

DEED OF CONVEYANCE

THIS INDENTURE made this _____ day of _____ Two Thousand and Twenty-_____ (2025),

BETWEEN

M/S. JAPONICA INTERNATIONAL PVT LTD, a Private Limited Company Registered under Companies Act 1956, having its registered office at Verdant Prince, 134, Prince Gollam Hussein Shah Road, 3rd Floor, Post Office- Jadavpur, Police Station- Jadavpur, Kolkata- 700032, District-South 24 Parganas, West Bengal, represented by its Director namely **SHRI PREAM KUMAR GAJRA**, son of Shri Hari Ram K Gajra, by Faith Hindu by Occupation Business, By Nationality Indian, residing at 12, Flat No.19, Satyen Dutta Road, Post Office- Sarat Bose Road, Police Station- Tollygunge, Kolkata- 700029, District- South 24 Parganas, West Bengal hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successor(s), heir(s), successors-in-interest, executor(s), representative(s), administrator(s) and/or assigns) of the **FIRST PART**.

AND

PURCHASER(S):

<u>PURCHASER NO. 01</u>	<p>NAME : _____</p> <p>DESCRIPTION : son/daughter/wife of _____</p> <p>ADDRESS: _____ _____ _____</p> <p>STATUS : Individual NATIONALITY: Indian PAN : _____, AADHAAR NO. : _____, MOBILE NO. : _____</p>
<u>PURCHASER NO. 02</u>	<p>NAME : _____</p> <p>DESCRIPTION : on/daughter/wife of _____</p> <p>ADDRESS : _____ _____ _____</p> <p>STATUS : Individual NATIONALITY : Indian PAN : _____, AADHAAR NO. : _____, MOBILE NO. : _____</p>

CHAPTER-I DEFINITIONS

1. **DEFINITIONS:**

1. Unless, in these presents, there be something contrary or repugnant to the subject or context:
2. “**Appurtenances**” shall mean the appurtenances to the Designated Unit mentioned in **PART-I** of the **SECOND SCHEDULE** hereunder written being the said share in the said premises and if so specifically mentioned in the **PART- II** of the **SECOND SCHEDULE** hereunder written, shall include the right of parking at the said Parking Spaces.
3. “**Association**” shall mean any Association of Persons, Syndicate, Committee, Society, Company or other body that may be formed of the Co-owners for the Common Purposes.
4. “**Building Complex**” shall mean and include the said premises and the New Building or buildings construed thereon thereat with the Common Areas and Installations
5. “**Building Plan**” shall mean the plan for construction of the New Building sanctioned by the Rajpur - Sonarpur Municipality vide No **SWS-OBPAS/ 2207/2024/2637** dated **29th November 2024** and include all sanctionable modifications thereof and/or alterations thereto as may be made by the Developer with the approval of the Architects and/or the concerned authorities.
6. “**Common Areas and Installations**” shall according to the context mean and include the areas installations and facilities comprised in and for the New Building and the said premises as mentioned and specified in the **THIRD SCHEDULE** hereunder written and expressed or intended by the Developer for common use and enjoyment of the Purchaser in common with the Vendor and other persons permitted by the Developer and/or Vendor and save and except the same, no other part or portion of any individual Building or the said premises shall be claimed to be part of the Common Areas and Installations by the Purchaser either independently or jointly with any other Co-owner/s.
7. “**Common Expenses**” shall mean and include all expenses for the Common Purposes including those mentioned in the **FOURTH SCHEDULE** hereunder written.
8. “**Common Purposes**” shall mean and include the purposes of managing maintaining and up-keeping the said premises and the New Building and in particular the Common Areas and Installations, rendition of common services in common to the Co-owners, collection and disbursement of the Common Expenses and dealing with the matters

of common interest of the Co-owners and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Units exclusively and the Common Areas and Installations in common.

9. “**Co-owners**” shall mean all the buyers who from time to time have purchased or agreed to purchase any Unit and taken possession of such Unit including the Vendors and/or Developer for those Units not alienated or not agreed to be alienated by any of them.
10. “**Designated Unit**” shall mean the Unit described **PART-I** of the **SECOND SCHEDULE** hereunder written.
11. “**Maintenance in-charge**” shall upon formation of the Association and its taking charge of the acts relating to the Common Purposes mean the Association and till such time the Association is formed and takes charge of the acts relating to the Common Purposes mean the Vendor hereto or the Co-owners as the case may be in terms of the **clause 7 and its sub-clauses**.
12. “**New Building**” shall mean the building constructed by the Developer at the said premises and include all additions, alterations and/or modifications thereof as may be made by the Developer from time to time.
13. “**Parking Spaces**” shall mean the spaces in the Building Complex expressed or intended by the Developer to be used for parking of motor cars, two-wheelers etc.
14. “**Purchaser**” shall mean one or more purchasers named above and include:
 15. In case of an individual, his/her heirs executors administrators legal representatives and/or assigns;
 16. in case of a HUF, its members for the time being their respective heirs executors administrators legal representatives and/or assigns;
 17. in case of a partnership firm, its partners for the time being their respective heirs executors administrators legal representatives and/or assigns;
 18. in case of a Company or LLP, its successors or successors-in-office and/or assigns;
 19. in cases not falling within any of the above categories, the constituent of the Purchaser as its nature and character permits and their heirs legal representatives or successors as the case may be and/or assigns.
20. “**said premises**” shall mean the being Municipal Holding No. 255, M. N. Roy Road, Post Office- Harinavi, Police Station- Sonarpur, Kolkata-700148, under ward no. 17

of Rajpur Sonarpur Municipality, within the Jurisdiction of Additional District Sub-Registrar at Sonarpur, District-South 24 Parganas, West Bengal, described in the **FIRST SCHEDULE** hereunder written.

21. “**said share in the said premises**” shall mean the proportionate undivided indivisible share in the land comprised in the said premises.
22. “**Units**” shall mean the independent and self-contained flats and other constructed spaces in the New Building at the said premises capable of being exclusively held used or occupied by a person/persons.
23. “**Vendor**” shall mean **M/S. JAPONICA INTERNATIONAL PVT LTD** & its Director namely Shri Pream Kumar Gajra include his successors or successors-in-interest and/or assigns.
24. “**Developer**” shall mean and include **M/S. JAPONICA INTERNATIONAL PVT LTD** a Private Limited Company Registered under Companies Act 1956, having its registered office at Verdant Prince, 134, Prince Gollam Hussein Shah Road, 3rd Floor, Post Office- Jadavpur, Police Station- Jadavpur, Kolkata-700032, District-South 24 Parganas, West Bengal,
25. **INTERPRETATION:**
26. words importing **masculine gender** shall according to the context mean and construe **feminine gender** and/or **neuter gender** as the case may be; similarly words importing **feminine gender** shall mean and construe **masculine gender** and/or **neuter gender**; Likewise words importing **neuter gender** shall mean and construe **masculine gender** and/or **feminine gender**.
27. words importing **singular** number shall according to the context mean and construe the **plural** number and vice versa;
28. Reference to any Clause shall mean such Clause of this deed and include any sub-clauses thereof. Reference to any Schedule shall mean such Schedule to this deed and include any parts of such Schedule.
29. Headings, Clause Titles, Capitalized expressions and Bold expressions are given for convenience purpose only.

