

GRN: - _____

DEED OF SALE OF RS. _____

ASSESSED MARKET VALUE – RS. _____

e-QUERY NO.- _____ **/ 2025**

THIS DEED OF SALE is made BY:-

BETWEEN**‘A.K. DEVELOPER’ a Proprietorship Firm,**

having its Regd. Office at – Holding No.-4290, Ward No-106,River View Colony Behind Satyakinkar Marriage Hall, Hirapur Manik Chand Thakur,Asansol,Paschim Bardhaman, West Bengal, 713325, represented by its Proprietor ANAND KUMAR PANDEY (PAN No. AMMPP4146Q) S/o NARENDRA NATH PANDEY, resident of – Narasingh Bandh, Mallick Para, Burnpur, P.O.- Burnpur, P.S. – Hirapur, Pin – 713325, District- Paschim Bardhaman, West Bengal, India, hereinafter called and referred to as the **‘FIRST PARTY/SELLER’** (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include their respective successors, legal heirs, executors, administrators, nominee, and permitted assigns) of the **ONE PART**.

AND**[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, _____, (Aadhar no. _____) 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) of the **SECOND PART**;

[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 (Aadhar no. _____), 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) of the SECOND PART;

[OR]

[If the Allottee is an Individual]

(01) MR. / MRS. / MISS _____, (PAN – _____), (AADHAR – _____), Son / Daughter / Wife Of _____, by faith - Hindu, citizenship - Indian, by occupation – _____, resident of – _____, P.O:- _____, P.S:- _____, Pin:- _____, District:- _____, _____, India,

(02) MR. / MRS. / MISS _____, (PAN – _____), (AADHAR – _____), Son / Daughter / Wife Of _____, by faith - Hindu, citizenship - Indian, by occupation – _____, resident of – _____, P.O:- _____, P.S:- _____, Pin:- _____, District:- _____, _____, India, (hereinafter called **‘PURCHASER’** which expression shall, unless repugnant to the context or meaning thereof, be deemed to and include their survivor or survivors & the legal representatives, heirs, executors or administrators), **of the SECOND PART.**

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhar no. _____) son of _____ aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business / residence at _____

_____, (PAN _____), hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees) of the SECOND PART.

[Please insert details of other allottee(s), in case of more than one allottee]

The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS :

A. The property mentioned in Item no. I of the schedule below under District - Paschim Bardhaman (formerly District - Burdwan), P.S.- Hirapur, comprised within Mouza - Hirapur, J.L. no.- 018, in L.R. Khatian no.-3854, R.S. Plot no.- 4290, L.R. Plot no.- 4775 measuring an area of 14.025 (Fourteen point zero two five) Decimal within the ambits of Ward No.- 106 (new) of Asansol Municipal Corporation, more fully mentioned in details under Schedule below originally belonged to Sanjit Kumar Thakur, son of Late Kena Ram Thakur, of Hirapur Manik Chand Thakur Sarani, Hirapur, P.O. Burnpur, City Asansol who while owning, enjoying & possessing the same sold conveyed & transferred to First party / Landowner on receipt of valuable consideration the same by dint of a registered Deed of Sale being no.- I 00449 for the year 2022 duly registered at the office of A.D.S.R. at Asansol , dated – 19.01.2022.

B. The above named First party / Landowner possessed the said properties openly, peacefully and uninterruptedly without any objection from anybody AND THEREAFTER recorded & mutated her names in the L.R. Record of Rights (R.O.R.) as 'Danga' of the Govt. of West Bengal being **L.R. Khatian No.- 11194**, respectively within Mouza - Hirapur, J.L. no.- 018, P.S. – Hirapur, in or upon **L.R. Plot no.- 4775** measuring an area of 14.025 (Fourteen Point Zero Two Five) Decimal.

C. AND WHEREAS in the circumstances mentioned above the instant First Party/ Landowner above named is absolutely seized and possessed of or otherwise well and sufficiently entitled to the property fully mentioned in the below mentioned schedule and have been openly, peacefully, uninterruptedly owning & possessing the same.

