

THIS DEED OF INDENTURE made this day of , Two
Thousand Twenty Five.

BETWEEN

SMT. PARAMITA BASU, **PAN ADUPB4098A**, **AADHAAR NO.891017262312**, wife of Late Tarun Chandra Basu, an Indian national, by faith – Hindu, by occupation – Housewife, residing at Municipal Premises No.17, Panditia Place, Police Station – Rabindra Sarobar, Kolkata - 700 029, represented by her Power of Attorney holder **Ground 2 Skye Solutions LLP, (having PAN AASFG3462C)**, of 1/425, Gariahat Road, 7th Floor, P.O. Jodhpur Park, P.S. Lake, Kolkata-700 068, represented by its partner Dipanjan Bhattacharjee, **(having PAN AIKPB3840P, AADHAAR NO.2216 9472 5857)**, son of Late Lokenath Bhattacharjee, by faith Hindu, by occupation Business, by

Nationality Indian, residing at 84, B.T. Road, P.O. & P.S. Baranagar, Kolkata-700 090 (pursuant to registered Power of Attorney dated _____, Being No. _____ for the year 2023), hereinafter referred to as the **OWNER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART** ;

AND

Ground 2 Skye Solutions LLP., (having **PAN AASFG3462C**), of 1/425, Gariahat Road, 7th Floor, P.O. Jodhpur Park, P.S. Lake, Kolkata-700 068, represented by its partner Dipanjan Bhattacharjee, (having **PAN AIKPB3840P, AADHAAR NO.2216 9472 5857**), son of Late Lokenath Bhattacharjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 84, B.T. Road, P.O. & P.S. Baranagar, Kolkata-700 090, hereinafter referred to as the **PROMOTER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its present partners or such other person or persons who may be taken in or admitted for the benefit of the said partnership business and their respective heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**

(both the parties of the First Part and Second Part are collectively referred to as the 'VENDORS')

AND

_____, son/wife/daughter of Mr. _____, having PAN _____, AADHAAR NO. _____, Mobile No. _____, residing at _____, Post Office _____, Police Station _____, Kolkata-700 ___, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART**;

W H E R E A S:

a) By virtue of two separate Deeds of conveyances, details of which are given below, one Paramita Basu, the Owner herein, became seized and possessed of and or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land containing an area of 3 Cottahs 12 Chittaks 14 Sq.ft. be the same a little more or less along with a two storied residential building thereon comprised in Division-VI, Sub-

Division-P, part of Holding No.251, lying situate at Premises No.17, Panditia Place, Police Station – Rabindra Sarobar (formerly Lake), Kolkata - 700 029, District Registration Office–Alipore, District 24 Parganas (hereinafter referred to as the ‘Said Premises’).

Date	Parties	Registration Details	Property Details
8.6.1974	Vendor: Kamala Bala Bose. Purchaser: Paramita Basu	Registrar of Assurances, Calcutta, recorded in Book No.I, Volume No.121, Pages 283 to 291, Being No.3344, for the year 1974	Undivided $\frac{1}{2}$ share in the Said Premises.
11.6.1974	Vendor: Dwijendra Lal Sen. Purchaser: Paramita Basu	Registrar of Assurances, Calcutta, recorded in Book No.I, Volume No.151, Pages 107 to 117, Being No.3386, for the year 1974	Remaining undivided $\frac{1}{2}$ share in the Said Premises.

b) The said Paramita Basu, the Owner herein applied for and obtained a sanctioned building plan vide sanction No. 58(VI), dated 02.05.1975 from the then Calcutta Municipal Corporation now Kolkata Municipal Corporation (KMC) and constructed a residential building at the said premises at her own cost and expenses.

c) Now the Owner herein with the intention to develop the Said Premises has approached one **Ground 2 Skye Solutions LLP, the** Promoter herein. The Promoter has also agreed to develop the Said Premises upon demolishing existing structure thereon and constructing a multi storied building thereat containing several independent residential apartments and car parking spaces.

d) By a registered Development Agreement dated 1st March, 2023 made between Smt. Paramita Basu, Owner of the One Part, Ground 2 Skye Solutions LLP, Promoter of the Other Part registered with the