CHAPTER-II # RECITALS:

- A. **AND WHEREAS** The Landowner herein is the lawful owner in respect of all that piece and parcel of land measuring about 5 Cottah 03 Chittack 43 sq.ft be the same little more or less through three registered deed of sale as under 1) 1 Cottah 11

Chittack 17 sq.ft be the same little more or less lying and situates at Mouza- Harinavi, Pargana-Medonmalla. J.L. NO. 36, C.S Khatian No. 425, C.S Dag No. 937, C.S Khatian No. 852, 1313, 1319, 1329, 1301, 1307, 1323 Police Station- Sonarpur, within the limits of Sonarpur Rajpur Municipality Ward No. 17. Holding No. 255, Police Station Sonarpur, District-24 Parganans(s), which he had purchased from Chabi Chakraborty and 25 others through a registered deed of sale, registered before the A.D.S.R Sonarpur and recorded therein Book No. I Volume NO. 52 Pages 197 to 212 being deed no. 2563 for the year 2006 2) 1 Cottah 09 Chittack 26 sq.ft be the same little more or less lying and situates at Mouza- Harinavi, Pargana-Medonmalla, J.L. NO. 36, C.S Khatian No. 425, C.S Dag No. 937, C.S Khatian No. 852, 1313, 1319, 1329, 1301, 1307, 1323 Police Station- Sonarpur, within the limits of Sonarpur Rajpur Municipality Ward No. 17, Holding No. 255, Police Station Sonarpur, District- 24 Parganans(s), which he had purchased from Chabi Chakraborty and 25 others through a registered deed of sale, registered before the A.D.S.R Sonarpur and recorded therein Book No. I Volume NO. 52 Pages 213 to 228 being deed no. 2564 for the year 2006.3) All that piece and parcel of land measuring about 1 Cottah 15 Chittack 00 sq.ft be the same little more or less lying and situates at Mouza- Harinavi, Pargana- Medonmalla, J.L. NO. 36, C.S Khatian No. 425, C.S Dag No. 937, C.S Khatian No. 852, 1313, 1319, 1329, 1301, 1307, 1323 Police Station-Sonarpur, within the limits of Sonarpur Rajpur Municipality Ward No. 17, Holding No. 255, Police Station Sonarpur, District- 24 Parganans(s), which he had purchased from Chabi Chakraborty and 25 others through a registered deed of sale, registered before the A.D.S.R Sonarpur and recorded therein Book No. 1 Volume NO. 50 Pages 397 to 412 being deed no. 2486 for the year 2006.

- B. AND WHEREAS** Owner No. 2 Smt. Suniti Ghosh wife of Sri Kashinath Ghosh is owner in respect of all that piece and parcel of land measuring about 3 Cottah 10 Chittack 14 sq.ft be the same little more or less through registered deed of sale & gift as under 1) All that piece and parcel of land measuring about 1 Cottah 14 Chittack 00 sq.ft be the same little more or less lying and situates at Mouza Harinavi, Pargana-Medonmalla, J.L. NO. 36, C.S Khatian No. 425, C.S Dag No. 937, C.S Khatian No. 852, 1313, 1319, 1329, 1301, 1307, 1323 Police Station-Sonarpur, within the limits of Sonarpur Rajpur Municipality Ward No. 17, Holding No. 255, Police Station Sonarpur, District- 24 Parganans(s), which he had purchased from Chabi Chakraborty and 25 others through a registered deed of sale, registered before the A.D.S.R Sonarpur and recorded therein Book No. I Volume NO. 44 Pages to 227 to 242 being deed no. 2182 for the year 2006. 2) All that piece and parcel of land measuring about 1 Cottah 12 Chittack 14 sq.ft be the same little more or less lying and situates at Mouza- Harinavi, Pargana- Medonmalla, J.L. NO. 36, C.S Khatian No. 425, C.S Dag No. 937, C.S Khatian No. 852, 1313, 1319, 1329, 1301, 1307, 1323 Police Station-Sonarpur, within the limits of Sonarpur Rajpur Municipality Ward No. 17. Holding No. 255, Police Station Sonarpur, District- 24 Parganans(s), which he had acquired through a deed of Gift from Smt. Jyotsna Ghosh, registered before the A.D.S.R Sonarpur and recorded therein Book No. I Volume NO. 1608-2023 Pages to 19988 to 20004 being deed no. 160800847 for the year 2023.

- C. **AND WHEREAS** thus they became joint owners of all that piece and parcel of land measuring about 08 Cottah 14 Chittack 12 sq.ft be the same little more or less lying and situates at Mouza- Harinavi, Pargana- Medonmalla, J.L. NO. 36, C.S Khatian No. 425, C.S Dag No. 937, C.S Khatian No. 852, 1313, 1319, 1329, 1301, 1307, 1323 Police Station- Sonarpur, within the limits of Sonarpur Rajpur Municipality Ward No. 17, Holding No. 255, Police Station Sonarpur, District- 24 Parganans(s) and subsequently they mutated their names before the B.L & L.R.O in respect of the aforesaid land in L.R Khatian No. 3938 and 3940 respectively in R.S & L.R Dag No. 937 in Mouza- Harinavi, in the District South 24 Parganas, which is free from all encumbrances, liens, lispensens, charges whatsoever.
- D. **AND WHEREAS** in course of their joint peaceful enjoyment the aforesaid Land Owners decided to construct a new Building at the said Premises with modern amenities and facilities but due to lack of finance, manpower and technical knowledge is in search of a suitable solvent Developer to implement the aforesaid intention and to that effect they offered the Developer **M/S. JAPONICA INTERNATIONAL PVT. LTD** a company registered under the companies Act and having its registered office at Verdant Prince, 134 Prince Gollam Hussein Shah Road, 3rd Floor, Kolkata-700032 represented by its Director Mr. Prem Kumar Gajra son of Shri Hari Ram K Gajra, by faith- Hindu, by occupation-Businessmen, residing at 12, Satyen Dutta Road, Flat No.19. Kolkota-700029 to develop the said Premises by constructing of one or more new Multi-storied building thereon and the Developer herein after coming to know such intention and desire of the Owners herein accepted the said offer and agreed to develop the said Premises by construction of a New multi- storied Building thereon as per plan to be sanctioned by the Sonarpur- Rajpur Municipality in the name of the Owners herein at the cost and expenses of the Developer and accordingly to avoid any future litigation, misunderstanding and dispute the said Developers was entering into a development agreement with the Land Owners for construction of the proposed building which was duly registered at District Sub Register at Alipore, which was duly recoded in Book No.-I Volume No. 1604 to 2023, Pages from 463089 to 463138, being no.5089 for the year 2023 and after execution of the development agreement also execute a development power which was duly registered Additional District Sub Register at Sonarpur, which was duly recorded in Book No. I, Volume No.1604 to 2023, Pages from 463139 to 463160, being no.5108 for the year 2023.
- E. The developer after execution of the development agreement and development power framed a scheme plan and got the same sanctioned from the Rajpur- Sonarpur Municipality vide Building sanctioned Plan no. – **SWS-OBPAS/ 2207/2024/2637 dated 29th November 2024.**
- F. The Said Premises have been categorized as Bastu Land intended for the construction of a residential project comprising several flats/units, and car parking areas intended for commercial exploitation and shall be known as **“SHIV SHAKTI APARTMENT”**

- G.** The Developer is fully competent to enter into this Agreement for Sale with the purchaser and all the legal formalities with respect to the right, title and interest of the Developer regarding the said land on which the Project is to be constructed have been completed.
- H.** The Developer has obtained the final layout plan approvals for the Project from the Rajpur- Sonarpur Municipality. The Developer agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable.
- I.** The Developer has duly applied for and got the said above project “**SHIV SHAKTI APARTMENT**” duly registered under the provisions of the said Act with the Real Estate Regulatory authority dated:.....
- J.** The Purchaser and/or purchasers on coming to know of the said project named “**SHIV SHAKTI APARTMENT**” became interested in purchasing or acquiring a flat or unit or apartment therein and approached the Developer to purchase and acquire the Flat **Together With** the undivided proportionate indefeasible share in the common areas and facilities appertaining thereto as defined under Section 2(n) of the said Act **Together Also With** the undivided proportionate indefeasible share in the land comprised in the Said Premise.
- K.** The Purchaser and/or purchasers has/have gone through all the terms, conditions and stipulations contained in this agreement and agree to have understood the scope and effect of the mutual rights, entitlements, and obligations specified therein.
- L.** The Purchaser and/or purchasers has/have also satisfied himself/herself/themselves as to the computation of the carpet area and/or built-up area including the computation of the consideration payable on account thereof at the specified rate and hath agreed to pay the said consideration including the additional payments and deposits within the time and in the manner stipulated therein without any reservation and restrictions whatsoever and only after being fully and satisfied about these, the Purchaser and/or purchasers entering into this Agreement and the Purchaser and/or purchasers hereby further undertakes not to ever raise any objection of whatsoever nature or kind in these regards.
- M.** The Purchaser and/or purchasers agree that in case of any exigency, statutory or otherwise, the Developer may be required to vary the common facilities as initially contemplated, which may result in the increase or decrease in the Common area and such event the Purchasers shall have no objection.
- N.** The parties hereby confirm that on being satisfied and having full knowledge of all pending laws, rules, regulations, and notifications and applications concerning the said project, doth hereby agree and are entering into this agreement on the basis thereof.