D. THEREFATER the First Party / Landowner members applied and got :-

1. Land Use Compatibility Certificate u/s 46 of the West Bengal Town & Country (Planning & Development) Act, 1979, from Asansol Durgapur Development Authority (ADDA), being Memo No : ADDA/ASN/DP/2022/0979, dated - 17.05.2022;

2. Got Order for change, conversion or alteration of mode of use of land certificate as 'Commercial Bastu' being :- (i) Conversion case no.- CN/2023/2305/1339, dated- 29.08.2023; respectively;

3. Paid khajna / ground rent ever since to the Government of West Bengal;

4. Got Fire Safety Recommendation being Memo NO.:- FSR/0125186239100279, dated – 27.03.2024, from Office of Divisional Fire Officer, Govt. of West Bengal.

5. Got Sanctioned Building Plan from Asansol Municipal Corporation, being Building Permit No.- SWS-OBPAS/1101/2024/1228, dated- 07.01.2025.

E. The Owners/Vendors caused to be obtained various permissions approvals and/or consents for undertaking construction of a Building named **G+IV** multistoried building/Project namely “SHREE NARENDRA RESIDENCY” which shall consist of residential units & 04 wheeler parking areas, as mutually decided & settled by & between the Parties on the entirety of the said ‘A’ schedule land and also caused a map or plan which was sanctioned Building Plan which has been approved i.e. Building Permit No.- SWS-OBPAS/1101/2024/1228, dated-

07.01.2025 (hereinafter referred to as the said PLAN) for undertaking the construction of the said **G+IV** Project.

F. AND WHEREAS the First Party member intending to develop the schedule mentioned land for the multistoried building consisting in the manner recorded below having proper know how, manpower, finance & other resources.

G. The Promoter has registered the Real Estate Project with the Regulatory Authority appointed under the West Bengal RERA having Registration No: _____ dated _____.

H. AND WHEREAS the Purchaser having come to know of such intention of the Vendor proposed and offered to purchase the said 'B' property.

I. Pursuant to Application made by the Allottee dated ___ and the Promoter granted allotment by a Booking Confirmation Letter dated _____ was issued to the allottee.

J. AND WHEREAS the Vendor considering the said price as fair, proper, reasonable and highest according to present market value prevailing in the locality accepted the said offer of the Purchaser/s and agreed to sell, convey and transfer the 'B' schedule property along with 'C' Schedule common rights unto and in favour of the Purchaser/s at and for the said total consideration price mentioned below & on the terms mentioned here in below.

K. Thereafter by an Agreement for Sale dated ___ and recorded in Book No: I, Volume No. _____, Pages _____ to _____, Being No. _____ for the year _____ (if need be) the Promoter agreed to sell and the Allottee agreed to

purchase ALL THAT the Unit No..... on the floor of Type - the situation whereof is shown in the master plan annexed hereto and bordered in Red, containing by admeasuring.....Sq. Ft. carpet area corresponding to _____ Sq.Ft Built Up area TOGETHER WITH the pro-rata share in the

common parts, portions, areas, facilities, and amenities working out toSq. Ft. Super Built-up area TOGETHER WITH the Right to use Dependent/Independent car(s) parking Space more fully and particularly described in the SECOND SCHEDULE hereunder written (hereinafter referred to as the SAID UNIT AND THE PROPERTIES APPURTENANT THERETO) at or for a consideration of Rs.....(Rupees only) more fully described in the THIRD SCHEDULE hereunder written.

L. AND WHEREAS the Purchaser having knowledge about such declaration and intention of the Vendor proposed and offered to purchase the Schedule mentioned property at a consideration mentioned below.

M. The Allottee / Purchaser has: -

1. Fully satisfied himself/herself/ itself as to the title of the Owners/Vendors and the right of the Promoters in respect of the said land.
2. Inspected the said Development Agreements cum General Power of Attorney entered into between the Owners/Vendors and the Promoter.
3. Inspected the plan sanctioned by the authorities concerned in respect of the building constructed by the Promoter and agreed not to raise any objection with regard thereto.
4. Verified the location and site of the Unit including the egress and ingress hereof, specifications of the Unit and of the complex and also the area of the Unit and agreed not to dispute the same.
5. Confirmed that the right of the Allottee shall remain restricted to the said Unit and the Properties Appurtenant Thereto.
6. Examined and satisfied himself/herself/itself about the General Terms and Conditions as contained in the Agreement for Sale dated _____ and agrees to abide by it.
7. Confirmed that the Owners/Vendors shall be entitled to change and/or alter and/or modify the said Plan including change of use of any part or portion of the buildings to be constructed erected and completed

on the said land and in that event the Allottee shall have no objection to the application of common facilities to various extensions of the Project.