Additional Registrar of Assurances-IV, recorded in Book No. I, Volume No. 1904-2023, Being No. 03280 for the year 2023 the Promoter therein for the terms and conditions mentioned therein the Promoter therein agreed to Develop All that the said Premises upon construction of a multi storied residential building thereon comprising of several self-contained units and car parking spaces.

e) By a Power of Attorney dated 3rd March, 2023 registered with Additional Registrar of Assurances-IV, in Book No. I, Volume No.1904-2023, pages- 222417 to 222438, Being No.04115 for the year 2023, the said Paramita Basu, the Owner herein also empowered one Ground 2 skye Solutions LLP, the Promoter herein to develop the Said Premises.

f) Pursuant to the Development Agreement the Promoter has obtained Building Permit No. 2023080043 dated 1st August, 2023 issued by the Kolkata Municipal Corporation for construction of a G+3 storied residential building namely '_____', comprising of self-contained Apartments and parking spaces. The Promoter is also entitled to construct additional floors thereat upon obtaining necessary sanction from the Kolkata Municipal Corporation.

g) The Promoter has registered the Project under the provisions of the Act, 2016 with the West Bengal Real Estate Regulatory Authority under registration No. _____ dated _____ issued by the authority.

h) During the construction of the said Building, being desirous of acquiring a residential Apartment thereat, one, the Purchaser herein has applied to the Promoter for allotment of one such residential unit, out of Promoter's allocation.

i) In acceptance of such application the Promoter issued a Letter of Allotment favouring the Purchaser.

j) By an Agreement for Sale dated the made between the said Paramita Basu therein referred to as the Owner of the First Part, and **Ground 2 Skye Solutions LLP**, the Promoter/Promoter herein and therein also referred to as the Promoter of the Second Part and the said, the Purchaser herein and therein also referred to as Purchaser/Buyer of the Third Part registered with the Additional Registrar of Assurances-..., Kolkata, recorded in Book No..., Volume No....., Pages to, being No..... for the year(hereinafter referred to as said **Sale Agreement**) the Owner therein for the consideration and for the terms and conditions mentioned therein agreed to sell and the Purchaser agreed to purchase **Apartment No.**___ having carpet area _____ sq.ft. excluding balcony (____ sq.ft. including balcony) built-up area of _____ sq.ft. approximately super built-up area of ____ sq.ft. approximately), on the _____ **floor** in ‘_____, along with right to park an independent covered car parking space in the **basement** more fully and particularly described in the **Part-I** of the **Second Schedule** hereunder written to be developed in accordance to the Specifications as mentioned in the **Part-II** of the **Second Schedule** hereto and right to enjoy common amenities and facilities of the Project more fully mentioned in the **Third Schedule** hereto along with the right to enjoy the same in common to the other allottee (hereinafter referred to as the “**said Apartment**”), at and for the consideration of **Rs. (Rupees only)** inclusive of TDS and on the terms and conditions appearing in the said Sale Agreement on the other terms and conditions therein contained free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature. The applicable Goods and Service tax shall be paid by the Purchaser separately.

K. The Promoter has completed construction of a G+3 storied building at the Said Premises and has obtained completion certificate thereof being Completion Case No....., dated from the Kolkata Municipal Corporation.

L. The Purchaser herein has now approached the Promoter herein to execute the Deed of Conveyance of the said Apartment in their favour and the Vendors have agreed to do so out of Promoter's allocation.

C. At or before execution of this presents, the Purchasers have inspected, investigated and satisfied themselves as follows:-

- i) title of the Vendors to the said Premises.
- ii) said plan.
- iii) workmanship, specifications, materials used in the said Apartment.
- iv) structural stability of the said Building.
- v) right of the Vendors to sell and transfer the said Apartment.
- vi) carpet area and the built-up area of the said Apartment and the proportionate common area, facilities and amenities.
- vii) location of car parking spaces, utility room and garden space, if any;

JJ. Unless in this Indenture there is something contrary or repugnant to the subject or context, the following words shall have the following meanings:-

(a) ASSOCIATION- shall mean an Association of Allottee/Purchaser/Buyer in the Project to be formed by the Promoter under the provisions of West Bengal Apartment Ownership Act 1972 or any other similar Act applicable thereto.

