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**SALE - DEED**

**This Deed of Sale is Made on this The .....<sup>th</sup>Day of ....., 202..., at Ranchi.**

**Between**

**NAME OF THE VENDOR:**

1. Dilip Kumar, PAN ABTPK1932B, ADHAR no. 566850066543, Mobile No. 9835410417
2. Rajkumar, PAN AHOPK5240K, ADHAR no. 315690700524, Mobile No. 9717002509
3. Satish Chandra Sinha PAN AIOPS5320B, ADHAR no. 437051616395, Mobile No. 7541885523

WHEREAS Dilip kumar and Raj kumar are sons of Late Ramanand Prasad & Late Mithilesh Kumari, Grand Sons of Late Sachidanand Prasad, Resident of C/o Sri Ashoknanad Prasad P.S Dayal Road Barmasiya, Distt. Deoghar PIN 814112 State Jharkhand

AND WHEREAS Satish Chandra Sinha is S/O Harish Chandra Sinha, Grand Son of Late Sukhdeo Prasad Sinha, Resident of Moh –Ratanpura P.O Chhapra (Saran) P.S Baghwan Bazar sub division Sadar Chhapra Distt Saran State - Bihar, By Faith –

Hindu, executed attorney named **GANPATI JAGVANDAN**, s/o late Bal Krishna Prasad, aged about 52 years, by cast - kayastha, by faith hindu, occupation business, PAN ADMPJ5407H. , Adhar No. 265906029322 , R/o 36/c, ashok nagar, p.s. argora, District-Ranchi (Jharkhand) by virtue of Registered deed of power of attorney, vide power of attorney deed no IV-807 , Sl. No. 8223, dated October 22, 2021, (Hereinafter referred to as "**OWNERS/LANDLORD**" (which expression, mean and include its successors- in- interest and assigns)of the one part.

(Which Term Or Expression Shall Unless Excluded By Or Repugnant To The Subject To Context Be Deemed To Include Their Heirs, Executors, Successors, And Legal Representatives Of **First Part**)

**AND**

**Name and address of purchaser:-** Mr./Mrs..... S/O  
..... Grand Father's Name - ..... By Caste....., By  
Faith - ....., By Occupation ....., Aged About - ... Years, R/O  
....., PAN ....., ADHAR no.  
....., Mobile No. ...., E-Mail Id  
..... (Herein After Known as Purchaser of The Second Part)

(Which Term Or Expression Shall Unless Excluded By Or Repugnant To The Subject To Context Be Deemed To Include Their Heirs, Executors, Successors, And Legal Representatives Of **Second Part**)

**AND**

**MONT BLANC CONSTRUCTION LTD.**, (CINU99999BR1989PLC3491) A Company Regd. under the Indian Companies Act 1956/2013, PAN - AACCM3960G, having its Branch Office at Sai Vatika, Sri Sai City Complex, Pundag, Ranchi through its Director **Ganpaty Jagvandan**, S/O Late Bal Krishna Prasad, Aged about 54 Years, by Cast Kayastha, by Faith Hindu, by Occupation - Business, R/O 36/C, Ashok Nagar, P.S. Argora, District Ranchi (Jharkhand) by virtue of Registered deed of power of attorney, vide power of attorney deed no IV-807, Sl. No. 8223, dated October 22, 2021 (hereinafter referred to as "**Builder / Developer / Confirming Party**")

(Which Term Or Expression Shall Unless Excluded By Or Repugnant To The Subject To Context Be Deemed To Include Their Heirs, Executors, Successors, And Legal Representatives Of **Third Part**)

(The terms and expression Vendor/Seller/ Land Owners and Vendee / Purchaser and Confirming Parties / Builder / Developer unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, successors, assigns, legal Representative, executors, and administrators)