8. Satisfied himself/herself/itself as to the carpet/built-up area to comprise in the said Unit and also the common parts/portions which would be common for all the residents/occupants of the various Units comprised in the said building and has agreed not to challenge or dispute the same in any manner whatsoever or howsoever.

9. Structural stability of the Building.

10. Construction of the Building and the Unit.

11. The fittings and fixtures installed at the said Unit and the Building.

12. Completion and finishing of the Unit and the Building.

13. The situation of car parking space.

14. The supply of water and electricity to the Unit and the Building.

15. The common facilities and amenities of the Building.

N. The words defined in the Agreement for Sale shall have the same meaning in these presents and unless there is anything in the subject or context inconsistent with the said expressions in such a case they shall have the meaning assigned to them.

NOW THIS INDENTURE WITNESSETH that pursuant to the said Agreement for Sale and in consideration of the sum of Rs..... /-(Rupees only). of the lawful money of the Union of India well and truly paid by the Allottee to the Promoter (the receipt whereof the Promoter doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Allottee and the said Unit and properties appurtenant thereto) the Owners/Vendors doth hereby grant, transfer, convey, assign and assure and the Promoter doth hereby confirm and assure unto and in favour of the Allottee All that the said Unit No on the Floor, Unit Type-___ in the Building containing carpet area of _____ Sq.Ft corresponding to a built-up area of Sq. Ft. be the same a little more or less corresponding to ___ Sq.Ft. Super Built-Up area more fully and particularly described in the

Second Schedule hereunder written but excepting the Reserved and Excluded areas and reserving the easement and other rights and other measures as specified in the Application Form, Booking Confirmation Letter and Agreement for Sale (all of which are here to fore as well as hereinafter collectively referred to as the SAID UNIT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO), absolutely and forever free from all encumbrances, charges, liens, attachments, trusts, whatsoever or howsoever AND TOGETHER WITH the right to use the common areas installations and facilities as described in detail in Schedule C to the Agreement for Sale in common with the Co-Allottees and the other lawful occupants of the Building AND TOGETHER WITH all easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Unit And the Rights And Properties Appurtenant thereto TO HAVE AND TO HOLD the said Unit and the Rights and Properties Appurtenant thereto hereby granted, transferred and conveyed and every part or parts thereof unto and to the use of the Allottee.

AND THE OWNERS /VENDORS AND THE PROMOTER DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE ALLOTTEE AS FOLLOWS:

1. Notwithstanding any act deed matter or thing whatsoever by the Owners/Vendors or the Promoters done or executed or knowingly suffered to the contrary the Owners/Vendors is or the Promoters are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to Said Unit And The Rights And Properties Appurtenant thereto hereby granted sold conveyed, transferred, assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.

2. Notwithstanding any act deed or thing whatsoever done as aforesaid the Owners/Vendors or the Promoter now have good right full power and absolute authority to grant convey transfer sell and assign all and singular the Said Unit And The Rights And Properties Appurtenant thereto hereby conveyed transferred or expressed so to be unto and to the use of the Allottee in the manner as aforesaid.

3. The said Unit And The Rights And Properties Appurtenant thereto hereby granted and conveyed or expressed or intended so to be is now free from all claims, demands, encumbrances, liens, attachments, leases and trust made or suffered by the Owners/Vendors or the Promoter or any person or persons having or lawfully or equitably claiming any estate or interest thereon through under or in trust for the Owners/Vendors or the Promoters.

4. The Allottee shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said Unit And The Rights And Properties Appurtenant thereto and receive all the rents issues and profits thereof without any lawful

eviction interruption claims or demands whatsoever by the Owners/Vendors or the Promoters or any person or persons having or lawfully or equitably claiming as aforesaid.

5. The Allottee shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances liens, attachments, or trust or claims and demands whatsoever created occasioned or made by the Owners/Vendors or the Promoters or any person or persons lawfully or equitably claiming as aforesaid.

6. AND FURTHER THAT the Owners/Vendors or the Promoter and all persons having or lawfully or equitably claiming any estate or interest in the Said Unit And the Rights And Properties Appurtenant thereto or any part thereof through under or in trust for the Owners/Vendors or the Promoter shall and will from time to time and at all times hereafter at the request and cost of the Allottee make do and execute or cause to be made done and executed all such further lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said Unit And The rights And Properties Appurtenant thereto and every part thereof unto and to the use of the Allottee in the manner as aforesaid as shall or may be reasonably required.