- O. Relying on the representations, confirmations, and assurances held out by either of the parties hereto to faithfully abide by all the terms, conditions, and stipulations contained in this agreement including all applicable laws and rules governing the said project have agreed to enter into this agreement on the terms, conditions and stipulations more particularly contained hereafter.
- P. The parties have gone through all the terms and conditions set out in this agreement and understand the mutual rights and obligations detailed herein. The parties hereby confirm that they are signing this agreement with full knowledge of all the laws, rules, regulations, notifications, etc. applicable to the project and with the further understanding that the Developer may charge different rates from different Purchaser and/or purchasers for Apartment, for different locations, specifications and at different times at the sole discretion of the developer.
- Q. This Agreement shall remain in force and shall not merge into any other Agreement save and except the Conveyance Deed as stated herein. This Agreement does not preclude or diminish the right of any financial institution, fund, or registered money lender from whom finance has been taken for the Project and the same can be claimed by them under the law and this does not in any way affect the right of the Purchasers in respect of his/her/their Unit in the said Project.
- R. In the aforesaid premises subject to compliance with the terms and conditions more particularly set out in this agreement and mutually agreed to be observed and performed by the parties hereto, the Developer in concurrence and confirmation with the owner hereby agrees to sell and the Purchaser and/or purchasers hereby agrees to purchase All That “**The Said Flat**” more particularly described and mentioned hereunder.

CHAPTER-III

WITNESSETH

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

Chapter-1 # TRANSFER

2. TRANSFER OF DESIGNATED UNIT AND APPURTENANCES:

2.1. The Owner/vendor herein have represented to the purchaser/s that by virtue of the happening of the events and in the circumstance more particularly mentioned and described hereabove written (CHAPTER-II) the vendor have become the full and absolute joint owner of the said premises more particularly mentioned in **Part-I**, of the **First Schedule** hereunder written free from all encumbrance and had been in uninterrupted, peaceful possession thereof immediately after purchasing the said premises.

A. The developer has got a building plan being building - **SWS-OBPAS/2207/2024/2637 dated 29th November 2024** duly approved and sanctioned by the Rajpur-Sonarapur Municipality for construction of the building or buildings in the said premises (include all sanctioned/ permissible/ vertical/ Horizontal/ Extensions and sanctioned by the Rajpur-Sonarapur Municipality).

2.2. The developer (acting on behalf of itself and the vendors herein) has formulated a scheme and announced sale of Flats/Units to prospective purchaser's (Transferees).

2.3. The purchaser, intending to be Transferees, upon full satisfaction of the vendor title and developer's authority to sell, applied for purchase of the said flat/ unit and appurtenances and the developer has allotted the same to the purchaser/s, who in due course entered into an agreement for sale dated: _____ (**SAID AGREEMENT**) for purchase of the said flat/ unit and appurtenances on the terms and conditions therein.

2.4. In furtherance of the above, the vendor and the developer are completing the sale of the said flat/ unit and appurtenance in favour of the purchaser/s by these presents, on the terms and conditions contained herein.

2.5. In pursuance of the said agreement and in consideration of the sum of _____ Rs. _____ /-(Rupees: _____ only) by the Purchaser to the Developer in concurrence and confirmation of the Vendors paid at or before the execution hereof (the receipt whereof the Developer doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof doth hereby forever release discharge and acquit the Purchaser and the Designated Unit hereby granted sold conveyed and transferred) and/or the Developer doth hereby grant, sell, convey, transfer, assign and assure unto and to the Purchaser **ALL THAT** the Designated Unit being the Flat bearing **Flat No.** _____ on the _____ **Floor** of **Block No.** _____ of "**SHIV SHAKTI APARTMENT**" Apartment containing a **carpet area of** _____ **sq. ft.** (including Balcony) corresponding to a **Super Built-up area of** _____ **sq. ft.** be the same a little more or less at the said lying and situated at being Municipal Holding No. 255, M. N. Roy Road, Post Office- Harinavi, Police Station- Sonarpur, Kolkata-700148, under ward no. 17 of Rajpur Sonarpur Municipality, within the Jurisdiction of Additional District Sub-Registrar at Sonarpur, District-South 24 Parganas, West Bengal, more fully and particularly mentioned and described in the **PART-I** of the **SECOND SCHEDULE** hereunder written Together **With/ Without** the covered **Car Parking Space No:** _____ on the **Ground Floor** of the said **Block No:** _____ of the said premises containing by an **area** _____ **Sq.Ft.** Together With the share in the Land and other Appurtenances as expressly mentioned and described in **PART-II** of the **SECOND SCHEDULE** hereunder written attributable and appurtenant to the Designated Unit **AND TOGETHER WITH** the right to use the Common Areas and Installations in common with the Vendor and the other Co-owners and persons permitted by the Developer/Vendor **AND**

reversion or reversions remainder or remainders and the rents issues and profits of and in connection with the Designated Unit **AND** all the estate right title interest property claim and demand whatsoever of the Vendors into or upon the Designated Unit **TOGETHER WITH** easements quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the Designated Unit belonging to the Purchaser in common with the Vendors and the other Co-owners as set out in the **FIFTH SCHEDULE** hereunder written **BUT EXCEPTING AND RESERVING** unto the Vendors and other persons deriving rights, authorities and/or title from the Vendor such easements quasi-easements and other stipulations and rights as set out in the **SIXTH SCHEDULE** hereunder written **AND ALSO EXCEPTING AND RESERVING** the properties benefits and rights as more fully stated hereunder (including those mentioned in Chapter-4 below) **TO HAVE AND TO HOLD** the Designated Unit and the Appurtenances unto and to the use of the Purchaser absolutely and forever **SUBJECT NEVERTHELESS TO** the Purchaser's covenants and agreements hereunder contained and on the part of the Purchaser to be observed, fulfilled and performed **AND ALSO SUBJECT TO** the Purchaser paying the municipal and all other rates, taxes, proportionate Common Expenses and other charges and outgoings (including those mentioned in **PART-I** of the **SEVENTH SCHEDULE** hereunder written) relating to the Designated Unit and its Appurtenances wholly and relating to the Building Complex and the Common Areas and Installations proportionately and observing fulfilling and performing of the rules, regulations and restrictions framed by the Developer or the Maintenance-In-Charge from time to time (and including in particular those mentioned in **PART-II** of the **SEVENTH SCHEDULE** hereunder written).

CHAPTER-2 # VENDOR'S COVENANTS

3. THE VENDOR AND/OR THE DEVELOPER DOTH HEREBY COVENANT WITH THE PURCHASER as follows :

3.1. The interest which the Vendor and/or the Developer doth hereby profess to transfer subsists and either of them has good right full power and absolute authority to grant, sell, convey transfer, assign and assure unto and to the use of the Purchaser, the Designated Unit in the manner aforesaid with the concurrence and confirmation of the Vendor.

3.2. It shall be lawful for the Purchaser, from time to time and at all times hereafter to peaceably and quietly, but subject nevertheless to the other provisions hereof, to hold use and enjoy the Designated Unit and to receive the rents issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by the Developer/Vendor or any person or persons claiming through under or in trust for the Developer/ Vendor **AND** freed and cleared from and against all manner of encumbrances, trusts, liens and attachments whatsoever save only those as are expressly mentioned herein.