(b) BUILDING - shall mean and include G+3 storied residential building consisting of self-contained Apartments, parking spaces as per the Building Permit No. 2023080043 dated 1st August, 2023 sanctioned by Kolkata Municipal corporation and/or approved by the competent authority as per Municipal Laws and the Building Rules plus additional one floor to be constructed upon completion of construction of G+3 storied building at the Said Premises.

(c) BUILT-UP AREA - shall mean carpet area plus 100% area of the external walls which are not shared and 50% area of the external walls shared by the apartment and the adjacent apartment and 50% area of the walls shared by the other apartments and the common facilities like lift, lobbies, stairs, corridors and so on plus the open terrace, balcony area or verandah if any.

(d) CARPET AREA - means net usable floor area of a Apartment/apartment excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by internal partition walls of the apartment.

(e) CAR PARKING SPACE – shall mean right to park in a medium size **covered car parking** space in the **ground floor** as described in Part-I of the Second Schedule hereunder written.

(f) COMMON AREAS - shall mean and include the areas, as mentioned in **Third Schedule** hereunder written.

(g) COMMON MAINTENANCE EXPENSES – shall mean and include all expenses as mentioned in the **Fourth Schedule** hereunder written, all expenses for maintenance, management, staff, upkeep and administration of the Common Areas and Common Facilities and

Amenities and for rendition of common services in common to the Allottees/Buyers/Purchasers and all other expenses for the Common Purpose to be contributed, borne, paid and shared by the Allottees/Buyers/Purchasers.

(h) COMMON PURPOSES – shall mean and include the purpose of managing, maintaining and up keeping the Building as a whole in particular the Common Areas, Common Facilities and Amenities, rendition of common services in common to the Allottees/Buyers/Purchasers, collection and disbursement of the Common Expenses and administering and dealing with the matters of common interest of the Allottees/ Buyers/Purchasers and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Apartments exclusively and the Common Areas, Common Facilities and Amenities of the Building and the Project in common.

(j) MAINTENANCE-IN-CHARGE – shall mean upon the formation of the Association and its taking charge of the acts relating to the Common Purposes from the Promoter, mean the Association and till such time the Association is formed and takes charge of the acts relating to the Common Purposes, shall mean the Promoter.

(k) PROPORTIONATE SHARE - will be fixed on the basis of the super built-up area of the Said Apartment purchased in proportion to the super Built-Up area of all the Apartments in the Building PROVIDED THAT where it refers to the share of the Purchaser/s in the rates and/or taxes amongst the Common Expenses then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied.

(l) **SAID APARTMENT** - shall mean **All that** the residential Apartment being **No....** containing built-up area of be the same a little more or less equivalent to super-built-up area of and carpet area of on the floor of the building described in the **Second Schedule** below (**Said Apartment**), in the building named, together with the undivided proportionate impartible part or share in the land comprised in Municipal Premises No.17, Panditiya Place, Kolkata-700 029 Police Station- Rabindra Sarobar, within Ward No.85 of the Kolkata Municipal Corporation, described in the **FIRST SCHEDULE** alongwith undivided, proportionate indivisible part or share in the common areas, facilities and amenities of the said building more fully and particularly described in **THIRD SCHEDULE** hereunder written and all the fittings and fixtures as more fully and particularly described in the Part-II of Second Schedule as mentioned in the said sale agreement delineated in the plan annexed hereto TOGETHER WITH right to park in a car parking spaces being No. on the **ground floor** more fully and particularly described in the **Part II** of the **SECOND SCHEDULE** hereunder written.

(m) **SHARE IN COMMON PORTIONS:** Undivided, impartible, proportionate and variable share and/or interest in the common areas, amenities and facilities of the Said Building as is attributable to the Said Apartment (**Share In Common Portions**), the said common areas, amenities and facilities being described in the **Third Schedule** below (collectively **Common Portions**).