7. The Owners/Vendors and the Promoter have not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby and the Said Unit And the Rights And Properties Appurtenant thereto hereby granted transferred and conveyed or expressed so to be or any part thereof is can or may be impeached encumbered or affected in title or otherwise.

8. The Promoter doth hereby further covenant with the Allottee that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Allottee

shall produce or cause to be produced to the Allottee or to his/her/its attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Unit and also shall at the like request and costs of the Allottee deliver to the Allottee such attested or other true copies or extracts therefrom as the Allottee may require and will in the meantime unless prevented as aforesaid keep the same un-obliterated and un-cancelled.

9. **THAT** in pursuance of the said agreement between the Vendor and the Purchaser/s and in consideration of the said sum of **RS. _____/- (Rs. _____)** **only** paid by the Purchaser/s to the Vendor (the receipt whereof the Vendor does hereby admit and acknowledge) as total price of the said property, the Vendor doth hereby grant, convey, sell and transfer unto and to the use of the said Purchaser/s all that 'B' Schedule property along with common rights and facilities more fully mentioned in the 'C' schedule below together with the right of path, passage, lights, liberties, privileges, easement and appurtenances whatsoever attached and concerning to the said property free from any or all encumbrances **TO HAVE AND TO HOLD** the said property hereby granted, conveyed and transferred unto and to the use of the said Purchaser absolutely and for ever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise **AND THAT** the said Vendor for itself, its successors-in-office and legal representatives doth hereby further declare and covenant with the said Purchaser/s that the Vendor has good title, full power and absolute right to sell and transfer the said 'B' schedule property and further declare that the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and that the Vendor has not in any way encumbered the said property intended to be conveyed by this Deed of Sale **AND THAT** the said Purchaser/s including all his/her/their legal heirs and successors shall and may at all times peacefully/quietly hold, possess, use and enjoy the said property as lawful and rightful owner thereof without any interruption, obstruction, claims

and/or demand whatsoever from or by the Vendor or any person/persons lawfully/equitably claiming under or in trust for its **AND THAT** the said Vendor including all its successors-in-office and legal representatives shall and will for all times to come at the cost and request of the said Purchaser/s do or execute or cause to be done or executed all such acts, deeds, and/or things for further or more perfectly assuring the title of the Purchaser relating to the said property **AND THAT** the said Vendor doth hereby further declare and covenant with the said Purchaser/s that if it transpires that the 'B' schedule property hereby sold is not free from all encumbrances and/or the Vendor has no valid perfect and marketable title to the said property as hereinbefore stated by the Vendor, in that event the Vendor including all its successors-in-office and legal representatives will be bound to pay back the entire consideration amount of money with legal interest to the Purchaser/s and shall also be liable to make good and indemnify all losses and damages which the Purchaser/s may suffer due to any defect in the title of the Vendor in respect of the said 'B' schedule property hereby sold the Purchaser/s.

10. **THAT** the purchaser/s do hereby acquire valid and absolute right to the said Schedule B property together with easements and privileges attached thereto & thereof.

11. **THAT** the Purchaser/s shall use the said Schedule B property solely and exclusively for **Residential purpose**.

12. **THAT** not to decorate or paint or otherwise the exterior of the said flat/building in any manner save in accordance with the general scheme thereof as is or any be specified by the Flat Owners Association.

13. **THAT** not to do anything whereby the other owners/occupiers of the flat/building is prevented from the enjoyment of their respective residences, garages quietly and exclusively.

14. **THAT** not to claim any right in any other part of the same flat/building save as may be necessary for ingress and egress or save as expressly granted and as mentioned in Schedule "C".

15. **THAT** not to claim partition or sub-division of common areas of the said flat of the said building and not to make any structural addition, alteration or modifications of permanent nature, and not to divide or fragment into smaller pieces or making separate independent portion of the said flat with permanent wooden partition and fixtures.

16. **THAT** not to carry on any obnoxious, offensive, illegal or immoral activity in the said flat which is mentioned in the schedule 'B' below or in any other portion / portions of the said building including common parts thereof or in any portion of the said building.

17. **THAT** not to do anything which may endanger, damage, risk or prejudice the floor or ceiling of the said flat.

18. **THAT** not to throw any rubbish or store any articles in any part of the common areas or any other parts of the said property/building or permit the same to be accumulated to such an extent so as to create any nuisance and thereby be prejudicial to the health & moral wellbeing of the other Owners/Occupiers of the said 'A' schedule property/building, save and except as may specifically be permitted and allowed by the Association of the Flat Owners in writing.