3.3. The Vendor and/or the Developer shall from time to time hereafter upon every reasonable request and at the costs of the Purchaser make do acknowledge execute and perfect all such further and/or other lawful and reasonable acts deeds matters and things whatsoever for further better and more perfectly assuring the Designated Unit hereby granted sold conveyed and transferred unto and to the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser, till the purchaser applied for and got his/ her name recorded with the local concerned authority.

3.4. The Vendor and/or the Developer as the case may, unless prevented by fire or some other irresistible force, shall upon reasonable requests and at the costs of the Purchaser produce or cause to be produced to the Purchaser or to his attorneys or agents for inspection the title deeds in connection with the said Premises in any of their custody and also shall, at the like requests and costs of the Purchaser, deliver to the Purchaser attested or Photostat copies therefrom as the Purchaser may require and shall and will, unless prevented as aforesaid, keep the same safe, un-obliterated.

CHAPTER-3 # PURCHASER'S COVENANTS:

4. THE PURCHASER TO THE END AND INTENT THAT THE OBLIGATIONS HEREIN CONTAINED SHALL RUN WITH LAND CONTINUE THROUGHOUT DOTH HEREBY COVENANT WITH THE DEVELOPER as follows:

4.1. The Purchaser shall abide by, observe fulfill and perform the terms, conditions and obligations contained herein and in terms of the agreement for Development made between the Vendor and/or the Developer including related agreement for sale made with the the Developer as the case may be in the manner and within the period stipulated therefor and shall not commit any delay or default in respect thereof. The Purchaser shall not object to, dispute or challenge the properties, benefits and rights, excepted and reserved by the Developer hereunder or any other right of the Vendors and/or the Developer or the Developer hereunder and shall not do any act deed or thing which may affect the exercise of any right of the Vendor or the Developer hereunder.

4.2. The ownership and enjoyment of the Designated Unit and the Appurtenances by the Purchaser shall be subject to payment of the Taxes and Outgoings and observance, fulfilment and performance of the Rules and Regulations as more fully contained in the **SEVENTH SCHEDULE** hereunder written and as a matter of necessity, the Purchaser, in using and enjoying the Designated Unit and the Appurtenances and the Common Areas and Installations, shall:

4.2.1. observe fulfill and perform the rules regulations obligations covenants and restrictions from time to time in force for the quiet and peaceful use enjoyment and management of the said Premises and in particular the Common Areas and Installations and

other Common Purposes including those specified in the **PART-II** of the **SEVENTH SCHEDULE** hereunder written; and

4.2.2. bear and pay all municipal and other rates, taxes, impositions and outgoings in respect of the Designated Unit and Appurtenances wholly and those in respect of the New Building, the said Premises and/or the Common Areas and Installations proportionately including the Taxes and Outgoings as mentioned in the **PART-I** of the **SEVENTH SCHEDULE** hereunder written.

4.3. The Designated Unit and its Appurtenances shall be one lot and shall not be dismembered or dissociated in any manner. The Purchaser shall not be entitled to claim any partition of the said share in the said premises.

5.4 The Building Complex shall contain the Common Areas and Installations as specified in the **THIRD SCHEDULE** hereunder written. The Purchaser shall have the right to use the Common Areas and Installations in common with the Vendor and other Co-owners and other persons permitted by the Developer. The common ownership or user of the Common Areas and Installations by the Purchaser shall be subject to the exceptions and reservations contained in **Chapter 4 and clauses and sub-clauses** thereof hereunder written and subject to the observance of the terms and conditions contained in **clause 5.2** hereto

5.5 Save those expressed or intended by the Developer and /or Vendors to form part of the Common Areas and Installations, no other part or portion of the Building Complex shall be claimed to be part of the Common Areas and Installations by the Purchaser either independently or in common with any other Co-owner.

4.6. Before the date of execution hereof, the Purchaser has independently examined and got himself fully satisfied about the title of the Vendors as well as the right derived by the Developer under the said Development Agreement to the said premises and the Designated Unit and accepted the same and agrees and covenants not to raise any objection with regard thereto or make any requisition in connection therewith. The Purchaser has also inspected the Building Plan in respect of the New Building and the location and area of the Designated Unit and agrees and covenants not to raise any objection with regard thereto. The Purchaser has also examined the workmanship and quality of construction of the Designated Unit and the Parking Spaces and the New Building and the Common Areas and Installations and the fittings and fixtures and facilities provided therein and has got himself fully satisfied with regard thereto. The Purchaser has further satisfied himself with regard to the connection of water, electricity, sewerage, drainage, workmanship etc. in or for the Designated Unit and the Common Areas and Installations as specified/ agreed/ mentioned in the agreement for sale, and agrees and covenants not to raise any objection with regard thereto.

4.7. The carpet area of the Designated Unit includes the plinth/covered area of such Unit, the thickness of the external and internal walls columns and pillars save that only one-half of

those external walls columns and pillars which are common between the Designated Unit and any other Unit shall be included. The super built up area of the Designated Unit shall be as mentioned in **PART-I** of the **SECOND SCHEDULE** hereunder written. The Purchaser has verified and satisfied himself fully from the Building Plans about the carpet/ covered area of the Designated Unit and also the super built-up area thereof mentioned herein and has accepted the same fully and in all manner including for the purposes of payment of the consideration and other amounts. The Purchaser has paid the consideration amount payable by the Purchaser hereunder upon having fully satisfied himself about the carpet area/covered area/ super built-up area to comprise in the Designated Unit mentioned in **PART-I** of the **SECOND SCHEDULE** hereunder written. Architect appointed by the Developer as regards the areas of the Designated Unit and/or of the areas of the Common Areas and Installations shall be final and binding on the parties.

4.8. The Purchaser shall not raise any question or objection or make any claim or demand whatsoever against the Vendors and/or the Developer with regard to all or any of the matters contained in **clause 5.4 to 5.7** above and hereby confirms to have taken possession of the Designated Unit upon full satisfaction in all manner and hereby further discharges the Developer of all obligations of the Developer pertaining to the construction and delivery thereof and of the Common Areas and Installations in terms of the agreement between the parties.

4.9. The Purchaser shall not in any manner cause any objection obstruction interference impediment hindrance or interruption at any time hereafter in the construction, addition, alteration and completion of construction of or in or to the Building or any part thereof and/or the Building Complex by the Developer (including and notwithstanding any temporary obstruction or disturbance in his using and enjoying the Designated Unit and/or the Common Areas and Installations).

4.10. The Purchaser shall have no connection whatsoever with the Co-owners of the other Units and there shall be no privity of contract or any agreement arrangement or obligation or interest as amongst the Purchaser and the other Co-owners (either express or implied) and the Purchaser shall be responsible to the Developer for fulfillment of the Purchaser's obligations and the Vendors'/Developer's rights shall in no way be affected or prejudiced thereby.

4.11. The Purchaser individually or along with the other Co-owners will not require from either the Vendors or the Developer, as the case may be, to contribute towards proportionate share of the Common Expenses in respect of the Units which are not alienated or agreed to be alienated by the Vendors of the Developer for a period of two years from the date of completion of the entire Building Complex.

CHAPTER-4 # EXCEPTIONS AND RESERVATIONS OF DEVELOPER/ VENDOR**5. EXCEPTIONS AND RESERVATIONS:**

5.1. **PROVIDED ALWAYS AND** notwithstanding anything to the contrary elsewhere herein contained and without prejudice to the generality of the ownership of the Vendors/Developer in respect of the New Building and the said Premises and all appurtenant rights flowing therefrom (save and except the properties and rights hereby conveyed), it is expressly agreed and understood by and between the parties hereto as follows:

5.1.1. The Developer shall have the full and free right to make additions, alterations, constructions and/or re-constructions in any open and covered space at the Building Complex not expressed or intended to form part of the Common Areas and Installations and to deal with, use, transfer, convey, let out and/or grant the same (with or without any construction, addition or alteration) to any person for parking or any other purposes at such consideration and in such manner and on such terms and conditions as the Developer shall, in its absolute discretion, think fit and proper.