**NATURE OF DEED: ABSOLUTE SALE DEED**

**CONSIDERATION AMOUNT: Rs. ....../-**  
(.....)only

**DESCRIPTION OF PROPERTY: Flat no ..... on ..... Floor in**  
..... (Basement+G+4) building unit sanctioned vide **B.C. Case No**  
..... / **2020** and standing on **12,160 sq.ft.** of land under Khata no 12/3165,  
Cadastral Survey plot no **217** in Mauza **Madari Chak** under Thana No. **11/0256 P.S**  
**Deoghar, Distt. Deoghar.**

Whereas the vendors are absolutely seized and possessed and are otherwise sufficiently entitled to piece and parcel of total land measuring 12,160 sq.ft. jointly owned by the land owner above named first party;

AND WHEREAS Mr. Ganpaty Jagvandan has been duly authorized by the Board of Directors from Mont Blanc Construction Ltd. in the meeting resolved dated 12/01/2022 and have been appointed attorney by members of the First Part vide power of attorney deed no IV-807, Sl. No. 8223, dated October 22, 2021 by the erstwhile **above named land owner / first party** to execute the sale Deed of the above mentioned property (Abstract of Board meeting and copy of Power of Attorney enclosed.)

**Type of Deed / Indenture:** Registered Development Agreement on conversion or Pro – Rata Basis

**Consideration of the property:** As described in detail in the agreement for development of the property Here in below

**Name of Land lord:** State of Jharkhand through Circle Officer, .....Anchal, Deoghar, and the rent fixed to pay the same to the govt. is Rupees ..... INR.

**Advances (if any):-** A Sum of Rupees ....../- (.....)  
only non Refundable Non Adjustable

**Detail of landed property:-** All that piece and parcel of land identified and marked as Cadastral Survey Plot NO.217, under KHATA No 12/3165 TOTAL MEASURING an area of 12,160 sq.ft. Mauza – **Madari Chak P.S Deoghar**

WHEREAS, the Land Owners above named are the absolute and beneficial owner of the land more specifically described in the Schedule below:

**WHEREAS Vendors of the First Part Mr. Raj Kumar and Mr. Dilip Kumar are owners of the piece and parcel of land Under Khatian 12/3165, Cadastral Plot No 217, being Holding No. - 275(old), part of holding no 275 (new) within ward no 14 (old) and 15 (new) measuring an area of 4 kattha or 23.24 decimals, or 10,120 Sq.ft. (little more or less) and situated at Mouza Madari Chak, District – B. Deoghar (Jharkhand), Thana No. 11/0256 within the Deoghar Municipality, B. Deoghar, is the purchased property of one Mrs. Mithilesh Kumari, W/o Sri Ramanand Prasad, Mother of Sri Raj Kumar and Dilip Kumar, who purchased the property from one Mr. Baidya Nath Mukherjee, s/o Sri Lalit Kumar Mukhopadhyay on 6<sup>th</sup> day of December 1966 by virtue of a registered Sale deed No. 2974 having Serial No. 3251.**

**AND WHEREAS** Sri Raj Kumar, S/o Mrs. Mithilesh Kumari inherited the land purchased through registered Sale Deed no. 2974 bearing Serial No. 3251 from Mrs. Mithilesh Kumari, W/o Sri Ramanand Prasad, Mother of Sri Raj Kumar and Dilip Kumar and sold a part of land admeasuring 2040 sq.ft. to one Mr. Satish Chandra, S/O Harish Chandra Sinha, Grand Son of Late Sukhdeo Prasad Sinha, Resident of Moh – Ratanpura P.O Chhapra (Saran) P.S Baghwan Bazar sub division Sadar Chhapra Distt Saran State - Bihar , By Faith – Hindu by virtue of a registered Sale Deed No. 2021 bearing Serial No. 2159.

**AND WHEREAS** the members of the First part appointed Mr. Ganpaty Jagvandan as their willful legal attorney vide power of attorney deed no IV-807, Sl. No. 8223, dated October 22, 2021 by the erstwhile **above named land owner / first party** to execute the sale Deed of the above mentioned property.