The Said Apartment, the Land Share, the Parking Space and the Share In Common Portions, collectively described in **Part-I** of the **Second Schedule** below (collectively **Said Apartment And Appurtenances**).

SAID PREMISES– Premises No.17, Panditiya Place, Kolkata-700 029 containing an area of 3 Cottahs 12 Chittaks 14 Sq.ft. be the same a little more or less along with initially a ground plus three storied

building to be constructed thereon. Upon obtaining Completion Certificate from Kolkata Municipal Corporation for construction of Ground plus three storied building, the Promoter may construct one additional floor thereon upon sanction thereof given by competent authority.

PLAN – shall mean Building Permit No. 2023080043 dated 1st August, 2023 issued by the Kolkata Municipal Corporation the plan together with all modifications and/or alterations thereto from time to time made or to be made by the Promoter in consultation with the Owner and in the name of Owner under advise of the Architect and includes site plan, service plan, parking and circulation plan, Project landscape plan, layout plan and such other plan and also includes structural designs, if applicable, permission such as environment permission and such other permissions which are approved by the competent authority prior to start of the project.

NOW THIS INDENTURE WITNESSETH THAT:-

Following the said Sale agreement dated being no. and in consideration of the sum of **Rs.....** inclusive of TDS of the lawful money of the Union Of India well and truly paid by the Purchaser to the Promoter herein at or before the execution of these presents, after deducting applicable TDS thereon (the receipt of the entire consideration whereof the Promoter herein by the receipt hereunder written admits and acknowledges and of and from the same and every part thereof forever acquits, releases and discharges the Purchaser of the Said Apartment), the Vendors herein do and each of them doth hereby grants transfers conveys sales and assigns assure unto and in favour of the Purchaser herein **All that** the residential Apartment being **No.....**, containing built-up area of be the same a little more or less equivalent to super-built-up area of and carpet area of on the of the building more fully and particularly described in **Part-I** of the **Second Schedule** hereunder written and shown and delineated in the map or plan annexed hereto and bordered

in colour **RED** thereon **along with** the undivided proportionate impartible part or share in the land underneath the Building attributable thereto comprised in the said Premises more fully and particularly described in the **First Schedule** hereunder written **together with** undivided, proportionate indivisible part or share in the common areas, amenities and facilities of the said Premises more fully and particularly described in the **Third Schedule** hereunder written and all the fittings and fixtures therein as more fully and particularly described in the Part-II of the Second Schedule of the said sale agreement **together with** All That the right to park in **one** medium sized **covered** car parking spaces being **No.....** more fully and particularly described in **Part-I** of the **Second Schedule** hereunder written (hereinafter collectively referred to as the **Said Apartment**) and rights and properties appurtenant thereto absolutely and forever free from all encumbrances charges liens attachments trusts whatsoever or howsoever along with all the rights and liabilities appurtenant to the Said Apartment as more fully and particularly described in the said sale agreement dated being No.for the year **AND** **TOGETHER WITH** all easements or quasi-easements rights, liberties, privileges and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Apartment And the Rights And Properties Appurtenant thereto **TO HAVE AND TO HOLD** the said Apartment and the Rights and Properties Appurtenant thereto hereby sold, transferred and conveyed and every part or parts thereof unto and to the use of the Purchaser absolutely and forever and free from all encumbrances subject to payment of such common expenses and maintenance expenses as mentioned in the **FOURTH SCHEDULE** hereunder written **THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Vendors done or executed or knowingly suffered to the contrary, the Vendors now are lawfully, rightfully seized and possessed of or otherwise well and sufficiently entitled to the Said

