Municipality, under Ward No. - 22, Holding Nos. - 278, 277, 282, 281, 280, 289, 288, 287, 286, 285, 284, 283 & 279, **amalgamated Holding No. - 289**, Premises at Rabindra Sarani, in the District of North 24 Parganas., upon which the proposed residential cum commercial multistoried (G + in TWO/THREE BLOCKS) in Airport Towers building is to be constructed in accordance with the building plan sanctioned from the North Dum Dum Municipality, which is butted and bounded as follows:

ON THE NORTH : 12ft Wide Municipal Road.

ON THE SOUTH ; Belgharia Expressway (200ft Wide).

ON THE EAST ; Land of Dag no, 4604/6618(P) and 4604(P),

ON THE WEST ; Others Land & Houses C.S. & R.S. Dag no, 4570 & 4571(P).

THE SECOND SCHEDULE ABOVE REFERRED TO

(THE DESCRIPTION OF SAID FLAT ON THE.....)

ALL THAT one self-contained residential **Flat being no. ...** on the **Floor with Tiles flooring in Airport Towers in Block -** with lift facilities together with proportionate right title and interest in the impartial undivided share of land on which the said building is construction mention in Schedule – A hereinabove written together with all common rights amenities and facilities. The area of the said **Flat being Flat No. .** is measuring a super built up area of **approx.**

..... **Sq. Ft.** more or less which consists of Bedrooms, One Kitchen, One balcony, Toilet/s and One Dining Cum Drawing room at **Airport Sky City. CAR PARKING.....**

THE FOURTH SCHEDULE ABOVE REFERRED TO

COMMON AREA & FACILITIES

The Owners of the land along with the other co-owners, occupiers, society or syndicate or association shall allow each other the following easement and quasi easements rights privileges etc.

- a) Land under the said building described in the First Schedule.
- b) All sides spaces, back spaces, paths passages, main entrance, lift landing stair case up to ultimate roof of the building, Water line, septic tank, drain ways, Drains and sewers from the building in the Municipal connection drains and/or sewerage.
- c) General lighting of the common portions and space for installations of electric meter in general and separate.

THE FIFTH SCHEDULE

SPECIFICATION FOR CONSTRUCTION STRUCTURAL AND GENERAL ENGINEERING FEATURES

Super Structure:-

Reinforced cement concrete framed structure.

Brick Walls: -

Thickness of outer wall 200 mm

Thickness of common inner walls 125 mm

Thickness of internal walls 75 mm

Water Arrangement

Submersible pump with overhead and underground reservoir.

Flooring

Living dining, Bedrooms, Kitchen, Balcony & lobby Vitrified tiles.

Main staircase and Fire staircase – Floor painting

Roof – Roof tiles.

Internal wall- Plaster of Paris finish.

Lobby – Putty finish

Staircase & Garage wall

Lime wash finish

Outer wall Finish

Weather coat / Waterproof paints

Electricals

Concealed copper wiring with modular switches of reputed make.

Master Bedrooms: 2 Light point, 1 Fan point & 1-5amp. Plug point, 1 A.C. point

Others Bedrooms: 2 Light point, 1 Fan point & 1-5amp. Plug point & provision for A. C. (only pipeline).

Living room: 4 Light point, 2 Fan point, 1 Fridge point, 1 T.V. point, 3-5amp. Plug point. 1 Calling bell point & provision for A. C. (only pipeline).

Verandah: 1 Light point & 1 Washing machine point

Common Toilet: 1 Light point, 1 Exhaust fan point, 1 Geyser point

Attached Toilet: 1 Light point, 1 Exhaust fan point

Kitchen: 1 Light point, 1 Exhaust fan point & 1-15amp. Plug point. 1 Kitchen chimney point, 1 Water purifier point

Kitchen

Counter: Polish Green marble on R.C.C. slab with a stainless steel sink. Wall tiles up to 2'0" height all around the wall over Green marble counter.

Toilets

Wall dado in ceramic tiles up to 6'0" height

Toilet floor- 1'0" X 1'0" antiskid ceramic tiles.

European type closet (white) with P.V.C. cistern all with reputed brand.

One white basin in common toilet.

Toilet fittings will be chrome plated with reputed brand.

Wall mixture in common toilet.

Doors & Windows

Main door, bedrooms door & Kitchen door – Flush door with enamel paints / polish.

Toilets door – W. P. C. door frame & shutter with enamel paints / polish.

Verandah door – Powder coated Aluminium sliding door.

Windows - Powder coated Aluminium sliding window.

All doors fittings will be stainless steel make.

Main door lock – Godrej 7 lever night latch.

Iron Remover Plant

Yes

Driveway materials

Paver Block

Generators

There will be common DG for entire complex common area like stair, lift, passage, garden area, garage etc.

2.5 & 3 BHK – 750 watt and 2 BHK – 500 watt

Firefighting Arrangements

Yes

Earthquake resistant

Yes

Lightening resistant

Yes

Security

24 X 7 security with CCTV surveillance in common area of ground floor.

Garbage disposal

Garbage will be collected door to door by maintenance staff and disposal at designated place through the local authority

Passenger Lift:-

Two lifts in each tower.

Common Facilities:-

Centralized security system.

Lawn.

Badminton Court.

Community Hall

Indoor games room – Table tennis, carom, chess, T.V. Lounge.

24 hours water supply.

Temple

Swimming Pull

That Developer will at his own cost will arrange main electric meter, transformer and all the occupiers of the said multistoried building will bear the cost proportionately including the land owners.

The decision of developer will be final.

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

Signed, Sealed and delivered by

In the presence of :

WITNESSES :

1.

.....

Signature of the Land Owners

By the attorney

holder

2.

.....

Signature of the Developer

.....

Signature of the Purchaser/s

Drafted by :

(Soumyajit Bhatta)
Advocate
High Court, Calcutta
Enroll no. WB-774/2000

(MODE OF PAYMENT FOR THE FLAT/ UNIT)

.....

WITNESSES:-

1.

2.

**SIGNATURE OF THE
DEVELOPER**

For JUPITER DEVELOPERS

Tapan Chandra
Partner

For JUPITER DEVELOPERS

Ranjit Banerjee
Partner