**AND WHEREAS** the Owners are desirous of developing the said premises to be named as SRD Enclave through their willful Attorney holder, a complete township by getting the map sanctioned from the competent Authority (Deoghar Municipal Corporation) Vide B.C. Case no ...../2020 dated ..... and the property is

accordingly developed by constructing Roads and multi storied Residential apartments thereon

AND WHEREAS owners covenant that the property above said is in their exclusive possession with absolute subsisting right and interest and the same is free from all encumbrances, debt, liens, charge and attachments and in marketable conditions and have in their full right, full power and that they have absolute authority and right to transfer the whole or part of the schedule – A property and to deal with the same in specific manner.

For a timely completion of Project, the owner outsourced this peace and parcel of land identified and marked as Cadastral Survey Plot NO.217, under KHATA No 12/3165 TOTAL MEASURING an area of 12,160 sq.ft. Mauza – Madari Chak P.S Deoghar with the Developer M/s Mont Blanc Constructions Ltd. for construction of Basement + Ground +4 building consisting of ..... numbers of flat as marked .....

Whereas the owners appointed the third part as the Developer of the Land vide two Development Agreements dated 13 March, 2020 consecutively which witnessed that the entire consideration amount of the flat marked as Developers Share mentioned within is receivable by the developer. That the Developer has received the entire consideration amount by the vendee and is solely responsible for any or all claims arising out by any of the purchasers either in the Developers Share or Landowners share of any deficiency in the workmanship of the building unit **SRD Enclave**. The Developer shall keep the Owner indemnified against any loss or damage which the owner may suffer on account of Developers negligence.

The Developer admits to have received the entire consideration amount agreeable between the vendee and the developer has provided the receipt of the same. Developer shall hand over the peaceful possession of the building unit complete and operational in all respect.

And whereas, the Developer “Mont Blanc Constructions Ltd.” meaning thereby in this deed means the members of the third part / confirming party which has undertaken the work of development/ construction of ..... the multistoried (.....) building being the whole of Schedule “A” property. The construction is a resultant of negotiation at length between the parties hereto, and they

entered into the Development Agreement on 01/02/2012 with mutual consent of all the terms and condition which is given in detail in the Development agreement dated .....

And whereas party of the first part vendor / land owner named **M/S Mont Blanc Constructions Ltd.**, has got sanctioned the construction plan of entire campus named ..... along with this building named ..... vide **B.C. Case No ..... / 2020 Dated .....2020**

And whereas the Purchaser/ Vendee has inspected the documents, made searches and inspection of relevant land records and satisfied himself /herself / themselves regarding the title and possession and also marketability of the same, the Purchaser has approach the Developer for an absolute sale of undivided proportionate share in the land mentioned in FIRST SCHEUDLE and also a constructed area of ..... square feet ..... BHK Flat marked as ..... on .....<sup>th</sup> floor in the building ..... more fully described in Schedule -B

AND WHEREAS, the builder / developer with the consent of the land owner on the terms and conditions mentioned below agrees to transfer the flat to the PURCHASER/VENDEE along with proportionate undivided share in the land measuring an area 12,160 **sq. ft.** from the land of first Schedule and construct and hand over possession of the flat no ..... **on.....Floor** measuring an super built – up area ..... **sq. ft** in the said building named “SRD Enclave” as per details given in Second Schedule.

That the Developer agrees to sell FLAT .....with one Parking Space for a sum of Rs. ....../- (.....) only which is accepted by the purchaser and confirmed by the owners, the same found to be reasonable as per the rate prevalent in the market.

And whereas the purchaser has fully subscribed to the consideration money amounting to Rs. ....../- (.....) only the receipt being acknowledged by the Developer.

The Developer and the vendor agree with the purchaser to sell and transfer the said property to them, free from all encumbrances, charges and liens whatsoever.

That in pursuance of an agreement to sell and in consideration of the entire sale price of Rs. ..../- (.....) only received from the purchaser as per memo of consideration mentioned in Fifth Schedule-Part-I. the vendor herein by these presents hereby transfers, sell, grant, assign all that piece and parcel of immovable property comprising residential unit That the Purchaser shall and may at all times hereafter peacefully and quietly use possess, hold and enjoy the schedule "B" property and all other benefit and rights hereby granted sold, conveyed, transferred, assigned, assured or expressed of intended so to receive all the profits thereof without there being any claims or demands whatsoever from either by the Vendor, Developer or from anybody claiming through the vendor.