19. **THAT** the Purchaser/s at his/her/their own cost and expenses shall maintain his/her/their individual flat sold to his/her/them by repairing, plastering,

white washing of the walls and colour washing of doors and windows including renovation, replacements etc. without causing any damage or detriment to the adjoining flat or flats belonging to other occupant/s of the said building on 'A' Schedule land.

20. **THAT** the Purchaser/s shall not have any right to undertake any addition or alteration which may cause damage in any way or affect the main structures, pillars, constructions and roof of the 'A' Schedule building.

21. **THAT** the Purchaser/s will have to pay proportionate Corporation tax and Rents which may be assessed for the 'B' schedule building to appropriate authority and will have to bear his/her/their share of expenses required for maintenance of the common portions over which the Purchaser/s is/are authorized to use and enjoy in common with other occupants of the A' schedule building.

22. **IT IS** further covenanted by and between the parties hereof that the Purchaser/s shall always abide by the decision of the committee/flat owners' association to be framed amongst the Purchaser/s and other owners of the flats and also observe, perform and comply with all rules, regulations, bye laws and procedure which will be framed by the said committee regarding maintenance, managements and protections of the common privileges, easements, sanitation, safety of the structure of the building and liabilities like corporation taxes, cesses, rents and other impositions levied or to be levied concerning the building.

23. **THAT** every internal walls separating the 'B schedule flat from an adjoining flat/flats shall be the common wall and cannot be removed or destroyed without the written consent of the said committee or flat owners' association of the building on 'A' schedule land.

24. **IT IS** hereby specifically declared that the provisions of West Bengal Apartment Ownership (Amendment) Act, 2015 and the Rules framed hereunder

and the other laws of the land (as are amended up to date) and the Rules framed there under shall apply to the said Flats/Shops/Units as and when made applicable by the concerned authority.

25. **THAT** the Purchaser after satisfying themselves about the title of the Vendor in respect of the said property hereby agreed to purchase the same & have made proper enquiry and inspection in respect of the 'B' Schedule Unit/property and being fully satisfied with the constructional work of the same taken delivery & possession of the said schedule B property.

26. **THAT** it has been covenanted between the parties that the Purchasers shall have the common right only to enjoy the roof terrace and maintain the same. But the Developer will have exclusive and absolute right to raise any structure, construction, advertisement panel, etc. over the ultimate roof of the A schedule building.

27. **AND** that it is further declared by the Vendor that the Purchaser/s by virtue of this Deed of Sale will be competent and entitled to get his/her/their name/s mutated in the records of B.L. & L.R.O., Asansol under the State of West Bengal as also in the records and registers of Asansol Municipal Corporation and also in the records and registers of West Bengal State Electricity Board or any other authority the rent, tax, duties etc. will be borne by the Purchaser/s and the Vendor undertakes to render all such help and assistance as will be found essential in this regard.

28. The proportionate annual rent is payable to the State of West Bengal through B.L. & L.R.O., Asansol, Dist. Paschim Bardhaman.

AND THE ALLOTTEE SHALL TO THE END AND INTENT THAT THE OBLIGATIONS AND COVENANTS HEREINAFTER CONTAINED SHALL AT ALL TIMES HEREAFTER RUN WITH THE OWNERSHIP

AND POSSESSION OF THE SAID UNIT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO HEREBY CONVEYED HEREBY COVENANT WITH THE OWNERS/VENDORS AND THE PROMOTERS AS FOLLOWS:

1. To observe, perform, comply with and fulfill the obligations, covenants and conditions on his/her/its/their part to be observed and performed contained in the Application Form, the Booking Confirmation Letter and the Agreement for Sale as part and parcel of these presents.
2. To become member and/or share holder, as the case may be, of the Unit Owners Association, upon its formation, without raising any objection whatsoever and also co-operate with the Holding Organization to be formed as be deemed necessary and expedient by the Promoters and also abide by all the rules and regulations restrictions and bye-laws as be framed and/or made applicable by the Promoters and/or the holding Organization for the common purposes and shall also sign and execute all papers, documents and applications for the purpose of formation of the Holding Organization and to do all the necessary acts deed and things.
3. Not to hold the Promoter liable for rendering any accounts or explanation of any expenses incurred by it in its acts relating to the Common Purposes or to furnish any vouchers, bills, documents etc. in any manner and the Allottee as well as the Holding Organization shall remain liable to indemnify and keep indemnified the Promoters and/or any person or persons nominated, appointed and/or authorized by the Promoters for all liabilities due to non-fulfillment of their respective obligations contained herein by the Allottee and/or the Holding Organisation.

SCHEDULE 'A' OF THE PROPERTY ABOVE REFERRED TO

(PREMISES)

ITEM NO.- I :- In the District of PASCHIM BARDHAMAN (formerly District - Burdwan), A.D.S.R. Office - Asansol, P.S.- Hirapur, within Mouza - Hirapur, J.L. no.- 018, all that piece and parcel of vacant “COMMERCIAL BASTU” class of land the details of which are given below: -

<u>R.S. & L.R. Plot No: -</u>	<u>L.R. Khatian Nos.</u>	<u>Area In Decimal</u>
4290&4775	3854	14.025 Decimal

Total area of land as recorded in the L.R. Record of Rights being 14.025 (Fourteen Point zero Two Five) decimal (approx.), with all fittings, fixtures, courtyard along with all hereditaments & easementary rights attached thereto within the ambits of **Ward No.- 106 (new)** of Asansol Municipal Corporation.

The schedule property is butted & bounded by :-

NORTH - Passage thereafter Satyakinkar Banquet Hall

SOUTH - Property of Apurba Roy.

EAST - 24 road.

WEST - Property of others.

including a **G+IV** Multistoried Pucca building / Apartment namely “SHREE NARENDRA RESIDENCY” consisting of various residential units, 04 wheeler parking as per sanctioned Building Plan being Building Permit No.- **SWS-OBPAS/1101/2024/1228**, dated-07.01.2025, situated at - _____ The property is butted and bounded as follows:-

NORTH -

SOUTH -

EAST -

WEST -

SCHEDULE "B" ABOVE REFERRED TO:-

In the above District, P.S., Mouza etc., all that one self-contained unfurnished residential flat being **Flat No.**, situated on the.....**Floor** (..... facing) of the said **G+IV** Multistoried Pucca building / Apartment namely "SHREE NARENDRA RESIDENCY" measuring super built-up area

..... (.....) **Sq.ft.**, consisting of (.....) Bed Rooms, (.....) Drawing cum Dining, (.....) Kitchen, (.....) Toilets, (.....) Balcony, with all fittings, fixtures, easement rights etc. WITH one number of open Four (04) Wheeler Parking Space within the common parking space in the Basement of the said Schedule – ‘A’ Building namely “SHREE NARENDRA RESIDENCY”, measuring an area of (.....) **Sq.ft.**, along with undivided proportionate share of land constituting a part of the 'A' schedule land.

Status – UNDER CONSTRUCTION / COMPLETE.

SCHEDULE "C" ABOVE REFERRED TO

(Common areas and installation common to the co-owners)

1. Entrance, corridor, lobbies, staircases, landing and side spaces.
2. Surrounding the building and other spaces required for common purpose.
3. Electric Transformer, Electrical wiring and fittings and fixtures for lighting the staircase, lobby and other common areas for operating the water pump with motor and common meter and main switch.
4. Drains and sewers from the building to the Corporation Drain.
5. Water pump with motor, overhead water tank and distribution pipes from the overhead tank to the different units / flats.
6. Water and sewerage, evacuation pipes from the each unit to drains and sewers common to the building.
7. Lift.

Proportionate annual rent is payable to the State of West Bengal, through the S.D.L. & L.R.O., Extn. Part-1, Asansol.

A sheet containing photos and finger prints of both hands duly attested by the parties concern is annexed hereto which do form a part of this deed.

-::: **MEMO OF CONSIDERATION** :::-

<u>Mode of Payment</u>	<u>Date</u>	<u>Bank Name, Branch Name & Cheque No./s</u>	<u>Amount Paid (in Rupees)</u>
Total Amount Paid Are			

Total & Full consideration amount paid by the Purchaser, for the above mentioned 'B' schedule property, to the aforesaid Vendor, through its constituted Attorney, as per their full satisfaction is of **RS. _____/- (Rs. _____) only.**

IN WITNESS WHEREOF the parties have set and subscribed their hands and signatures on this the _____ day of _____ **2025** at Asansol.

WITNESSES:

1.

(Signature of Seller/First Party)

2.

(Signature of Purchaser / Second Party)