Apartment hereby granted, transferred, assigned and intended so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or conditions use, trust, encumbrances or otherwise whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendors/Promoter have now in themselves good right, full power and absolute authority to grant, transfer sell and convey the Said Apartment hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid **AND** that the Said Apartment And The Rights And Properties Appurtenant thereto hereby granted and conveyed or expressed so to be is now free from all claims, demands, encumbrances, liens, attachments, leases, lispens, or trusts made or suffered by the Vendors or any person or persons having or lawfully or equitably claiming any estate or interest in the Said Apartment And The Rights And Properties Appurtenant thereto **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said Apartment and receive the rents, issues and profits thereof of the Said Apartment without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully or equitably claiming as aforesaid **AND** that the Purchaser shall be kept free, clear and absolutely discharged, saved, harmless and kept indemnified against all estates charges encumbrances liens attachments lispens claims and demands whatsoever created occasioned or made by the Vendors or any person or persons lawfully or equitably claiming as aforesaid **AND** also the Vendors have not at any time done or executed or knowingly suffered or been party to any act, deed or thing whereby the Said Apartment hereby granted transferred and conveyed or expressed so to be or any part thereof is can or may be impeached or encumbered or affected in title or otherwise **AND** further that the Vendors and all persons having

or lawfully or equitably claiming any estate or interest whatsoever in the Said Apartment or any part thereof from under or in trust for the Vendors/ Promoter shall and will from time to time and at all times hereafter at the request and costs of the Purchasers execute or cause to be made done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the Said Apartment and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required **AND** the Vendor shall provide all assistance to the Purchase for apportionment of the Said Apartment and for mutation of the same in favour of the Purchaser **AND** the Purchaser hereby covenants with the Vendors and the Promoter to be always bound by the terms and conditions as mentioned in the said sale agreement dated being no. and the same shall be treated as part of the Deed of Conveyance and the Purchaser shall not violate the same in any manner whatsoever **AND** The Purchaser shall co-operate with the Maintenance In charge and other Purchaser in the management and maintenance of the said Building and for other Common Purposes and formation of the Association and shall observe and perform the rules regulations and restrictions from time to time in force for the quiet and peaceful use enjoyment and management of the said Building and in particular the Common Areas, Amenities and Facilities and other common purposes.

THE FIRST SCHEDULE ABOVE REFERRED TO:

PART-I

(SAID PREMISES)

ALL THAT piece and parcel of land containing an area of 3 Cottahs 12 Chittaks 14 Sq.ft. be the same a little more or less along with a two storied residential building thereon comprised in Division-VI, Sub-Division-P, part of Holding No.251, lying situate at Premises No.17, Panditia Place, Police Station – Rabindra Sarobor (formerly Lake), Kolkata - 700 029, under KMC Ward No.85, Assessee No.110851700225, District Registration Office–Alipore, District 24 Parganas, butted and bounded as follows:-

ON THE NORTH	:	By partly Premises No. 13B, Panditia Place and partly by Premises No. 19, Panditia Place;
ON THE SOUTH	:	By 20ft. wide Road known as Panditia Place;
ON THE WEST	:	By Premises No.18, Panditia Place;
ON THE EAST	:	By Premises No.19, Panditia Place.

THE SECOND SCHEDULE ABOVE REFERRED TO:

PART I

(SAID APARTMENT)

ALL THAT the Apartment No.____, containing built-up area of _____ sq.ft., including balcony area, super built-up area of ____ sq.ft., carpet area ____ sq.ft. excluding balcony (____ sq.ft. including balcony), on the _____ floor of the building namely ‘_____, delineated on the Floor Plan being **Annexure A** hereto and bordered in colour **RED** Together With the undivided proportionate impartible share in the land beneath the Project and attributable thereto, more fully described in the **Part-II** of the **First Schedule** herein above written together With right to park in Independent Covered **Car parking Space** of the **Tower** and pro rata Common Areas of the **Third Schedule** hereto and right to enjoy common amenities and facilities of the said Project in common to the other Allottee of the Tower and the said Project.