That the Vendor hereby agree and undertake to fully indemnify the Purchaser against any loss, damages, liability if any should arise to the Purchaser in respect of the schedule "B" property by reason of any defect in their or for want of title from the vendor to the schedule "A" property

And whereas the vendee being completely satisfied with the title of the land and the construction of flat there on after thorough verification of all the documents related to the property which he intended to purchase and entered into an agreement with the vendor for the flat being **flat no.** ....., on .....floor having .....**sq.ft.** (More or less) super built up area in the building named "....." of ..... complex constructed on the land in the first Schedule under ward no. .... of ..... Municipal Corporation within the Distt.- ....., in the State of Jharkhand more fully and particularly described in Schedule "A" below (Hereinafter for the sake of brevity, called the said property) of this deed and also given in the map attached herewith and delineated with RED WASH.

And whereas, the Vendor, on the request of Developer and the Vendee, agreed to sell the flat measuring a super built up area ..... sq.ft. being flat No. .... on ..... floor of "....." **building** of the complex named "....." constructed on the Schedule "A" property with the reciprocal undivided share of land measuring an area .....sq.ft. on the cost of Rs. ..../-

(.....) only and the vendee has agreed for the same on the said price and they also found fair and reasonable as per the price prevalent in the market for the flat which detail is given in the Schedule B of this deed of sale and delineated in red wash attached herewith as the part and parcel of this deed which is bounded and butted as follows :-

And whereas the purchaser hereinafter has agreed to purchase the above mentioned flat for a price of Rs. ..../- (.....) only with a corresponding proportionate undivided reciprocal share in land in the Schedule "A" property measuring..... Sq.ft. here in after referred to as Schedule "B" property in which the Vendee hereby paid the total amount of consideration to the Vendor which is given in detail in Schedule -D of this deed.

AND whereas the Vendor/Seller has hereby sold and transferred the aforesaid super built – up area as mentioned in schedule – "B" of this deed of sale bearing Flat No .....on the .....<sup>th</sup> floor of the building named "....."of "....." complex, along with one car parking space and right to use the common area with the manner to keep it in usable way on terms and conditions given in detail herein below.

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS;**

1. That in pursuance to an agreement to sell, the Purchaser herein has paid the agreed sale consideration of Rs. ..../- (.....) only to the builder.

2. That in pursuance of an agreement to sell and in consideration of the entire sale price of Rs. ..../- (.....) only received from the purchaser, the vendor herein by these presents hereby transfers, sell, grant, assign all that piece and parcel of immovable property comprising residential unit bearing flat no. ....<sup>th</sup> floor of the building named "....." of "....." complex, along with one car parking space and right to use the common area being part of Schedule "C" property together with proportionate undivided share in land of .....sq.ft. area in the Schedule "A" property more fully and particularly described in the Schedule "B"

hereunder to and in favour of the purchaser "TO HAVE, TO HOLD AND TO ENJOY" the Schedule "B" property and every part thereof hereby granted, sold, conveyed and transferred unto and to the use of the Purchaser forever as its absolute owner thereof.

3. That the Vendor in confirmation made the Developer has put the Purchaser in vacant possession of the Schedule "B" property free from all encumbrances and the Purchaser hereby acknowledge to have taken possession of the Schedule "B" property.

4. That the Vendor have already delivered to the Purchaser Xerox copies of the original documents of title deeds in respect of the Schedule "A" property.

5. That the Vendor assure the Purchaser that he is the absolute owner of Schedule "A" property and no other persons other than him have got any right, title or interest whatsoever over the schedule property and he has got good rights, absolute authority and indefeasible title to the Schedule "A" property to grant, sell, convey, transfer, assign and assure UNTO the use of purchaser in the manner aforesaid according to the rule intent and meaning of these presents.

6. That the Vendor assure the Purchaser that the Schedule "A" property is free from all encumbrances, mortgages, liens, attachments, leases, lispence and the vendor further assures the Purchaser thathe has not done any act or deed contrary to or inconsistent with his absolute right to deal with the Schedule "A" property.

7. That the Purchaser shall and may at all times hereafter peacefully and quietly use, possess, hold and enjoy the Schedule "B" property and all other benefit and rights hereby granted, sold, conveyed, transferred, assigned, assured or expressed of intended so to be received all the profit thereof without there being any claims or demands whatsoever from or by the vendor or from anybody claiming through the vendor.

8. That the Vendor through the Developer hereby agree and undertake to fully indemnify the Purchaser against any loss, damages, liability if any should arise to the Purchaser in respect of the Schedule "B" property.

9. That the Vendor have paid all the taxes payable in respect of Schedule "A" property up-to-date to the concerned authorities and the Purchaser shall hereafter pay all the taxes and other charges payable to the concerned authorities in respect of the Schedule

"A &B" property by getting the requisite entries made in his name in the records maintained by the concerned authorities.

10. That the Vendor shall and will from time to time and at all times hereafter at the request and cost of the purchaser do or cause to be done all such acts, deeds, things, conveyances and assurances for further more perfectly assuring, granting, conveying the title of the schedule property to the Purchaser.

11. The buyer having inspected and seen the plans, designs, specification approved the same and also the title papers and all other relating documents of the land and after full and final satisfaction comes to purchase the property above said now Purchaser/Vendee has no right to inspect any further to enter into litigation with the vendor.

12. The buyer having seen the relevant papers is fully satisfied that the title of the builder to the said land is marketable and that he has right and authority to sell this property which the buyer accepts.

13. The buyer shall have no claim except in respect of the said flat hereby purchase and acquired and it being covenant that all common spaces, open spaces and unsold flats etc. in the said building complex shall remain the exclusive property of the builder.

**THE RIGHTS OF THE PURCHASER :**

The Purchaser shall have the following rights in respect of the Schedule "B" property.

Full right and liberty for the Purchaser and persons authorized or permitted by Purchaser (in common with all other persons entitled, permitted or authorized to the like right) at all times by day or night to pass and re-pass the passage inside and outside the said building constructed on the schedule "A" property.

Full right and liberty to the persons referred to super built-up area in common with all other persons with or without motor cars or other permitted vehicles at all times, day and night to pass and by pass over the land appurtenant to the building on the schedule "B" Property.

The vendee has free accesses to the roof top as a right of easement over the roof but the purchaser(Vendee) shall have no right of any construction or addition to the building on the roof top or any part of the building

The right to free uninterrupted passage of running water, soil, gas and electricity from and to the said building and the schedule "B" property through the sewers, drain, and water courses cables, pipes and wires which now are or may at any time hereafter be in under or passing through the schedule "A" and "B" properties or any part thereof.

Right of passage for the Purchaser and their agents or workmen to the other part of the schedule "B" property and also to the water tanks for repairing or maintaining the same at all reasonable times after taking permission from the person appointed by Maintenance committee of Colony premises for this purpose.

Right to lay cable or wires through common walls or passages for radio Television, Telephone and such other installation however having due regard to the similar rights of the owners of the apartments in schedule "B" property.

Subject to payment of maintenance charges for common facilities and services and the Purchaser have right to enjoy the common services and facilities provided in the Schedule "B" property.

**RESTRICTION ON THE RIGHTS OF THE PURCHASER :**

The Purchaser so as to bind themselves, his/her successor, his/her heirs and assignees and with the consideration of promotion and perfecting the Purchaser rights and interest the Purchaser hereby agrees to be bound by the following restrictions and covenants as follows.

The vendee has free access over the roof top as a right of easement but the purchaser(Vendee) shall have no right of further construction or addition to the building on the roof top or in the Ground Floor or any where or any part of the building except to the schedule B property which can be modified or altered as per his/their requirement internally.

Not to raise or cause to be raised any construction addition to the apartment

Not to use or permit the use of building in a manner which would diminish the value utility of the pipes, cisterns and other common amenities provided in the building.

Not to use the space and the land described in the schedule "A" Property above, which is left open after the construction of the building for parking any heavy vehicles or to use the same in any manner, which might cause hindrance for the free ingress to or egress from any other part of the building other than the allotted space for car parking.

The vendee shall not use the open space and land within the unit schedule "A" Property meant for garden and sit outs for dumping of garbage's or digging of bore well for their personal exclusive use which may affect the water table of the whole society.

Not to use the unit for any business or purpose which is prohibited in law and not to store in the building premises and not bring any goods which are hazardous, combustible or considered objectionable by any authorities or dangerous or excessively heavy so as to effect or damage the construction of structure of the Schedule "A & B" property.

Not to do anything which may be the cause of nuisance or annoyance to the other flat owners and other occupants of the society dwellings

Not to use or permit the use of the common area including staircase and common passage either for storage or for use by servants any times or hang household cloths and any other linens and other personal effects on the boundaries or above the parapet or railing level of the unit of the schedule "A" property.

Not to throw or allow or suffer to be thrown dirt, rubbish, rags, cigarettes and/or other refuse or permit the same to be thrown out from the said building or in the compound or in any portion of the said society wherein the said unit is situated.

Not to cause any nuisance or health hazard to other occupants of the building.

Not to decorate the exterior of the building and/or the said apartment otherwise than in a manner agreed to by majority of the owners of the apartment comprised in the said building.

Not to seek for partition of the Schedule "A" property by meets and bounds and shall always enjoy the Schedule "A" property as co-owner along with other co-owners thereof.

o) Always in contact and connection with the firm related to any sale or further any development on the above said property as there is no sale or development or any enhancement shall possible without consent of the firm/vendor above said.

To be bounded by the rules and regulations, governing the use of the common facilities as may be determined by the Maintenance Committee.

**THE PURCHASER SHALL BEAR THE FOLLOWING EXPENSES:**

All rates and taxes payable in respect of schedule "B" property and the building/dwelling thereon.

The purchaser shall bear along with the other owners of Building/dwellings the routine maintenance of the said society campus including painting whitewashing, cleaning etc, and the provision of any and all common service to society dwellings as set out below.

Maintenance and replacement of pump sets and other machinery, electrical lines, common to the said building and the society other buildings replacement of bulbs in corridors, street lights sewerage lines repair of roads and other common places.

Maintenance of plants and gardens in society campus and provision for watchman, guard, plumber, electricians and all common facilities.

Repair and Maintenance of roads, sewerage, electrical cables switchgears etc in society campus and provision for watchman, guard, plumber, electricians and all common facilities

Any other tax or taxes or levies imposed by the local self government/ state government/central government in respect of schedule “B” property like sales tax, vat, labour cess, municipal taxes, professional tax, service tax or any other tax or taxes related to this transaction (excluding income tax) in present or in future shall be borne by the purchaser(vendee) only

**MAINTENANCE OF COMMON FACILITIES AND AMENITIES.**

The purchaser(VENDEE) is bound to pay regularly and promptly the monthly maintenance charges for the upkeep of the society common benefits and amenities in general and proportionately his/their contribution towards capital repairs and annual maintenance for all common services, irrespective of occupancy or unit lying vacant

Should the Purchaser default in payment of any dues from any common benefits or amenities, the Maintenance committee or any other person undertaking to carry out such maintenance and provide common services, while carrying out such maintenance shall have the right to remove such common benefits or amenities including electricity and water connection from the Purchaser enjoyment.

**SCHEDULE - A**

**THE FIRST SCHEDULE ABOVE REFERRED TO**

(THE SAID LAND)

All that part & parcel of land measuring about **12,160** sq.ft more or less situated at Village/Mauza – Madarichak, **Cadastral Plot No. 217**, SURVEY THANA No. **11/0256**, under KHATA No **12/3165** respectively, under ward no. **14** of Deoghar Municipal Corporation within the Dist.- **Deoghar**, in the State of Jharkhand and the same is bounded as follows.

North -- Part of Plot no .....

South -- Part of Plot no .....

West -- Part of Plot no .....

East -- Part of Plot no .....

SCHEDULE - B

THE SECOND SCHEDULE ABOVE REFERRED TO

(The Unit)

The entire super built up area of the **flat no.** ....., on ..... floor having super built – up area .....sq.ft. (More or less) of the “.....” building at “.....” complex constructed on the land measuring an area ..... Acers (little more or less) being Revisional survey plot no. ...., under khata no. **12/3165**, situated at village - ....., Thana No.- **11/0256**, P.S.- Deoghar, Thana no **11/0256**, Dist. **Deoghar** under ward no. **14** of Deoghar Municipal Corporation within the Distt.- **DEOGHAR**, in the State of Jharkhand along with undivided proportionate share of land measuring an area .....sq.ft and more clearly delineated and colored in Red Wash in the map annexed hereto forming part of this Deed Boundary of flat is as follows :-

North - .....

South – .....

East – .....

West – .....

UP -.....

Down- .....

SCHEDULE - C

THE THIRD SCHEDULE ABOVE REFERRED TO (The Building)

1. The foundations, columns, beams, supports, corridors, lobbies, stair, staircases, landings, entrances and exit.
2. Pumps installations, pump motors and relates electrical fittings and other fixtures and other connected items.

3. Gate lights and outside light, electrical wiring and fixtures and other connected items.
4. Common passage from the main entrance gate to the staircase as right of way.
5. Tube wells, water pipes, water tank and other common plumbing installation.
6. Drainage, sewerage and drain water pipe lines.
7. Boundary wall and Main gate.
8. Guardroom, Toilet in ground floor.
9. Such other common parts, area, equipments, installations, fixtures, fittings, covered and open spaces, in or about the said building, as are necessary for passage to the other user of the flats in common and as are the easements of necessary on the building.

Schedule D

THE FOURTH SCHEDULE ABOVE REFERRED TO

(The Colony)

The ..... in the entrances and exits of the colony

.The Main entrance Gate of the colony as well all entrance to individual buildings within the society

Pump Rooms Pumps installations, pump motors and related electrical fittings and other fixtures and other connected items.

Gate lights, street lights and outside light, electrical wiring and fixtures and other connected items.

Fire fitting equipments, sumps and deep tube well etc meant for fire fitting.

Tube wells, water pipes, water tank and other common plumbing installation.

Drainage, sewerage and drain water pipe lines.

Guardroom, Toilet for servant's guards and other outside visitor, reception space etc.

Such other common parts, area, equipments, installations, fixtures, fittings, covered and open spaces, in or about the said premises, as are necessary for passage to the other user of the society in common.

Schedule E

The Fifth Schedule Above Referred To The Maintenance committee and assignment

**DECLARATION**

Whether Kutcha or Pucca	Pucca construction
If Pucca tiled or reinforced	Made of Brick and concrete construction.
No. of Storey	Underground + Basement + Ground + 7 building
Plinth Area	Area ..... Acers
Year of construction	202.....
Brief description of sanitary, electrical and other fitting and their quality	standard

Area where the building is constructed and its use

Village-  
.....,Thana  
na -  
.....  
(.....  
.....), Thana  
no. .... Dist.  
.....

If on rent its annual rent

N. A.

Cost of flat- (..... sq.  
ft. X Rs ...../-)

Rupees  
...../-

Cost of .....sq.ft. Land @  
...../- per decimal  
(.....sq.ft. X Rs  
...../-)

Rupees  
.....  
. /-

**Total**

Rs.  
.....  
.. /-  
(.....  
.....) only

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Consideration) PART- I

The total amount mentioned in Part - I herein above have already been paid by the Purchaser to the Developer is as follows:-



Certified that the fingerprint of the left hand of each person whose photograph is affixed in the document have been obtained by me or before me.

	Little	Ring	Middle	Index	Thumb

Certified that the fingerprint of the left hand of each person whose photograph is affixed in the document have been obtained by me or before me.