5.1.2. The Developer shall also be entitled, with the permission of the concerned authorities, to construct additional building or stories on the roof of the New Building or any part thereof and to deal with, use, let out, convey and/or otherwise transfer the same to any person for such consideration and in such manner and on such terms and conditions as the Developer, in its sole discretion, may think fit and proper. In the event of any such construction, the roof of such construction being the ultimate roof for the time being, shall then become a Common Area common to all the Co-owners of the building where the Developer shall shift the Overhead Water Tank and other common installations. Any right of user by the Purchaser and/or any other Co-owner in respect of roof shall be subject nevertheless to the right title and interest of the Vendors/Developer being reserved and excluded hereunder and also the right of the Maintenance-In-Charge and the other Co-owners to enter upon the same to repair, maintain, clean, paint and/or replace any common areas or installation lying or installed thereat or otherwise;

5.1.3. In the event the Developer/ Vendor buy any land adjacent to the said Land or enters into any development arrangement/ agreement with the owners of any land adjacent to the said Land such land, hereafter referred to as the “ Other Further Land”, the same may be added to the said project and/or said premises and the owners and/or Allottee/ Purchaser of such Other Further Land shall have the right of ingress to and egress from over such portions of the said land/ premises for passage through it and all constructions made thereat for all times will be deemed to be a part and parcel of the said project. The project common portions within the said project, and those within the Other Further Land, will be deemed to be the project common portions of the said complex.

5.1.4. In case of any construction or additional construction, there shall be a consequential decrease in the said share in the common areas as also in the said premises, but the Purchaser shall not be entitled to claim refund or reduction of any consideration or other amounts paid by the Purchaser hereunder nor to claim any amount or consideration either from the Vendors or the Developer on account thereof.

5.1.5. The Developer and/or maintenance company or concern shall also be entitled to put or allow anyone to put neon-sign, hoardings, antennas, signboards or like on the roof of the New Building or any part thereof at such rent, hiring charges and on such terms and conditions as the Developer in its sole discretion, may think fit and proper and such rights shall be excepted and reserved unto the Developer. The Purchaser individually or along with the other co-owners will not require from either the Developer or the Vendor, as the case may be to contribute towards a proportionate share of the common expenses/ rent and whatsoever in respect of the above in future.

5.1.6. For or relating to any such constructions, additions or alterations, the Developer shall, with the approval of the Architect, and in strict compliance of all rules and regulation statutory or otherwise for the time being in force have the right to do all acts deeds and things and make all alterations and connections and to connect all existing utilities and facilities available at the said premises viz. lift, generator, water, electricity, sewerage, drainage etc., thereto as be deemed to be expedient to make such area and constructions tenantable.

5.1.7. The Developer in consultation with the Vendor shall be at liberty to cause to be changed the nature of use or occupancy group in respect of any Unit or Units (other than the Designated Unit), Parking Space or other areas/spaces to any user or occupancy group as the Developer may deem fit and proper and to own use enjoy sell and/or transfer the same as such without causing any undue obstruction or hindrance to the Purchaser.

5.1.8. The Purchaser doth hereby consent and confirm that the Developer shall be at liberty to have the Building Plan modified and/or altered for construction reconstruction addition and/or alteration of or to the Building Complex or any part thereto and/or for change of user of any Unit other than the Designated Unit Provided That in case by such modification, alteration and/or sanction the location or carpet area/super built up area of the Designated Unit is likely to be affected then the Developer shall have to take a prior consent in writing from the Purchaser for such modification, alteration and/or sanction. HOWEVER, it shall be the obligation of the Purchaser to pay and discharge the maintenance charges at the rate and on the basis decided by the Developer and/or any person or concern claiming through or under it strictly on the basis of the final super built up area in possession of the Purchaser as per the final completion certificate issued by the appropriate authorities referred to under Real Estate (Regulation) Act.

5.1.9. The Purchaser without prejudice to his rights and entitlement concerning the designated unit including the rights appurtenant thereto doth hereby agree, acknowledge and consent to the rights title and interest excepted and reserved unto the Developer under **clause**

and its sub-clauses hereinabove and to all the provisions and stipulations contained therein and also otherwise hereunder and undertakes and covenants not to raise any dispute objection hindrance obstruction or claim with regard to the same or the doing or carrying out of any such act deed or thing in connection therewith by the Developer and/or persons deriving title or authority from the Developer and also to sign and execute all necessary papers and documents in that regard, if so required and found necessary by the Developer.

5.1.10. For the removal of doubts, it is expressly agreed, recorded and made clear that for the purpose of vesting any property benefit or right excepted and reserved by the Developer hereunder unto the Developer, if any express consent under any law for the time being is required, the Purchaser doth hereby give and accord his consent for the same.

Chapter-5 # MUTUAL AGREEMENTS AND COVENANTS:

6. AND IT IS HEREBY FURTHER MUTUALLY AGREED DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO as follows:

6.1. Maintenance-In-Charge:

6.1.1. Until the period mentioned in **clauses 7.1.2 to 7.1.4** hereinafter, the Common Areas and Installations shall in the exclusive control, management and administration of the Developer hereto who shall be the Maintenance In-charge. The said Developer may itself or by appointing any person or facilities management agency, look after and administer the acts relating to the Common Purposes. The Purchaser shall, if so required by the Developer, enter upon separate maintenance related agreement with them or the Maintenance Agency appointed by it.

6.1.2. Within one year from the delivery of possession of all Units in the Building Complex or earlier if so decided by the Developer, the Association of unit Purchasers will be formed to take over the control, management and administration of the Common areas and Purposes. The Purchaser hereby agrees and undertakes that it shall be bound to become a member of such Association and co-operate with the Developer fully and in all manner and sign all necessary documents, applications, papers, powers etc., with regard to formation of the Association. It is however, clarified that the Developer and/or Vendor shall not under any circumstances be liable for payment of any maintenance charges on account of unsold flats or units.

6.1.3. In case due to any reason, the Developer sends notice in writing to the Purchaser and the other Co-owners for the time being, to take over charge of the acts relating to Common Purposes within the period specified therein, then and only in such event, the

Purchaser along with the other Co-owners shall immediately upon receiving such notice, themselves form the Association for the Common Purposes and the Developer shall not be responsible and liable therefor. Save as formed in terms hereof, no other Association shall be formed by the Purchaser and/or the other Co-owners for the Common Purposes.

6.1.4. Upon formation of the Association, the Developer shall handover/ transfer to the Association all rights of responsibilities and obligations with regard to the Common Purposes (save those expressly reserved by the Developer hereunder or intended to be or so desired by the Developer hereafter) whereupon only the Association shall be entitled thereto and obliged therefor Provided that in case on the date of expiry of one months from the date of sending the notice by the Developer, the Association is not formed by the Co-owners in terms of **Clause 7.1.3** hereinabove, then all such rights responsibilities and obligations with regard to the Common Purposes shall be deemed as on such date to have been handed over/transferred by the Developer to all the Co-owners for the time being of the Building Complex and thereupon only the Co-owners shall be entitled thereto and obliged therefor fully and in all manner. The Developer shall also transfer to the Association or the Co-owners, as the case may be, the Deposits made by the Purchaser [if any] to the Developer in terms hereof, after adjustment of its dues, if any and shall thenceforth be held by the Association/Co-owners in the relevant accounts.

6.1.5. The rules, regulations and/or bye laws of the said Association and those that the Association and/or the Co-owners may frame or apply in respect of the Building Complex or any part thereof, shall not be inconsistent with or contrary or repugnant to the rights and entitlements of the Developer and/or Vendor, hereunder reserved and/or belonging to the Developer and also those that the Developer may hereafter reserve.

6.2. The Purchaser's proportionate undivided share in several matters shall be the proportion in which the super built-up/carpet area of the Designated Unit may bear to the total super built-up/carpet area of all the Units in the Building Complex. It is clarified that while determining the proportionate share of the Purchaser in the various matters referred herein, the decision of the Developer on any variations shall be binding on the Purchaser.

6.3. Save the Designated Unit and save the right to use the Common Areas and Installations in the manner expressed hereunder, the Purchaser shall not have nor shall claim any right, title or interest whatsoever or howsoever over and in respect of the other Units and spaces or constructed areas or Parking Spaces or the open spaces at the said Premises.

6.4. It is agreed that any transfer of the Designated Unit by the Purchaser shall not be in any manner inconsistent herewith and the covenants herein shall run with the land, and the transferee of the Purchaser shall also be bound to become a member of the Association.

6.5. Notwithstanding anything elsewhere to the contrary herein contained, it is expressly agreed and understood by and between the parties hereto that the Purchaser shall not be entitled to let out, sell, transfer or part with possession of the Designated Unit until registration of the said designed unit done and all the charges outgoings dues payable by the Purchaser to the Developer in respect of the Designated Unit are fully paid up and a No Dues Certificate is obtained by the Purchaser from the Developer.

6.6. The Purchaser shall be and remain responsible for and to indemnify the Developer and the Association against all damages costs claims demands and proceedings occasioned to the premises or any other part of the New Building or to any person due to negligence or any act deed or thing made done or occasioned by the Purchaser and shall also indemnify the Developer against all actions claims proceedings costs expenses and demands made against or suffered by the Developer as a result of any act omission or negligence of the Purchaser or the servants agents licensees or invitees of the Purchaser and/or any breach or non-observance non-fulfillment or non-performance of the terms and conditions hereof to be observed fulfilled and performed by the Purchaser.

6.7. Any delay or indulgence by the Developer in enforcing the terms of this Deed or any forbearance or giving of time to the Purchaser shall not be construed as waiver of any breach or non-compliance by the Purchaser nor shall the same in any way or manner prejudice the rights to the Developer.

6.8. This Deed and the Agreement between the parties contains the entire contract of the parties and no oral representation or statement shall be considered valid or binding upon either of the parties nor shall any provision of this Deed be terminated or waived except by written consent by both parties. The Purchaser acknowledges upon signing of this Deed that except this Deed and the Agreement between the parties hereto, no agreements, conditions, stipulations, representations, guarantees or warranties have been made by the Developer or its agents, servants or employees other than what is specifically set forth herein.

6.9. In case of any inconsistency or contradiction between the parties and these presents, the terms and conditions of these presents shall prevail.

6.10. The Building Complex shall bear the name **“SHIV SHAKTI APARTMENT”** Delivery of possession khas, vacant, peaceful, satisfactory, acceptable and physical possession of the said designed Unit/ Flat and appurtenances have been handed over by the developer to the purchaser, which the purchaser admits, acknowledges and accepts.

SECTION – IV # SCHEDULES

THE FIRST SCHEDULE

THE FIRST SCHEDULE ABOVE REFERRED TO DESCRIPTION OF THE LAND

ALL THAT piece and parcel of Bastu Land measuring about 08 cottah 14 chiittack 12 Sq.Ft be the same a little more or less, lying and situated at Mouza- Harinavi, pargana- Medonmalla, J.L No.36, C.S. Khatian No. 425, C.S Dag No.937, C.S Dag No. 852, 1313,1319, 1329, 1301,1307,1323, L.R Dag No.937, corresponding L.R. Khatian Nos. 3938,3940, Being Municipal Holding No. 255, M. N. Roy Road, Post Office- Harinavi, Police Station- Sonarpur, Kolkata-700148, under ward no. 17 of Rajpur Sonarpur Municipality, within the Jurisdiction of Additional District Sub-Registrar at Sonarpur, District-South 24 Parganas, West Bengal, which duly demarcated with the red color border in the plan attached to herein which is butted and bounded as follows:

ON THE NORTH	:	By Others Land;
ON THE SOUTH	:	By House of Sri Subhasish Chaudhuri;
ON THE WEST	:	By 27 Sq.Ft. M. N. Roy Road.
ON THE EAST	:	By Land pertaining to Dag No.937;

THE SECOND SCHEDULE ABOVE REFERRED TO:

PART-I

(DESIGNATED UNIT)

ALL THAT the Flat/Unit being No. _____ on the _____ floor, of Block No. _____ measuring an area of _____ sq. ft. of super built area more or less of the said project known as “SHIV SHAKTI APARTMENT” Together with undivided proportionate indefeasible corresponding share or interest in the land comprised in the said premises and delineated and shown in the map or plan annexed hereto and thereon enclosed within **RED BORDERS**.

PART-II
(PARKING FACILITY)

ALL THAT car parking space being No. _____, Block No. _____ earmarked for the said Flat/Unit and situate in the ground floor of the Said Premises known as “**SHIV SHAKTI APARTMENT**”

(APPURTENANCES)

SAID SHARE IN LAND: ALL THAT the proportionate undivided indivisible share in the land comprised in the said premises.

THE THIRD SCHEDULE ABOVE REFERRED TO
(COMMON PARTS AND FACILITIES)

- A.** Staircase on all the floors.
- B.** Common Roof.
- C.** Staircase landing and passages on all floors
- D.** Lift Well.
- E.** Lift with all its accessories.
- F.** Lift the machine room, and stair room in the roof.
- G.** Columns foundations and plinths.
- H.** Common passage and entrance lobby on the ground floor.
- I.** Overhead reservoirs.
- J.** Water pumps and pipelines leading to the flats.
- K.** Generator for common services and Basic service for individual flats.
- L.** All sewer lines from toilets to the ground floor and all internal sewer lines, drains, and septic tanks.
- M.** Guards rooms, caretakers rooms, toilets meter room children’s play area[if any], and other rooms and facilities on the ground floor.
- N.** Boundary wall around the premises.
- O.** All other amenities that are for the common use of all the flat owners.
- P.** AC Gymnasium

**THE FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES AND DEPOSIT)**

- A.** The costs of cleaning and lighting the main entrance passages landing staircases and another part of the said building so enjoyed or use by the Purchaser/Purchasers in common as aforesaid and keeping the adjoining side space in good and repaired condition.
- B.** The costs or the salaries of the officers, clerks, bill collectors, liftmen, security guards, sweepers, caretakers, electricians, plumbers, and other service staff.
- C.** The costs of working and maintenance of lifts, generators, and other light and service charges.
- D.** Municipal and other taxes and outgoing save those separately assessed on the flat owner or other co-flat owners.
- E.** Such other expenses as are deemed by the developer or the Association of Flat Owners to be necessary or incidental for the maintenance and upkeep of the said building and incidental to the ownership and holding of the land and building and the said flat and other flats and portions of the said buildings.
- F.** Costs of replacement of equipment or facilities such as lifts, generators, tube wells, transformers, etc.
- G.** The fees and disbursements paid to any caretakers/ managers/agents if appointed by the developer or association of flat owners in respect of the said building.
- H.** Such amount shall be declared and fixed by the developer in its absolute discretion for administration and other like-purposes (common area).
- I.** Deposits of the super built-up area on account of electricity, generator, contingency funds towards maintenance, legal fees and all other expenses for common use and benefits.
- J.** All costs of maintenance, operating, replacing, whitewashing, painting, rebuilding, reconstructing, decorating, re-decorating, lighting the common parts, and also the outer walls of the building.

**THE FIFTH SCHEDULE ABOVE REFERRED TO:
EASEMENTS GRANTED TO THE PURCHASER/PURCHASERS:**

- A.** The purchaser/purchasers shall be entitled to the easements, quasi-easements appendages and appurtenances belonging or appertaining to the Designated Unit which are hereinafter specified Excepting and Reserving unto the Developer and other persons deriving right, title and/or permission from the Developer, the rights, easements, quasi easements, privileges and appurtenances hereinafter more particularly set forth in the **SIXTH SCHEDULE** hereunder written.
- B.** The right of access and use of the Common Areas and Installations in common with the Vendors and/or the other Co-owners and the Maintenance-In-Charge for normal purposes connected with the use of the Designated Unit.
- C.** The right of protection of the Designated Unit by and from all other parts of the New Building so far as they now protect the same.
- D.** The right of flow in common as aforesaid of electricity water sewerage drainage and other common utilities from and/or to the Designated Unit through wires and conduits lying or being in under or over the other parts of the New Building and/or the said Premises so far as may be reasonably necessary for the beneficial use occupation and enjoyment of the Designated Unit.
- E.** The right of the purchaser/purchasers with or without workmen and necessary materials to enter from time to time upon the other parts of the said Premises for the purpose of rebuilding, repairing, replacing or cleaning, so far as may be necessary, such pipes, drains, sewers, wires and conduits belonging to or serving the Designated Unit and other Units and portions of the New Building and also for the purpose of rebuilding or repairing the Designated Unit insofar as such rebuilding repairing as aforesaid cannot be reasonably carried out without such entry and in all such cases excepting in emergent situation upon giving twenty-four hours previous notice in writing of the Purchaser's intention so to enter to the Maintenance-In-Charge and the Co-owners affected thereby.
- F.** All the above easements are subject to and conditional upon the purchaser/purchasers paying and depositing the maintenance charges, rates and taxes, Common Expenses, electricity charges or any other amount or outgoing payable by the Purchaser/Purchasers under these presents within due dates and observing and performing the covenants terms and conditions on the part of the purchaser/purchasers to be observed and performed hereunder.

**THE SIXTH SCHEDULE ABOVE REFERRED TO
EASEMENTS RESERVED BY THE DEVELOPER**

- A.** The undermentioned rights easements quasi-easements and privileges appertaining to the said Premises shall be excepted and reserved for the Developer and other persons deriving title under the Vendors and the right, title and/or permission from the Vendors.
- B.** The right of access and use of the Common Areas and Installations in common with the purchaser/purchasers and/or other person or persons entitled to the other part or parts or share or shares of the said Premises.
- C.** The right of flow in common with the purchaser/purchasers and other person or persons as aforesaid of electricity water waste or soil from and/or to any part (other than the Designated Unit) of the other part or parts of the said Premises through pipes drains wires conduits lying or being in under through or over the Designated Unit as far as may be reasonably necessary for the beneficial use occupation and enjoyment of other part or parts of the said Premises.
- D.** The right of protection of other part or parts of the said Premises by all parts of the Designated Unit as the same can or does normally protect.
- E.** The right as might otherwise become vested in the purchaser/purchasers by means of any of the structural alterations or otherwise in any manner to lessen or diminish the normal enjoyment by other part or parts of the said Premises.
- F.** The right with or without workmen and necessary materials to enter from time to time upon the Designated Unit for the purpose of lying down, testing, rebuilding, repairing, reinstating, replacing, cleaning, lighting and keeping in order and good condition so far as may be necessary, such sewers, pipes, drains, wires, cables, water courses, gutters, conduits, structures and other conveniences belonging to or serving or used for the New Building and/or any other unit or portion of the Building and also for the purpose rebuilding or repairing any part or parts of the New Building (including any Common Areas and Installations) and similar purposes and also other Common Purposes, insofar as such activities cannot be reasonably carried out without such entry provided always that the Developer or the Maintenance-In-Charge and other Co-owners of other part or parts of the said Premises shall excepting in emergent situation give to the purchaser/purchasers a prior 24 (twenty four) hours written notice of its or their intention for such entry as aforesaid.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:**PART-I**

OUTGOINGS AND TAXES: The purchaser/purchasers binds himself/herself/themselves and covenants to bear and pay and discharge the following expenses and outgoings:

A. Rates and taxes and water tax, if any, assessed on or in respect of the designated Unit directly to the authority and/or any other concerning authority Provided that so long as the Designated Unit is not assessed separately for the purpose of such rates and taxes, the purchaser/purchasers shall pay to the Maintenance In-charge the proportionate share of all such rates and taxes assessed on the said premises.

B. The purchaser/purchasers shall further be unequivocally liable for all taxes and statutory duties on account of **GST, TDS** and/or any other duties and/or impositions that may be made applicable on account of the consideration paid or payable in respect of the said designed Unit/Flat.

C. All other taxes impositions levies cess and outgoings, betterment fees, development charges and/or levies under any statute rules and regulations whether existing or as may be imposed or levied at any time in future on or in respect of the Designated Unit or the Building or the said premises and whether demanded from or payable by the Purchaser/Purchasers or the Maintenance In-charge and the same shall be paid by the Purchaser/Purchasers wholly in case the same relates to the Designated Unit and proportionately in case the same relates to the Building or the said premises or any part thereof.

D. The right as might otherwise become vested in the purchaser/purchasers by means of any of the structural alterations or otherwise in any manner to lessen or diminish the normal enjoyment by other part or parts of the said Premises.

E. Charges for water, and other utilities consumed by the purchaser/purchasers and/or attributable or relatable to the Designated Unit against demands made by the concerned authorities and/or the Maintenance In-charge and in using enjoying and/or availing any other utility or facility, if exclusively in or for the Designated Unit, wholly and if in common with the other Co-owners, proportionately to the Maintenance In-charge or the appropriate authorities as the case may be.

F. Proportionate share of all Common Expenses (including those mentioned in **FOURTH SCHEDULE** hereunder written) to the Maintenance In-charge from time to time. In particular and without prejudice to the generality of the foregoing, the Purchaser shall pay to the Maintenance In-charge, maintenance charges calculated @ Rs. 2/- per Square Feet per month of the maintenance chargeable area of the Designated Unit. The said minimum rate shall be subject to revision from time to time as be deemed fit and proper by the Maintenance In-charge at its sole and absolute discretion after taking into consideration the common services provided.

G. Proportionate share of the operation, fuel and maintenance cost of the proportionate to the load taken by the purchaser/purchasers.

H. All penalty surcharge interest costs charges and expenses arising out of any delay default or negligence on the part of the purchaser/purchasers in payment of all or any of the aforesaid rates taxes, impositions and/or outgoings proportionately or wholly as the case may be.

I. All payments mentioned in this Deed shall, in case the same be monthly payments. be made to the Maintenance In-charge within the 7th day of each and every month for which the same becomes due and otherwise within 7 days of the Maintenance In-charge leaving its bill for the same at the above address of the Purchaser/Purchasers or in the letter box in the ground floor earmarked for the Designated Unit Provided That any amount payable by the Purchaser/Purchasers directly to any authority shall always be paid by the purchaser/purchasers within the stipulated due date in respect thereof and the purchaser/purchasers shall bear and pay the same accordingly and without any delay, demur or default and indemnify and keep indemnified the Developer and the Maintenance-in-Charge and all other Co-owners for all losses damages costs claims demands and proceedings as may be suffered by them or any of them due to non-payment or delay in payment of all or any of such amounts and outgoings. Any discrepancy or dispute that the purchaser/purchasers may have on such bills shall be sorted out within a reasonable time but payment shall not be with-held by the Purchaser/Purchasers owing thereto.

J. If at any time hereafter there be imposition of any new or enhancement in any tax or levy or betterment fees or development charges or levies under any statute rules and regulations on the said Premises and/or the Designated Unit and/or the New Building or on the transfer of the Designated Unit, the same shall become and paid by the purchaser/purchasers partly or wholly as the case may be within 7 (seven) days of a demand being made by the Developer without raising any objection thereto.

K. The liability of the purchaser/purchasers to pay the aforesaid outgoings and impositions has accrued with effect from the date of delivery of possession of the Designated Unit by the Developer.

L. Any apportionment of the liability of the purchaser/purchasers in respect of any item of expenses, taxes, duties, levies and outgoings payable by the Purchaser/Purchasers hereunder shall be final and binding on the Purchaser/Purchasers. It is expressly agreed and understood that in case the exact liability on all or any of the heads mentioned hereinabove cannot be quantified then the payment shall be according to the reasonable estimate of the Vendors subject to subsequent accounting and settlement within a reasonable period.

PART-II
(RESTRICTIONS AND CONDITIONS WHICH, AMONGST OTHERS, WOULD
BE RUNNING WITH LAND)

THE PURCHASER/PURCHASERS BINDS HIMSELF/HERSELF/THEMSELVES AND COVENANTS:

M. To use the Designated Unit only for the private residence decently and respectably and for no other purposes whatsoever. The purchaser/purchasers shall not do or permit to be done any obnoxious, injurious, noisy, dangerous, hazardous, illegal or immoral activity at the Designated Unit or any activity which may cause nuisance or annoyance to the Co-owners. It is expressly agreed that any restriction on the purchaser/purchasers shall not in any way restrict the right of the Developer to use or permit any other Unit or portion of the New Building to be used for non-residential purposes.

N. Unless the right of parking is expressly agreed to be granted, the purchaser/purchasers shall not park any motor car, two wheeler or any other vehicle at any place in the said premises (including at the open spaces at the said premises) **AND** if the right to park motor car or two wheeler is so expressly agreed to be granted the purchaser/purchasers shall use the Parking Space(s) so agreed to be granted, only for the purpose of parking of their medium sized motor car and/or two wheeler, as the case may be. No construction or storage of any nature shall be permitted nor can the same be used for rest, recreation or sleep of servants, drivers or any person whatsoever. The purchaser/purchasers shall not park any vehicle of any description anywhere within the Building Complex save only at the place if agreed to be granted to them.

O. To put or install window or split model air-conditioned Unit(s) only at the place(s) and in the manner specified by the Developer and at no other place to strictly maintain the outer elevation synergy of the Building Complex.

P. Not to put any nameplate or letter box or neon-sign or board in the common areas of on the outside wall of the building, save at the place as may be approved or provided by the Maintenance In-charge. Provided that nothing contained herein shall prevent the purchaser/purchasers from putting a decent nameplate outside the main gate of his/her/their Unit. It is hereby expressly made clear that in no event the purchaser/purchasers shall open out any additional window or any other apparatus protruding outside the exterior of the Designated Unit.

Q. To apply for and obtain a separate domestic electric meter at their own cost, without imposing any cost to the developer and/or owners/vendors, from the relevant electricity board/CESC within 01 month from the date of this indenture and/or possession, whichever is earlier.

R. To apply for and obtain at their own costs separate assessment and mutation of the Designated Unit in the records of Kolkata Municipal Corporation and/or any other

concerning authority within 03 (Three) months from the date of possession and/or the date of this indenture whichever is earlier.

S. Not to partition or sub-divide the Designated Unit nor to commit or permit to be committed any form of alteration or changes in the Designated Unit or in the beams, columns, pillars of the Building passing through the Designated Unit or the common areas to make changing or repairing the concealed wiring and piping or otherwise nor in pipes, conduits, cables and other fixtures and fittings serving the other Units in the Building nor to hang from or attach to the beams or rafters any articles or machinery which are heavy or which may affect or endanger or damage the construction of the New Building or any part thereof.

T. Not to close or permit the closing of verandahs or lounges or balconies or lobbies and common areas.

U. To allow the Maintenance In-charge and its authorized representatives with or without workmen to enter into and upon the Designated Unit at all reasonable times for construction and completion of the Building and the Common Purposes and to view and examine the state and condition thereof and make good all defects decays and want of repair in the Designated Unit within seven days of giving of a notice in writing by the Maintenance In-charge to the purchaser/purchasers thereabout.

V. To use the Common Areas and Installations only to the extent required for ingress to and egress from the Designated Unit of men, materials and utilities and without causing any obstruction or interference with the free ingress to and egress from the said Premises by the Vendors and all other persons entitled thereto.

W. To keep the Designated Unit and party walls, sewers, drainage, water, electricity, pipes, cables, wires and other connections fittings and installations, entrance and main entrance serving any other Unit in the Building in good and substantial repair and condition so as to support shelter and protect the other units/parts of the Building and not to do or cause to be done anything in or around the Designated Unit which may cause or tend to cause or tantamount to cause or affect any damage to any flooring or ceiling of any other portion over below or adjacent to the Designated Unit.

X. Not to do or permit to be done any act deed or thing which may render void or voidable any policy of Insurance on any unit or any part of the New Building or may cause any increase in the premium payable in respect thereof.

Y. Not to commit or permit to be committed any alteration or changes in, or draw from outside the Building, the pipes, conduits, cables, wiring and other fixtures and fittings serving the Designated Unit and any other Unit in or portion of the Building Complex.

Z. Keep the common areas, open spaces, parking areas, paths, passages, staircase, lobby, landings etc. in the said premises free from obstructions and encroachments and in a clean and orderly manner and not deposit, store or throw or permit to be deposited, stored or thrown

any goods articles or things or any rubbish or refuse or waste therein or in the Common Areas and Installations and the said Premises or dry or hang clothes outside the Designated Unit.

AA. To abide by and observe and perform all the relevant laws, norms, terms, conditions, rules and regulations and restrictions of the Government, CESC, Fire Service Authorities, Pollution Control authority and/or any statutory authority and/or local body with regard to the user and maintenance of the Designated Unit as well as the user operation and maintenance of lifts, tube-well, water, electricity, transformer, drainage, sewerage and other installations and amenities at the Building Complex.

BB. Not to alter the outer elevation or façade or colour scheme of the New Building (including grills, verandahs, lounges, external doors and windows etc.,) or any part thereof nor decorate nor affix any neon sign, sign board or other thing on the exterior of the Designated Unit or the New Building otherwise than in the manner agreed by the Maintenance In-charge in writing or in the manner as near as may be in which it was previously decorated.

CC. Not to install grills the design of which has not been suggested or approved and not to install grills and/or box grills outside the window not approved by the Developer or the Architect thereby affecting elevation of the building by the Developer or the Architects.

DD. Not to fix or install any antenna on the roof or any part thereof nor shall fix any window antenna.

EE. In the event of the purchaser/purchasers failing and/or neglecting or refusing to make payment or deposits of the maintenance charges, rates and taxes, Common Expenses or any other amounts payable by the purchaser/purchasers under these presents and/or in observing and performing the covenants terms and conditions of the purchaser/purchasers hereunder (then without prejudice to the other remedies available against the purchaser/purchasers hereunder, the purchaser/purchasers shall be liable to pay to the Maintenance-in-charge, interest at the rate of 1.5% per mensem on all the amounts in arrears and without prejudice to the aforesaid, the Maintenance-in-charge, shall be entitled to:

- a) Disconnect the supply of electricity to the Designated Unit.
- b) Withhold and stop all other utilities and facilities (including lifts, water, etc..) to the Purchaser/Purchasers and their employee customers agents tenants or licensees and/or the Designated Unit.
- c) To demand and directly realize rent and/or other amounts becoming payable to the Purchaser/Purchasers by any tenant or licensee or other occupant in respect of the Designated Unit.

MEMO OF CONSIDERATION

RECEIVED this day from the within-named of the Purchasers a sum of Rs.00,00,000/- (.....Only, which includes applicable GST) and Rs.00,00,000/- (RupeesOnly Excluding GST) being the consideration amount, in the manner specified hereunder:

Sr. No.	Particulars	Amount (Rs.)

WITNESSES

SIGNATURE OF THE DEVELOPER

IN WITNESS WHEREOF, THE PARTIES HERETO PUT THEIR RESPECTIVE SIGNATURES ON THE DAY, MONTH, AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED & DELIVERED by
within-named **LAND OWNERS,**
DEVELOPER, and **PURCHASER** in the
presence of **WITNESSES** at Kolkata.

**SIGNATURE OF THE LAND
OWNERS THROUGH THEIR
CONSTITUTED ATTORNEY**

SIGNATURE OF THE DEVELOPER

**DRAFTED BY ME AS PER
INSTRUCTION AND DOCUMENTS
PROVIDED BY THE CLIENT**

SIGNATURE OF THE PURCHASERS

Rajib Ghosh

Advocate

**Rco Legal Advocate & Solicitors High
Court Calcutta, 6, Old Post Office Street,
Basement Room No.1, Kolkata-700001.
F/2190/2005/2019**