PART II

(SPECIFICATIONS OF THE APARTMENT/TOWER)

STRUCTURE:	Pile foundation with RCC framed structure as per seismic design incorporating 250 mm thick external brick walls and 125/75 mm thick internal brick walls.
WALLS:	Acrylic Emulsion Paints on Pop.
CEILING:	Acrylic Emulsion Paint with no False Ceiling.
EXTERIORS:	Cement Plaster with weather coat paint of soothing colour and preferred finish.
INTERIORS:	P.O.P/Putty punning over cement plaster inside all rooms.
FLOORING:	Vitrified Antiskid Tiles or Marble (as per choice of the Owner) of reputed brand in bedrooms, living/dining and balcony. Ceramic/Anti-skid tiles in Bathrooms and Kitchen areas.
STAIR CASE:	Stair case with marble/tiles with oil paints on walls.
KITCHEN:	Quartz Kitchen Counter, Stainless Steel Sink, 600 mm Glazed antiskid ceramic tiles Dado above granite counter (as per choice of the Owner), C.P. Fittings of reputed brand and SS tank with draining board. Purified water filter point, exhaust fan and ceiling fan will be provided by the Promoter. Chimney in the kitchen will be provided by the Promoter.

TOILET:	Glazed Ceramic Tiles upto door height with branded CP fittings, ceramic basins, sink shower, sitting ledge, partition glass, CP Fittings of reputed brand, Concealed piping system for hot and cold water lines.
DOORS:	Malaysian Sal door frame with phenol bonded commercial ply of 32 mm thickness for internal doors and 35 mm thick teak wood veneer for Main Door with Peephole and Godrej Night Latch.
WARDROBES:	Standard Modular Wardrobes in all bed rooms with veneered and polished wardrobe doors save and except in the utility/servant's room.
WINDOWS/EXTERNAL GLAZING:	Energy efficient, sound insulating double glass units, tinted reflective glass with powder coated white aluminum glazing with non-see through glass in all toilets.
ELECTRICAL:	Concealed insulated copper wiring with modular switches of reputed brand, pre-fitted split ACs of reputed brand in all Bedrooms and Living/Dining. Light and plug points in bedrooms, dining and drawing rooms as per the architectural scheme. Geyser point in all bathrooms, CCTV Surveillance system for common areas, including the entrance and exit point of the building with circular barbed wire on the boundary wall.
PLUMBING:	Internal Concealed Piping system with CPVC/UPVC lines for Cold and Hot Water Lines including wash basin.
SANITARYWARE:	Porcelain sanitary ware of reputed brand (Grohe/Jaquar or equivalent repute), CP fittings, SS Tank with draining Board, wash basin, wall hung WC with health faucet of reputed brand.
ROOF:	Vitrified tiles to be used in the roof upon consultation with the Owner.
LIFT:	High Speed lift of Kone or Schindler;
POWER BACKUP:	Emergency Power Backup for common area lighting and running of lifts. Provision of Backup power within the apartment (except 15A PLUG).
OTHERS FITTINGS AND FIXTURES:	Under cabinets, exhaust fan, towel, rail, points for geyser, Soapdish, toilet paper holder, 15AMP Power Point for room heater, ceiling fan, light, grills to be fitted in all window etc.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(COMMON AREAS AND FACILITIES)

- I) Lobbies on all floors and staircase of the Said Building.
- II) Staircase to the roof of the building. Tiles in roof so that it can be jointly used.

- III) Driveway, passage and pathways.
- IV) Lift machine room and lift well of the Said Building.
- V) Water supply system including pumps, reservoirs/tanks of the Said Building.
- VI) Water supply pipeline in the Said Building (save those inside any Flat or attributable thereto.)
- VII) Drainage and sewage pipeline in the Said Building (save those inside any Flat or attributable thereto).
- VIII) Wiring, fittings and accessories for lighting of lobbies, staircase and other common Portions of the Said Building.
- IX) Electricity meters and space for their installation.
- X) Watchman/caretaker's Room, Meter Room, Toilet in the Ground Floor.
- XI) Cable connection in the Said Building.
- XII) Common Roof above the top floor of the Said Building.
- XIII) Covered and Open Car Parking Space.

FOURTH SCHEDULE
(COMMON EXPENSES/MAINTENANCE CHARGES)

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the said **VENDOR** in the presence
of:-

SIGNED SEALED AND DELIVERED

by the said **PROMOTER** in the
presence of:-

SIGNED SEALED AND DELIVERED

by the said **PURCHASER** in the
presence of:-

Drafted by:

