

CONVEYANCE

This Conveyance executed on this ____ (Date) day of ____ (Month), 202__

-: BY & BETWEEN :-

Sl. No.	Owner Name	PAN
1	EAST COMMERCIAL PVT LTD	AABCE0617M
2	ACHAL NIVAS INFRACON LLP	ABTFA1686L
3	AQUADREAM PROMOTERS LLP	ABRFA4382R
4	BUILDGROWN REALCON LLP	AAWFB2043A
5	CLOUDKEY ESTATE LLP	AAPFC3359P
6	CROWNPEAK ESTATE LLP	AAPFC3937M
7	DREAMRISE DEVELOPERS LLP	AARFD0581C
8	ERIGERE DEVELOPERS LLP	AAIFE2789G
9	GLORYVALLEY ESTATE LLP	AAVFG1129P
10	HIGHREALTY REALTORS LLP	AAMFH9338J
11	HOMEORCHID REALTORS LLP	AAMFH9716L
12	KEYCASTLE DEVCON LLP	AAVFK8457G
13	KEYVENUS ESTATE LLP	AAVFK8154E
14	LANDBEAN REALTORS LLP	AAIFL7526J
15	MOONBUILD REALCON LLP	ABNFM8837H
16	MOONHEIGHT REALTORS LLP	ABNFM7337A
17	OCEANVIEW ESTATE LLP	AAGFO8804L
18	ORCHIDKEY REALTORS LLP	AAGFO9036Q
19	REALTOVA REALTORS LLP	ABBFR2200H
20	SANDMOON REALTORS LLP	AEDFS4434B
21	SKYHORIZON DEVELOPERS LLP	AEDFS4441L
22	SKYRED DEVELOPERS LLP	AEDFS4437C
23	SKYSWEET ESTATE LLP	AEDFS3951D
24	SKYTERRACE DEVELOPERS LLP	AEDFS3952A
25	SKYVENUS ESTATE LLP	AEGFS1521N
26	SPACEROOF DEVELOPERS LLP	AEDFS7058H
27	STARTERRACE PROMOTERS LLP	AEDFS7250K
28	SWEETPALM PROMOTERS LLP	AEDFS3950C
29	TOPTERRACE REALCON LLP	AAQFT1969F
30	TOWNRISE PROMOTERS LLP	AAQFT1310C
31	VALLEYRISE DEVELOPERS LLP	AASFV7683C
32	XELVA REALTORS LLP	AAAFX3316N
33	FLATDELUXE REALCON LLP	AAHFF0600L
34	ACHAL NIVAS REAL ESTATE LLP	ABTFA1689F
35	GREENTERRACE ESTATE LLP	AAVFG1731F
36	HOMEAGE PROMOTERS LLP	AAMFH9692P
37	HOMEROOF DEVELOPERS LLP	AAMFH9694M
38	KEYHEAVEN REALTORS LLP	AAVFK9075G
39	KEYTOWN DEVELOPERS LLP	AAVFK9077E

40	KEYVENUS DEVELOPERS LLP	AAVFK9078M
41	KEYVILLA REALCON LLP	AAVFK9037G
42	KEYYCASTLE REALTORS LLP	AAVFK9080B
43	MOONBUILD COMPLEX LLP	ABNFM8679H
44	NEXABUILD PROMOTERS LLP	AARFN4764B
45	OCEANKEY REALTORS LLP	AAGFO8981L
46	PAINTSKY REALTORS LLP	AAAYFP6790Q
47	PEAKROOF REALTORS LLP	AAAYFP6844R
48	ROOFCROWN DEVCON LLP	ABBFR2012B
49	ROOFHEIGHT DEVELOPERS LLP	ABBFR2060D
50	ROOFHEIGHT REALTORS LLP	ABBFR2061C
51	SEAVIBES PROMOTERS LLP	AEDFS7677E
52	SEAVIBES REALTORS LLP	AEDFS7251J
53	SEAVILLA REALCON LLP	AEDFS7258B
54	SKYDELUXE REALTORS LLP	AEDFS7252M
55	SKYHORIZON REALTORS LLP	AEDFS7064K
56	SKYHOUSE ESTATE LLP	AEDFS7056K
57	SKYKEY DEVELOPERS LLP	AEDFS7257Q
58	SKYRED REALCON LLP	AEDFS7061N
59	BRICKSROOF REALTORS LLP	AAWFB2042B
60	CITYSKY REALCON LLP	AAPFC3938E
61	CROWNPEAK DEVELOPERS LLP	AAPFC4025J
62	GLORYDREAM DEVELOPERS LLP	AAVFG1678H
63	HAPPYDREAM REALTORS LLP	AAMFH9766L
64	KEYHEAVEN DEVELOPERS LLP	AAVFK9079L
65	KEYTOWN REALTORS LLP	AAVFK9196L
66	OCEANKEY BUIDCON LLP	AAGFO8980M
67	OWNFULL REALTORS LLP	AAGFO8991E
68	ROOMSPHERE DEVELOPERS LLP	ABBFR2011C
69	SEAVILLA ESTATE LLP	AEDFS7670D
70	SQUAREVALLEY REALCON LLP	AEDFS7057J
71	SUKH NIVAS DEVELOPERS LLP	AEHFS0701B
72	SWEETPALM ESTATE LLP	AEDFS7771M
73	TOWNVALLEY DEVELOPERS LLP	AAQFT1970L
74	VALLEYRISE REALTORS LLP	AASFV7818B
75	ACHAL NIVAS BUILDCON LLP	ABTFA2031K
76	ACHAL NIVAS REALTORS LLP	ABTFA1688E
77	ADARSH NIVASDEVELOPERS LLP	ABTFA1691D
78	BRICKSROOF DEVCON LLP	AAWFB1920E
79	CASSIOPEA REALTORS LLP	AAPFC3495C
80	CLOUDKEY REALCON LLP	AAPFC4041A

81	GREENTERRACE REALTORS LLP	AAVFG1677J
82	HOMEKEY REALCON LLP	AAMFH9339K
83	HOUSEEDGE DEVELOPERS LLP	AAMFH9693N
84	KEYTOWN BUILDCON LLP	AAVFK9169R
85	KEYVILLA BUILDCON LLP	AAVFK9197M
86	MOON KEY REALTORS LLP	ABNFM8601M
87	ROOFCROWN PROMOTERS LLP	ABBFR2062B
88	ROOMSPHERE REALTORS LLP	ABBFR2199D
89	SKYDELIGHT REALTORS LLP	AEDFS7773K
90	SKYHOUSE REALCON LLP	AEDFS7676F
91	SKYKEY REALTORS LLP	AEDFS4439N
92	SKYSWEET REALTORS LLP	AEDFS7675G
93	STARSPHERE DEVELOPERS LLP	AEDFS3953B
94	SHREEKUNJ AVAS PROPERTIES LLP	AEHFS0704E
95	BRICKSROOF PROMOTERS LLP	AAWFB1223G
96	CITYBRIGHT REALTORS LLP	AAPFC3498R
97	CLOUDKEY PROMOTERS LLP	AAPFC3939F
98	CROSSWELL ESTATES LLP	AAPFC4026M
99	CROWNPEAK REALCON LLP	AAPFC3568C
100	DREAMRISE REALCON LLP	AARFD0509N
101	ERIGERE REALTORS LLP	AAIFE3008L
102	GLORY CITY DEVELOPERS LLP	AAVFG0820H
103	GREENTERRACE PROMOTERS LLP	AAVFG1836H
104	HOMEAGE REALCON LLP	AAMFH9691Q
105	HOMEORCHID PROMOTERS LLP	AAMFH9767M
106	KEYVENUS REALTORS LLP	AAVFK9036H
107	LUXERIOR REALTORS LLP	AAIFL7525M
108	MOONHEIGHT ESTATE LLP	ABNFM8868N
109	OCEANCITY REALTORS LLP	AAGFO8802N
110	PAINTSKY ESTATE LLP	AAAFP6223G
111	RARESKIES REALTORS LLP	ABBFR2171H
112	ROOFCROWN REALCON LLP	ABBFR2013A
113	SANDMOON DEVELOPERS LLP	AEDFS7062R
114	SCHEPPERS REALTORS LLP	AEDFS7767M
115	SKYDELUXE PROMOTERS LLP	AEDFS4442K
116	SKYSWEET PROMOTERS LLP	AEDFS7063Q
117	SKYTERRACE BUILDCON LLP	AEDFS4431E
118	SKYVENUS REALTORS LLP	AEDFS7673A
119	SPACEROOF REALCON LLP	AEDFS4440M
120	STARSPHERE REALTORS LLP	AEDFS4428R
121	STARTERRACE REALTORS LLP	AEDFS4429Q

122	SWEETKEY ESTATE LLP	AEDFS4430F
123	SWEETPALM REALTORS LLP	AEDFS4438P
124	SWEETTERRACE PROMOTERS LLP	AEDFS4436D
125	TOPTERRACE ESTATE LLP	AAQFT1896D
126	TOWNRISE BUILDCON LLP	AAQFT1984N
127	SWEETKEY REALTORS LLP	AEDFS7059G
128	ADENMEAD DEVELOPERS LLP	ABPFA7233H
129	APTIRO BUILDERS LLP	ABPFA7232G
130	BARROW REALTORS LLP	AAVFB4120D
131	BIRCHBURY HIRISE LLP	AAVFB3583A
132	BLUE PEAKS BUILDERS LLP	AAVFB3071F
133	BUILDNEST COMPLEX LLP	AAVFB3584H
134	CITYMOOR DEVELOPERS LLP	AAOFC7655F
135	DEFSON DEVELOPERS LLP	AAQFD3399D
136	DENTOTA COMPLEX LLP	AAQFD3400K
137	DOMESCA PROMOTERS LLP	AAQFD3395R
138	DOVIMO BUILDERS LLP	AAQFD3398C
139	DREAMBRICKS BUILDERS LLP	AAQFD3396N
140	FLATDELUXE DEVCON LLP	AAGFF7292R
141	HALF CIRCLE TOWERS LLP	AAMFH4976L
142	HERRINGBONE INFRACON LLP	AAMFH4196C
143	HIGH SAIL PROMOTERS LLP	AAMFH4362G
144	HIGHREALTY PROMOTERS LLP	AAMFH4091G
145	HIGHREX REALTORS LLP	AAMFH4771M
146	HEMOCROWN INFRAPROPERTIES LLP	AAMFH4096B
147	HOMEMOVER BUILDCON LLP	AAMFH4363H
148	HOMEPAD REALTORS LLP	AAMFH4261L
149	HOMEPLAN HIRISE LLP	AAMFH6904Q
150	HOMEROOF ESTATES LLP	AAMFH4364A
151	HOMESPHERE BUILDERS LLP	AAMFH4668P
152	HOSTHOME BUILDERS LLP	AAMFH4197D
153	HOUSEBRICKS CONSTRUCTORS LLP	AAMFH4365B
154	HOUSEMOVER REALTORS LLP	AAMFH4366C
155	KINGION BUILDERS LLP	AAVFK1251C
156	LANDBEAN DEVELOPERS LLP	AAIFL4437C
157	LARKSPUR DEVCON LLP	AAIFL4114E
158	HOMERLEY DEVELOPERS LLP	AAMFH4030K
159	HOUSEDGE CONSTRUCTION LLP	AAMFH4031J
160	KEEP CASTLE REAL ESTATE LLP	AAVFK1157B
161	LENDBURY INFRAPROPERTIES LLP	AAIFL4113D
162	LUSH TOWERS LLP	AAIFL4014H

163	LUXERIOR DEVELOPERS LLP	AAIFL4242P
164	MODERNIVA PROMOTERS LLP	ABMFM2321H
165	MORNINGVALE DEVELOPERS LLP	ABMFM2147H
166	NEST ASSET REALTORS LLP	AAQFN8048M
167	NEWLEIGH DEVELOPERS LLP	AAQFN8050M
168	NEXOVRT CONCLAVE LLP	AAQFN8457Q
169	NEXOVRT ESTATES LLP	AAQFN8049L
170	NINTHQUARTER PROMOTERS LLP	AAQFN8458B
171	OAKSIDE REALTY LLP	AAGFO5987Q
172	OCEAN WOOD PROMOTERS LLP	AAGFO6093H
173	ONI ESTATE LLP	AAGFO5986R
174	PERING DEVELOPERS LLP	AAXFP7837K
175	PICKET DEVELOPERS LLP	AAXFP8383L
176	PRIMDALE ESTATES LLP	AAXFP7927J
177	RARESKIES DEVELOPER LLP	ABAFR1494E
178	RAVISHING REALTY LLP	ABAFR1493D
179	REALTOVA CONSTRUCTION LLP	ABAFR2060E
180	REGALESTATE PROMOTERS LLP	ABAFR1591G
181	RELTIC BUILDERS LLP	ABAFR1590H
182	RISEONIC BUILDERS LLP	ABAFR2062G
183	ROOMANCY COMPLEX LLP	ABAFR2059R
184	SAGENTUS TOWERS LLP	AEAFS3089R
185	SATHVIK CONSTRUCTION LLP	ADZFS6291H
186	SEA PALM BUILDERS LLP	ADZFS7915E
187	SIMPLEKEY REALCON LLP	ADZFS8567Q
188	SUMMERMEAD DEVELOPERS LLP	ADZFS6292E
189	SWANSGEEN DEVELOPERS LLP	ADZFS6293F
190	TUSTI INFRASTRUCTURE LLP	AAPFT4025M
191	UDAYA INFRASTRUCTURE LLP	AAGFU1047H
192	UPNVETA BUILDERS LLP	AAGFU1048J
193	UPSIDE REALTORS LLP	AAGFU1082N
194	WHICHWOOD NIWAS LLP	AADFW2798J
195	XELVA HIRISE LLP	AAAFX3147P
196	YASHILA DEVELOPERS LLP	AACFY4318B
197	SEQUOIA TOWERS LLP	ADZFS8566R

Owner No. 1 is a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 1, Netaji Subhas Road, Kolkata- 700001, Owner Nos.2-33 are Limited Liability Partnership Firms incorporated under the provisions of the Limited Liability Partnership Act, 2008, all having their registered office at 113, Netaji Subhas Road, Kolkata – 700001, Owner Nos.34-58 are Limited Liability Partnership Firms

incorporated under the provisions of the Limited Liability Partnership Act, 2008, all having their registered office at 113B, Manohar Das Street, Kolkata – 700007, Owner Nos.59-74 are Limited Liability Partnership Firms incorporated under the provisions of the Limited Liability Partnership Act, 2008, all having their registered office at 193/1, M. G. Road, Kolkata-700007, Owner Nos.75-94 are Limited Liability Partnership Firms incorporated under the provisions of the Limited Liability Partnership Act, 2008, all having their registered office at 5, JBS Halden Avenue, Kolkata – 700105, Owner Nos. 95-127 are Limited Liability Partnership Firms incorporated under the provisions of the Limited Liability Partnership Act, 2008, all having their registered office at 6/1/B, Kumarpara Road, Liluah, Howrah – 711204, Owner Nos.128-157 are Limited Liability Partnership Firms incorporated under the provisions of the Limited Liability Partnership Act, 2008, all having their registered office at Diamond Harbour Road, Joka, South 24 Pdns, Pin-700104 and Owner Nos.158-197 are Limited Liability Partnership Firms incorporated under the provisions of the Limited Liability Partnership Act, 2008, all having their registered office at Kamduni More, Rajarhat, North 24 Parganas-700135, all being represented by their representative Mr. Soumadip Joardar, son of Late Debdas Joardar, residing at AG158/A, Rabindrapally, P.O_ Prafulla Kanan, P.S-Baguiati, West Bengal -7000101, hereinafter collectively referred collectively be referred to as the "**Land Owners**"(which term or expression shall, unless repugnant to or inconstant with the context or meaning thereof, be deemed to mean and include their respective successors-in-interest and permitted assigns) of the **First Part**.

- A N D -

DTC Projects Private Limited, [PAN AAECs1016K], a company within the meaning of the Companies Act, 1956 and having its registered office at 1, Netaji Subhas Road, Kolkata – 700 001, represented by **Mr. Jitendra Kumar Singh**, [PAN ENOPS1448K] son of Late Ramchabila Singh by faith Hindu, by occupation Service, working for gain at 1, Netaji Subhas Road, Kolkata-700001, hereinafter referred to as the '**Promoter**' (which term or expression shall, unless repugnant to or inconstant with the context or meaning thereof, be deemed to mean and include their respective successors-in-interest and permitted assigns) of the **Second Part**;

- A N D -

Mr., son of Mr., (PAN, Aadhar No.& Mobile No.) by faith Hindu, by occupation and **Mrs.**, wife of Mr., (PAN, Aadhar No. & Mobile No.) by faith Hindu, by occupation both residing at, P.O. -, P.S - hereafter collectively called the "Allottees", (which expression shall, unless repugnant to the context or meaning thereof,

be deemed to mean and include his/her/their respective heirs, executors, administrators, successors-in-interest and permitted assigns) of the **Third Part**.

The **Land Owners**, the **Promoter** and the **Allottee/s** shall hereafter collectively be referred to as the "**Parties**" and individually as a "**Party**" and the Allottee has been referred to herein in singular number and neuter gender.

WHEREAS:

- A.** Irrespective of the number of the Allottees and irrespective of their gender, they have been referred to herein in singular number and in neutral gender.
- B.** The Land Owners and the Promoter own the plots of land more fully described in **Schedule-A** hereunder written and hereinafter referred to as the "**Said Land**".
- C.** A Joint Development Agreement dated 30.07.2025, registered at the office of the Additional Registrar of Assurance - II in Book No. I, Pages from 428117 to 428229 bearing being No. 190209192 of the year 2025, between the Land Owners and the Promoter for the development of the Said Land under such terms and conditions as stipulated therein.
- D.** The Land Owners and the Promoter are developing the Said Land more fully described in the **Schedule-A** hereunder written in the following manner:
 - (i) It will be a gated complex named "**DTC Embassy**", hereinafter referred to as the "**Complex/Project**".
 - (ii) That upon completion of the Complex/Project the Unit owners and occupiers of all the Complex will be entitled to use and enjoy the common portions of the Project and the common portions are hereinafter referred to as the "**Project Common Portions**".
 - (iii) Upon completion of all the Project an association will be formed, hereinafter called the "**Project Association**", who will then manage and maintain the Project Common Portions.

- (iv) There will be a club, hereinafter the "**Club**", in the Complex for the recreational activities for only the owners and occupiers of the Units in the Complex which will be part of the Project Common Portions.
- E.** The Developer had the plan for construction the Complex, to be constructed on the Said Land described in **Schedule-A** duly sanctioned by the Zilla Parishad, 24-Parganas (North), hereinafter called the "**Sanctioning Authority**". The said project was duly registered under the RERA Act, 2016, hereinafter referred to as the "**Said Act**", being Registration No., dated
- F.** Thereafter, by an Agreement for Sale, the details whereof are mentioned in **Schedule-C** and which is hereinafter referred to as the "**Sale Agreement**", the Allottee had agreed to purchase and the Land Owners and the Promoter had agreed to sell the Unit and such other rights appurtenant thereto as more fully described in **Schedule-D** hereto and hereinafter referred to as the "**Said Unit**", at and for the price mentioned in **Schedule-E**, hereinafter referred to as the "**Total Price**", and such other terms and conditions as mentioned in the Sale Agreement. The Project Common Portions are detailed in **Schedule-B**.
- G.** The Completion Certificate in respect of the Said Project has been granted by the Zilla Parishad, North 24 Parganas, West Bengal on
- H.** The Promoter had thereafter caused the carpet area of the Said Unit to be measured whereupon the same was found to be the same as mentioned in the Sale Agreement and the amount for which the Said Unit is now being sold by the Land owner to the Allottee is the Total Price and is again mentioned in **Schedule-F** and hereinafter referred to as the "**Said Consideration**".
- I.** The Allottee was duly informed of having obtained the Completion Certificate and offered to take possession of its Unit. Inasmuch as the Allottee is required to take possession of its Unit within two months from the date of the Completion Certificate, the Allottee shall be deemed to have taken possession of its Unit for all purposes on[Date]....., hereinafter referred to as the "**Possession Date**".
- J.** In pursuance of the above, this Deed of Conveyance is now being executed by the Land Owners and the Promoter in favour of the Allottee to give effect to the transfer by way of sale of the Said Unit.

NOW THIS DEED WITNESSES as follows:

- I. Sale:** In pursuance of the Sale Agreement and in consideration of the Allottee having paid the entirety of the Said Consideration, alongwith the sinking fund and the maintenance charge payable, which is mentioned in **Schedule-F, G & H** and agreeing to observe and perform all the terms

and conditions herein mentioned, the Land Owners and the Promoter do hereby sell, grant, convey and transfer **ALL THAT** the Said Unit more fully described in **Schedule-D** hereto **AND** the pro-rata share of the Project Common Portions, to be used by the Allottee in common with the Allottees and/or occupiers of all the Units of the Said Project together with all easements, rights and appurtenances belonging thereto **AND TO HAVE AND HOLD** the Said Unit absolutely and forever as its exclusive owner free from all encumbrances, *subject however to* the Allottee observing and performing all its specific covenants, stipulations, restrictions and/or obligations mentioned herein which shall be covenants running with the Said Unit in perpetuity.

II. Acceptance and Acknowledgement: The Allottee doth hereby, agree, accept, confirm and covenant with each of the Land Owners and the Promoter as follows:

(a) Inspection of Plan, Fixtures, Fittings: The Allottee has, *inter alia*, inspected, perused and/or verified:

- (1) All the documents relating to the title of the owners to the Said Land.
- (2) All the documents i.e. Development Agreements, relating to the right of the Promoter to execute the Said Project.
- (3) The plan of the Unit of the Allottee as sanctioned by the Sanctioning Authority.
- (4) The construction and workmanship of the Unit of the Allottee and the condition and description of all the fixtures and fittings installed and/or provided therein and also as to the amenities and facilities appertaining to the Said Unit.
- (5) The measurement of the Carpet Area of the Unit of the Allottee.

(b) Satisfaction: The Allottee hereby declares that he/she/they is/are fully satisfied with all the above and shall never raise any objection with regard to any of the above.

(c) Project Common Portions: In case the Land Owners add any Further Lands to be part and parcel of the Complex, the Allottee shall allow unhindered access to the Promoter and their men, servants and agents over and/or through the Project Common Portions for the constructional works thereon and, after completion thereof, the common portions of such additional areas will form part of the Project Common Portions and the existing Unit owners and/or occupiers of the Complex as also those of the Further Lands, will use and enjoy such enlarged Project Common Portions in common with each other.

(d) Limited Common Areas & Facilities: In the event the Promoter reserve and allot any part or portion of the Project Common Portions for the Allottee of any Unit in accordance with the provisions of the West Bengal

Apartment Ownership Act, 1972, the Allottee shall not raise any objection thereto.

- (e) **Possession:** At or before execution hereof, the Allottee has been handed over actual physical possession of the Said Unit.

III. Association:

- (a) The Promoter shall cause an association of the Allottees of the Units of the Said Project to be formed, hereinafter called the "**Project Association**". All Unit owners of the Said Project, including the Allottee, shall compulsorily become members of the Project Association as and when the same is formed.
- (b) The Project Association shall ultimately be in charge of and be responsible for the management and maintenance, including the upkeep, hereinafter referred to as the "**Maintenance**", of the Project Common Portions.
- (c) The concerned Association may execute the Maintenance by itself and/or by engaging one or more agencies, hereinafter referred to as the "**Other Agencies**".
- (d) In case the land Owners and the Promoter add any Further Lands to be part and parcel of the Complex, similar associations may be formed for the completed constructed Project of such Further Land and in such case these associations will also become part of the Project Association. Upon completion of construction of any Phase on the Further Lands, its common portions shall be immediately added in the Project Common Portions and the owners of the Units of such portion will be inducted in the Project Association.
- (e) The Allottee(s) shall be entitled to use such Shared Common Facilities, subject to the rules, regulations / guidelines framed by the Promoter and / or the Association (to be formed) as the case may be and the Allottee is aware that the Shared Common Infrastructure shall not form part of the Project Land and shall not form part of the Declaration required under the West Bengal Apartment Ownership Act as and when Association in respect of the Project is being made. The Allottee(s) hereby confirms and acknowledges that the Shared Common Infrastructure shall be managed/controlled by the Owners, and Promoter and shall be transferred to the Project Association.
- (f) In respect of the Project Association the Allottee shall:
- (1) Accept, without any objection of any nature whatsoever, the rules and regulations of the Association hereinafter called the "**Association Rules**".

- (2) Diligently observe, perform and abide by all the Association Rules.
 - (3) Co-operate with the concerned Association and its other members in all activities.
 - (4) Pay all the charges, costs and/or fees as may be levied by the Association for the Maintenance, hereinafter referred to as the "**Maintenance Charge**", that will be levied upon the Allottee from time to time, at the rates and within the due dates for payment as be fixed by the Association.
 - (5) Bear and pay pro rata share of any legal, statutory and/or incidental costs that the concerned Association may have to bear for any part or portion of the Complex.
- (g) The Allottee shall regularly and punctually make payment of the Maintenance Charges without any abatement and/or deduction on any account whatsoever or howsoever and in the event of any default the Allottees shall be liable to pay interest @2% per mensem on the due amounts and if such default shall continue for a period of three months then and in that event the Allottee shall not be entitled to avail of any of the facilities, amenities and utilities provided in the "Said Project" and the Promoter/Association as the case may be, shall be entitled to take the following measures and the Allottee hereby consents to the same:
- i) to discontinue the supply of electricity to the "Said Unit".
 - ii) to disconnect the water supply.
 - iii) to discontinue the facility of DG Power back-up.
 - iv) to discontinue the usage of all amenities and facilities provided in the said project to the Allottee and his/her/their family members/guests.
 - v) the Promoter / Association as the case may be shall be having lien on the "Said Unit" for such unpaid amount of Maintenance Charges.
- (h) The above said discontinuation of some services and facilities shall not be restored until such time the Allottee has made payment of all the due together with interest accrued at the aforesaid rate, including all costs charges and expenses incurred till then by the Promoter/Association to realize the due amount from the Allottee.

IV. Club: The Club shall be a part of the Project Common Portions. The Promoter will initially manage it by itself or through its nominee or nominees, which can be an agency having knowledge, competency and expertise in running a Club. The Promoter will hand over the management

of the Club to the Project Association upon completion of the Project or sooner as may be best in the interest of the Club. All the Allottees of Units of the Complex will be members of the Club. All Allottees may request for additional membership to the Club for the occupants of their Units, which may be permitted by the Promoter or the concerned Association on such terms and conditions as the Promoter or the concerned Association may deem fit and proper, which will, inter alia, be as under:

- (a) If the Allottee is a Body Corporate or a Partnership firm or a HUF or an LLP or any other Association of Persons, it will be required to nominate the occupier of the Unit as the member of the Club.
- (b) If the members bring guests to use the Club facilities, they will be required to pay guest charges and this will be governed by the rules and regulations of the Club.
- (c) Some of the facilities at the Club shall be available to the members, subject to payment of only the Monthly Subscription, while other facilities will be available on "pay and use" basis over and above the Monthly Subscription.
- (d) Detailed terms and conditions of the Club membership, different charges and rules and regulations governing the usage of the Club will be formulated in due course and circulated to all the members and the same will be binding on all the members, including Additional Members.
- (e) The Allottee hereby accepts that all the facilities of the Club may not be ready or operational for use as on the Possession Date and that as soon as any of the Club facilities becomes operational, use thereof shall immediately be made available to the Allottee.
- (f) If the Said Unit is transferred, the Allottee's membership of the Club will automatically stand transferred to its transferee and the Allottee's membership and those of its additional members, if any, will automatically stand cancelled.

V. Maintenance of the Common Portions: The Developer shall carry out the Maintenance till such time the Project Association is formed and it may do so either directly or by engaging one or more Other Agencies. After the formation of the Project Association, the Developer shall hand over the Maintenance to it. In case the Developer has been carrying on the Maintenance, or any part or portion thereof, through one or more Other Agencies, such Other Agencies shall automatically come under the Project Association. Upon formation of the Project Association, it will take over the Maintenance and the Other Agencies shall also come under it.

VI. Maintenance Charge: The Allottee shall pay the Maintenance Charge from the Possession Date. The rate of the Maintenance Charge at any

given point of time will be fixed on the then prevailing market prices, costs and/or rates. The Maintenance Charge and all other charges that the Allottee will be required to pay will be calculated on the Super Built-Up Area of the Unit of the Allottee mentioned in **Schedule-D**. In case the Allottee defaults in making any payment to the Developer or the Project Association, as the case may be, within the time stipulated to make such payment, hereinafter referred to as the "**Default Amount**", the Developer or the Project Association, as the case may be, shall be entitled to withhold all or any of the utilities, facilities and/or services to the Allottee, including utilization of the Club, till the entire Default Amount and the interest thereon is paid. The Developer or the Project Association, as the case may be, shall further be entitled to charge interest on the Default Amount or the unpaid part or portion thereof, @ 2% (two per cent) per month, compoundable monthly, till the Default Amount including damages suffered or costs incurred due to delay in making payment of the Default Amount or for realisation of the Default Amount is fully paid.

VII. Manner of Maintenance: Till such time the Developer is in charge of the Maintenance, the Allottee shall abide by such Rules and Bye Laws as be framed by the Developer for Maintenance of the Project Common Portions and the Club, if completed, with such restrictions as be necessary and deemed fit by the Developer.

VIII. Maintenance Security Deposit: To secure the payment of the Maintenance Charge, at or before execution hereof, the Allottee has deposited the amount mentioned in **Schedule-G** being Rs. ___ per Square Feet of the Super Built Up Area of the Unit of the Allottee for ___ (___) months hereinafter referred to as the "**Maintenance Security Deposit**". In case the Allottee defaults to timely pay any payment whatsoever to be made by it to the Developer or the Project Association, as the case may be:

- (a) The Developer or the Project Association, as the case may be, shall be entitled to utilise such part or portion of the Maintenance Deposit to adjust any recoverable dues from the Allottee.
- (b) In the event, any part or portion of the Maintenance Deposit has to be utilised by the Developer or the Project Association, as the case may be, the Allottee shall be bound to replenish the withdrawn amount within the time as demanded by the Developer or the Project Association, as the case may be.
- (c) As and when the Maintenance Charge is increased, the Allottee shall be asked to pay such further sum towards the Maintenance Security Deposit so that at all material times it is equal to ___ (___) months Maintenance Charge for the Unit of the Allottee.

- (d) The Developer shall transfer/hand over the Maintenance Security Deposit without any interest, after adjustment/recovery of any dues if any, to the Phase Association at the time of handing over the Maintenance to it.

IX. Sinking Fund: For creation of a maintenance corpus for major repairs, renovation and/or reconstruction of any part or portion of the Project Common Portions, and/or for similar other eventualities, hereinafter referred to as the "**Sinking Fund**", at or before execution hereof the Allottee has deposited the amount mentioned in **Schedule-H** being Rs. ___ per Square Feet of the Super Built Up Area of the Unit of the Allottee for ___ (___) months. The amount received as Sinking Fund, will be handed over without any interest to the Project Association upon its formation after deducting therefrom the expenses, if any, incurred by the Developer on account of any repairs, renovation and/or reconstruction of any part or portion of the Project Common Portions. The Project Association may ask the Allottee, along with all the other owners of the Units, to pay such further sums, calculated on the Super Built-Up areas of their Units, towards the Sinking Fund if in its opinion the deposit in it should be increased.

X. Right to enter the Unit for repairs: The Developer or the Project Association, as the case may be, shall have the unrestricted access rights to all the Common Portions for providing necessary maintenance services. For providing Maintenance to the Project Common Portions and to set right any defect in any portion thereof or any of the other Units, the Allottee agrees to permit the Developer or the Project Association, as the case may be, to enter into the Unit of the Allottee or any part thereof, after due notice but during the normal working hours, unless the circumstances warrant otherwise.

XI. Compliance with respect to the Unit: After taking possession of its Unit, the Allottee shall:

- (a) Be solely responsible at its own costs and expenses to maintain its Unit and keep it in good repairs and condition and shall not do or suffer to be done anything therein or in the Said Project or any part or portion thereof which may be in violation of any laws or rules of any authority.
- (b) Not make any changes or any additions or alterations to its Unit and keep, its walls and partitions, electrical fittings, sewers, drains, pipes and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition to ensure that the support, shelter etc. of the Said Project is not in any manner whatsoever damaged or jeopardised.
- (c) Not remove any wall, including the outer and load bearing walls of its Unit.

- (d) Not separate, divide or partition its Unit in any manner whatsoever.
- (e) Not put any sign board/name plate, neon light, publicity material or advertisement material etc. on any part or portion of the Said Unit or anywhere within the Project Common Portions.
- (f) Not change the colour scheme of the outer walls or paintings of any portion of the Said Unit or the windows or carry out any change whatsoever in the design of the Unit of the Allottee.
- (g) Not store any hazardous or combustible goods in its Unit or place any heavy material in its Unit or anywhere in the common portion of the Said Project.
- (h) Plan and have the electrical load in its Unit distributed in such a manner that the same is in conformity with the electrical systems installed by the Developer or the Project Association, as the case may be.
- (i) Not interfere with the façade of the Said Unit and maintain the design intent of the architect of the Said Project.
- (j) Not divide or separate nor claim division or separation of any part or portion of the Project Common Portions and use the same in common along with other occupants of the Complex without causing any inconvenience or hindrance to any of them.
- (k) Be solely responsible for any loss or damage arising out of breach of any of the aforesaid conditions.

XII. Promoter & Land Owners Covenants: The Promoter doth hereby covenant with the Allottee as follows:

- (a) Receipt:** The Promoter has received the entirety of the Said Consideration mentioned in **Schedule-F** for selling the Said Unit to the Allottee and the Promoter do hereby jointly and severally and by the Memorandum of Consideration below confirm, admit and acknowledge the receipt thereof and do hereby along with the Land Owners further release and relinquish all their respective rights, title and/or interests in the Said Unit in favour of the Allottee.
- (b) Title:** The Land Owners and the Promoter have good right, full power and absolute authority to sell, transfer and convey the Said Unit.
- (c) Same Terms:** The Land Owners and the Promoter shall sell all the Units in the Complex with the same covenants and stipulations as herein contained which covenants will run in perpetuity with all the Units of the Said Project, to be observed and performed by their respective owners.

(d) Defect Liability: In the event of any structural defect or any other defect in the workmanship, quality or provision of services or any other obligations of the Promoter as per the Sale Agreement is brought to the notice of the Promoter within a period of 5 (five) years from the Possession Date, the Promoter will rectify such defects without further charge *provided however*, neither of them shall not be held liable or responsible for any defects and to rectify the same in any of the following circumstances:

- (1) If the Allottee has made any changes, modifications and/or alterations in the internal plumbing pipes and/or any fittings and/or fixtures, or the walls and/or the floor tiles of its Unit, then any defect in waterproofing, cracks in the plumbing pipes, and/or fittings and/or fixtures, the development of which can be directly or indirectly attributable to the changes so made including but not limited to any damage done during such interior work.
- (2) If the Allottee has made any changes, modifications and/or alterations in the electrical lines then any defect in the electrical lines that can, directly or indirectly, be attributable to the changes, modifications and/or alterations so made including but not limited to the damage to the concealed electrical wiring during interior work.
- (3) If the Allottee has made any changes, modifications and/or alterations to any of the doors, their fittings, and/or other related items of its Unit, then any defect of such door, including its lock or locking system or alignments or any other related defects, that can be attributable directly or indirectly to the changes, modifications and/or alterations so made.
- (4) If the Allottee has made any changes, modifications and/or alterations to any of the windows, their fittings and/or other related items of its Unit, then any defect of such window, its locks or alignment, or seepage from such a window or any other related defects which can be attributable directly or indirectly due to such changes, modifications and/or alterations.
- (5) If the Allottee has made any changes, modifications and/or alterations in its Unit during execution of the interior decorations or fit-outs of its Unit then defects like damp, hair line cracks, breakage of the floor tiles or other defects that can be attributable, directly or indirectly, to be in consequence of such alterations and/or changes.
- (6) If the damages are to any glass pane of the windows and/or louvers and/or any defects of the doors and/or windows, including without limitation their fittings like locks or locking systems or alignments, which can be attributed to have been caused due to any external impact or forces, other than the forces required to normally operate

such doors and/or windows, or if cracks develop between the door frame and the wall due to impacts caused due to improper handling or external impact or forces.

- (7) If there are scratches or damages to the floor or wall tiles due to wear and tear or direct or indirect impact on the floor or the wall tiles.
- (8) If the waste pipes or waste lines from the basins or floor traps get choked due to accumulation of garbage or dust or otherwise due to improper usage or maintenance.
- (9) If the damage is of a nature attributable to installation of air-conditioners, whether indoor or outdoor units, directly or indirectly.
- (10) Damages in pipelines or electrical lines during installation of any furniture or fixtures or any electrical installations or any other household equipments due to improper drilling or otherwise, whether directly or indirectly.
- (11) Any changes, modifications and/or alterations made in the openable/non-openable/balcony MS grills or the grills that are required to be maintained properly and are not done so.
- (12) Damages caused due to non-maintenance of such things or items or fittings or fixtures which require regular maintenance and which gets damaged due to such non-maintenance.
- (13) Normal cracks developing on the joints of brick walls and/or RCC beams and/or columns due to different coefficient of expansion and contraction of materials.
- (14) If the defect in the materials, fittings, equipments, and/or fixtures provided are owing to any manufacturing defect or for not proper maintenance thereof or changes made by the Allottee is not in the manner in which the same are required to be maintained or changed, as the case may.
- (15) If the defect is certified by the Architects or the concerned structural engineers for the Said Project to be not manufacturing defects and/or not arising due to bad workmanship and/or not due to bad quality of materials used.
- (16) The Promoter will not be liable to rectify any defect in the private garden area of the Unit.
- (17) If the Allottee has used its Unit for any purposes other than residential.

Provided further that notwithstanding anything contained hereinabove, in case the Allottee alters the state and/or condition of the area of the purported defect without first notifying the Promoter and without giving the Promoter the opportunity to inspect, assess and/or determine the nature of the purported defect complained of, the Promoter shall not be responsible for such Defect Liability.

XIII. Allottee's Covenants: The Allottee do hereby agree, accept and covenant with each of the Land Owners and the Promoter as follows:

- (a) Objection:** The Allottee shall not ever hereinafter raise any objection and/or complaint whatsoever regarding without limitation about the designs, layout, accommodation, specifications, fittings and fixtures in the Said Unit or any part or portion thereof, the amenities, utilities and/or facilities provided therein or the Project Common Portions, or the carpet area of its Unit.
- (b) Apportionment:** The Allottee shall not question any apportionment of the Maintenance Charge or any other expense or matter on the basis of the Super Built-Up Area of its Unit.
- (c) Completion of the Complex:** The Allottee has fully comprehended and is aware that further constructional works will have to be carried on for the other Phases and on the Further Lands, if any, and for that purpose, while such construction will be in progress, the Allottee shall not raise any objection of any nature or kind whatsoever.
- (d) Permission for further Construction:** The Allottee hereby specifically grants each of the Land Owners and the Promoter the right, power and authority and consents to the Land Owners and Promoter amalgamating further areas to the Said Land and the Said Project and make further constructions in such amalgamated added areas using the FAR for the entire area, that is, the totality of the Said Land and the lands amalgamated to it and hereby declares that it shall never claim any right, title and/or interest over or in respect of any such additional constructions that the Land Owners and the Promoter or any of them, may make in the areas that will be amalgamated to the Said Land and the Allottee shall not obstruct in any manner whatsoever to such construction work by obstructing the passage of men, materials, servants and/or vehicles engaged for carrying on such construction work or by any other means whatsoever.
- (e) Parking:** The Allottee shall park his/her car or two wheeler, as the case may be and if any, at such place within as the Developer shall earmark and shall not disagree to do so or oppose the decision of the Developer in this regard or disagree to park at the place stipulated by the Developer.

- (f) Utilities:** The Allottee grants specific non-revocable authority to the Promoter and to the Project Association, as the case may be, to decide the manner and place of laying the utilities for the Complex including without limitation sewerage, electric lines, water pipes, cables and gas lines.
- (g) Purpose of Use:** The Allottee shall not use or allow to be used its Unit or any parts or portions of either of these to be used for any office, club, meeting, conference hall, school, clinic, guest house, boarding/lodging house, catering place, restaurant or other public purpose or any other non-residential purpose but use the same only for residential purposes.
- (h) Change of Internal Layout:** The Allottee shall not make any structural addition or alteration in its Unit without first obtaining due clearance/permission of the Sanctioning Authority and commence the work of such addition and/or alteration only after due intimation to the Developer or the Project Association, as the case may be.
- (i) Exterior of its Unit:** The Allottee shall not change the external façade including position of the windows, exterior side of the main gate of the unit, colour scheme of the varandah or balcony of its Unit, if there be one, nor the overall ambience of the Complex in any manner whatsoever.
- (j) Installations:** The Allottee shall not install any apparatuses including without limitation antennas, dish or otherwise, anywhere outside its Unit, including its outer walls, without the prior written permission of the Developer or the Project Association, as the case may be.
- (k) Private Garden:** The allottee may do soil filling with proper care in the private garden area of their concerned unit at their own cost and may make such plantation which will not cause nuisance to other allottees and/or the promoter. However the allottee will not be allowed to make any structural changes in the private garden area.
- (l) Installation of Air Conditioners:** The Allottee shall not install air-conditioners anywhere in its Unit except at the places earmarked therefore.
- (m) Heavy Goods:** The Allottee shall not keep any item of heavy load in its Unit which may cause structural damage to the Said Unit.
- (n) Signage of the Promoter:** The Allottee shall not in any manner whatsoever obstruct the Promoter and/or any of its agents from affixing its signage at any place in the complex, the cost of installation and the running electrical cost for which shall be borne and paid by Developer and/or its agents.

- (o) Registration Cost for Common Portions:** Although the pro rata shares of the Project Common Portions are hereby being transferred to the Allottee, upon formation of the Project Association it will be deemed that the right, title and interest to these have been transferred to that Association. However, in the event the share of the Allottee in the Project Common Portions is required to be separately transferred to the Project Association by operation of any statute, the Allottee shall be bound to pay the pro rata cost of Stamp Duty, Registration Fees and incidental cost for such registration.
- (p) Insurance Cost:** In the event any part or portion of the Complex is to be insured, the cost of premium and other expenses for such insurance shall be included in the Maintenance Charge and the Allottee shall not object to the same.
- (q) Good Repairs:** The Allottee shall keep the Unit and every part thereof and all fixtures and fittings therein properly painted and in good repairs and in a neat, clean and decent condition and use the Project Common Portions for the purpose for which it is meant unless otherwise approved by the Developer or the Project Association, as the case may be.
- (r) Sign & Execute:** As and when called upon to do so, the Allottee shall execute and sign such forms, give such authorities and render such co-operation as may be required by any of Land Owners and the Promoter or the Project Association, as the case may be, for the common purposes and/or in the common interest of the Complex and/or in way in pursuance thereof.
- (s) Harm or Damage:** The Allottee shall not cause any harm or damage any part or portion of the Project Common Portions or any of the other Units by making any modification and/or alterations and/or withdrawing any support or otherwise.
- (t) Accumulation:** The Allottee shall not throw, nor cause or allow accumulation of any dust, rubbish or other refuse or place any article or objects in the Project Common Portions, save at the places earmarked therefore by the Developer or the Project Association.
- (u) Nuisance:** The Allottee shall not do or allow or permit to be done any act, whether of commission or omission, which may cause or likely to cause nuisance or annoyance to any of the occupiers of the Complex.
- (v) Affixing:** The Allottee shall not put up or affix any sign board, name plate or other things or other similar articles anywhere in the Project Common Portions or outside walls of the Said Unit save at the places provided or approved therefore *provided however* that the Allottee shall not be prevented from displaying a small and decent name-plate outside the main door of its Unit.

- (w) Storing:** The Allottee shall not keep, store, carry on or cause to be kept, stored or carried on any offensive, combustible, obnoxious, hazardous or dangerous articles in its Unit or anywhere in the Project Common Portions that may be injurious or obnoxious to any occupier of the Complex.
- (x) Drawing of Wires:** The Allottee shall not affix, tamper or draw any wire, cable, pipe from, to or through any part or portion of the Projects Common Portions or outside walls of the Said Unit without prior approval of the Developer or the Project Association and in the event the Allottee draws any wires directly to its Unit from outside the Said Unit, all responsibilities for any consequences therefore will solely be that of the Allottee.
- (y) Question Payment:** The Allottee shall not question the quantum of any amount levied upon it for payment by the Developer or the Project Association, as the case may be, on any account herein.
- (z) Partition:** The Allottee shall not partition, cause or allow to be partitioned its Unit for any reason whatsoever.
- (aa) Mutation:** The Allottee shall apply for and obtain at his / her own costs separate assessment and mutation of the Apartment in the records of appropriate authority within 06 (Six) months from the date of possession.
- (bb) Easements:** The Allottee shall not restrict the other occupiers of any of the other Units of the Said Project and allow each other the full and unrestricted enjoyment of the following:
- (1) The right of ingress to and egress from their respective Units to the main road.
 - (2) The right of passage of wires, cables and other equipments and utilities including connections for water, electricity, telephone, internet and all other utilities to and through the ducts and spaces specifically provided therefor in the Project Common Portions.
 - (3) Such rights, supports, easements and appurtenances as are usually held, occupied or enjoyed as part or parcel of the Units or necessary for the exclusive use or enjoyment thereof by their respective occupiers in common with each other *subject however* to the conditions contained elsewhere herein.
 - (4) The right of the owners of the other Units in the Said Project, with or without workmen, and necessary materials, to enter into all parts of the Said Project and the other Units, including that of the Allottee, for repairs at day time upon giving 48 (forty-eight) hours prior notice to the

persons affected thereby *provided however* that no prior notice or timing shall be required in emergency circumstances.

(cc) Preservation of Environment: The Allottee for the general benefit of the environment, shall ensure that,

1. LED lighting should be used as much as possible inside the Unit to reduce the consumption and wastage of electricity.
2. Allottee shall keep the lights, fan and other electrical appliances in switch off position, as and when not required.
3. Allottee should prefer to buy and use the electrical appliances with maximum star rating, which consumes less energy.
4. Allottee should try to avoid the usage of A.C during the day hours, to avoid heat generation.
5. To reduce the water consumption, Allottee should use the foamer at the outlet of the tap.

(dd) Ensure Abidance: The Allottee shall ensure that all its men, servants, agents and/or visitors also strictly abide by these Covenants of the Allottee as also the Common Rules. For this purpose, persons temporarily engaged and/or employed by the Allottee, directly or indirectly, or in any way connected to the Allottee shall be considered to be its agents and the Allottee shall be fully responsible and liable for all acts of omission or commission of all such persons as also its visitors.

XIX. Mutual Covenants: The Parties hereto shall abide all laws, rules, regulations, notifications applicable to the Said Project.

**Schedule-A
[Said Land]**

ALL THAT divided and demarcated piece and parcel of land containing by admeasurement an area of ____ Acre equivalent to ____ Decimal more or less comprised in R.S. & L.R. Dag Nos. 833 and 884 under several khatians, lying and situated at Mouza- Kamduni, J.L. No. 188, within the local limits of Kirtipur-II Gram Panchayat, Police Station – Rajarhat, North 24 Parganas, details of the and butted and bounded as follows :-

ON THE NORTH :
ON THE SOUTH :
ON THE EAST :
ON THE WEST:

**Schedule-B
[Project Common Portions]**

Upon completion of the Said Project, the Complex Common Portions will, interalia, have the following:

Schedule-C
[Sale Agreement Details]

The Agreement for Sale dated registered with the Additional Register of Assurances-....., Kolkata in Book No., Volume no....., Pages to, being deed no. for the year

Schedule-D
[Said Unit]

The Unit No. having carpet area of about **Square Feet** [which is equivalent to about **Square Feet** of Super Built up Area] at the project namely “_____” together with **__ Nos. of Car Parking Space** admeasuring **Square Feet** together with the pro-rata share of the Project Common Portions. The Floor plan of the Unit is annexed hereto and marked as **Plan-A**.

Schedule-E
[Total Price]

The breakup of the Total Price of the Apartment is as follows:

Particulars	Rate per Square Feet	Amount (In INR)
UNIT COST		
Proportionate cost of Common Areas		
Amenities Charges		
Infrastructure Development Charges		
Total Price		

Schedule-F
[Said Consideration]

Rs./- (Rupees only).

Schedule-G
[Maintenance Security Deposit]

Rs. /- (Rupees) only.

Schedule-H
[Sinking Fund]

Rs. /- (Rupees) only

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Conveyance at Kolkata (city/town name) in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Allottee: (including joint buyers)

Signature _____

Name _____

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Authorised Signatory of the Owners: Authorised Signatory of the Promoter:

At Kolkata on _____ in the presence of

WITNESSES:

1. Name _____

Address _____

2. Name _____

Address _____

ANNEXURES

ANNEXURE-B	Floor plan of the Said Unit.
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Memo of Consideration

The Developer confirms having received from the Allottee the entirety of the Said Consideration amount mentioned in **Schedule-F** being Rs./- (Rupees only) on behalf of itself, the First Owners, Second Owners by several drafts, pay-orders and/or direct bank transfers.

