

DEED OF CONVEYANCE

This **DEED OF CONVEYANCE** is made on this ____ day of _____, 2025 at
Kolkata

BY AND AMONGST

SRI SANDIP KUMAR MITRA (PAN-AFUPM7351K, Aadhar-_____ 9843, Mob.9433439462), Son of Late Upendra Nath Mitra, by faith-Hindu, by Nationality Indian, by occupation - Retired Person, residing at 29/4A, Haray Kristo Sett Lane, Post Office and Police Station - Sinthee, Kolkata 700050, West Bengal, hereinafter called and referred to as the "**LAND OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, legal representatives and assigns) of the **FIRST PART**. The Land Owner being represented by M/s. Reliance Construction Company (PAN proprietorship firm, represented by its present proprietor, Shri Sibasis Das (PAN ADRPD8180E, Aadhar 7549 6559 7354, Mob.9433010910), son of Sanjib Chandra Das, by faith Hindu, by occupation Business, residing at 28/1G, Hare Kristo Sett Lane, Post Office Sinthee, Police Station Sinthee, Kolkata 700050.

AND

M/s. **RELIANCE CONSTRUCTION COMPANY** (PAN ADRPD8180E), a proprietorship firm, represented by its proprietor Shri SIBASIS DAS, (PAN ADRPD8180E, Aadhaar 7549 6559 7354, Mob.9433010910), son of Sanjib Chandra Das, by faith Hindu, by occupation Business, residing at 28/1G, Hare Kristo Sett Lane, Post Office Sinthee, Police Station Sinthee, Kolkata 700050, hereinafter referred to and called as "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to include its successors and/or in office, administrators and assigns) of the party of the **SECOND PART**.

AND

(i) **MR.** _____ (PAN No. - _____, Aadhaar No. - _____), son of Shri _____, by occupation _____, by faith Hindu, by Nationality Indian, residing at Premises No _____, Police Station-_____ Post Office _____, PIN - _____, Kolkata 700_____, hereinafter referred to and called as the **ALLOTTEE/PURCHASER** (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their/her/his successors, heirs, heiresses, executors, administrators, legal representatives and permitted assignees) of the **THIRD PART**.

Land Owners, Promoter/Developer and Allottee/Buyer are hereinafter individually referred to as such or as Party and collectively as Parties.

SECTION-I

WHEREAS:

- A. In these presents, unless there be something contrary or repugnant to the subject or context, the following terms (whether used as capitalized terms or not) shall have the respective meanings which have been assigned thereto:
- 1) **“Act”** means the Real Estate (Regulation and Development) Act, 2016.
 - 2) **“Allottee/Buyer”** means the person to whom an Apartment in the Said Project particularly or in the Project generally, as the case may be, has been allotted, sold or otherwise agreed to be allotted, sold or transferred by the Developer, and includes the person who subsequently acquires the said allotment through sale, transfer or otherwise but does not include a person to whom such apartment is given on rent and also includes the Allottee herein.
 - 3) **“Building”** shall mean the One Ground Plus Four (G+3) building on the Project Land, out of which the Developer has already the building comprising of ground plus three floors on Project Land and shall also include such shop, open or covered areas, constructions and/or structures therein, as may be constructed by the Developer on the Project Land from time to time.
 - 4) **“Built-Up Area”** and/or **“Covered Area”** in relation to an Apartment shall mean the floor area of that Apartment including the area of balconies and terraces, if any attached thereto, and also the thickness of the walls (external or internal) and the columns and pillars therein. Provided That if any wall, column or pillar be common between two apartments, then one-half of the area under such wall column or pillar shall be included in the built-up area of each such apartment.
 - 5) **“Carpet Area”** shall mean the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah areas and exclusive open terrace areas, but includes the area covered by the internal partition walls of the Apartment, as more particularly defined in the Act.

- 6) **“Common Expenses and Charges”** shall mean and include all expenses for the maintenance, management and upkeep of the Building, the Project Common Areas and Project Common Amenities and Facilities and also the Project Land, and also the expenses for Common Purposes of the allottees the Project and shall be payable proportionately by the Allottee periodically as part of maintenance charge.
- 7) **“Project Common Areas”** shall mean such common areas and installations including but not limited to all passages, pathways, entrances, main entrances, gates, gardens & parks (if any), sewerage and water lines or pipes, ducts, water storage reservoirs, electrical installations, electricity wires, cables, drainage, open or covered spaces, amenities, that may be built or installed by the Developer on the Project Land from time to time for the use and enjoyment thereof by all the allottees of the Said Project in common with the other allottees of the Said Project more particularly mentioned in the **SCHEDULE-_____** hereto.
- 8) **“Project”** shall mean the work of construction and development of a building of ground plus four floors (G+3) each undertaken and completed by the Owner and the Developer jointly in respect of the Project Land and/or any modification or extension thereof till such development of the Project Land is completed and possession of the completed apartments therein are made over to each of the respective allottee.
- 9) **“Project Land”** shall mean **ALL THAT** 10 (Ten) Cottahs 6 (Six) Chittacks more or less lying and situated under Mouza Gupta Brindaban, Dihi-Panchannagram, Division -I, Sub-Division-15, Holding No.121, now known as Premises No.29/4A, Harey Kristo Sett Lane, Police Station Cossipore now Sinthee, Kolkata 700050, within Ward No.002, Borough No.1 of, Assessee No.110020800630,, more particularly mentioned and described in **PART – I** of the **SCHEDULE –A** hereunder written.
- 10) **“Proportionate”** with all its cognate variations shall mean the ratio the Carpet Area of any Apartment in the Project, may bear to the total Carpet Area of each of the Apartment in the Project.
- 11) **“Proportionate Undivided Share”** in relation to an Apartment shall mean the proportionate variable undivided indivisible and impartible share in the Project Land and the Project Common Areas in the Project, that is attributable to such apartment at any point of time.

- 12) **“Regulations”** means the regulations made by the The West Bengal Real Estate Regulatory Authority (WBRERA) under the Real Estate (Regulation and Development) Act, 2016.
- 13) **“Rules”** means the Real Estate (Regulation and Development) Rules, 2021 made under the Real Estate (Regulation and Development) Act, 2016.
- 14) **“Sanctioned Plans”** shall mean the plan sanctioned by the Kolkata Municipal Corporation (K.M.C.) vide 2025010034 dated 03.07.2025, for construction of the Building on the Project Land, and shall deem to mean and include any modifications and/or amendments thereto, including but not limited to extensions thereof and shall also include any other plan or plans sanctioned by any other department or departments authorized to do so.
- 15) The term or expression **'Party'** according to the context refers to the Developer, Land Owner or the Allottee and the term or expression **'Parties'** refers to the Developer, the Land Owner and the Allottee collectively. Reference to a **gender** includes a reference to all other genders.

SECTION II

1. WHEREAS

- i. The Land Owner hereto is the owner of the Project Land measuring 10 (Ten) Cottahs 6 (Six) Chittacks (Bastu land) more or less lying and situated under Mouza Gupta Brindaban, Dihi- Panchannagram, Division -I, Sub-Division-15, Holding No.121, now known as Premises No.29/4A, Harey Kristo Sett Lane, Police Station Cossipore now Sinthee, Kolkata 700050, within Ward No.002, Borough No.1 of, Assessee No.110020800630 (morefully described in **Part-I** of the **Schedule “A”** hereunder written and shown in the plan annexed hereto, being Annexure “A”, duly bordered thereon in **'RED'**). Facts about devolution of title of the Land Owner to the Project Land is described in the **Part-II** of the **Schedule “A”** hereunder written.
- ii. The Land Owner being desirous of developing the said Project Land by constructing a G+3 storied building consisting of several flats and/or apartments in accordance with the Building Plan sanctioned from the Kolkata Municipal Corporation, had earlier approached a Developer namely, M/S. Reliance Construction Company, a

proprietorship firm, the Developer herein, represented by its present proprietor, Shri Sibasis Das, son of Sanjib Chandra Das, residing at 28/1G, Hare Kristo Sett Lane, Post Office Sinthee, Police Station Sinthee, Kolkata 700050, for development.

- iii. The Developer M/S. Reliance Construction Company being interested to develop the aforesaid property having experience in the field of building construction and development work has agreed to the said proposal of the Land Owner to develop and construct a building consisting of several flats and/or apartments and/or spaces in the said property at his own cost and expenses.
 - iv. For the purposes of developing the Project Land, the Land Owner and the Developer have entered into a Development Agreements cum Development Power of Attorney dated 4th October'2024, registered in the Office of the A.D.S.R. Cossipore Dum Dum, in Book No. 1, Volume No. 1506-2024, Pages 308187 to 308230, being Deed No. 150610777 for the year 2024, (Said "**Development Agreements cum Development Power of Attorney**")
 - v. The Project Land is earmarked for the purpose of building a residential cum commercial project, comprising G+III multistoried building and the said project shall be known as "**Neelakshi**".
 - vi. The Developer has obtained the Sanctioned Building Plan for the Project from Kolkata Municipal Corporation (K.M.C.) vide B.P. No. 2025010034 dated 03.07.2025. 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;
 - vii. In terms of the Development Agreement cum Development Power of Attorney mentioned in Clause B, the Land Owner and the Developer are fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Land Owner to portion of the land contained in the Project Land on which Project is under construction has been completed in accordance with the Sanctioned Plan.
 - viii. The Kolkata Municipal Corporation has granted the commencement certificate to develop the Project. The Developer has started the construction from 18.07.2025.
 - ix. The Developer has registered the Project Land of the Project under the provisions of The Real Estate (Regulation And Development) Act, 2016 vide Registration No. WBRERA/P/KOL/2025/_____.
2. The Promoter formulated a scheme and announced sale of Apartments parking spaces to prospective purchasers (Allottees).

- 2.1. The Allottee, intending to be a Transferee, upon full satisfaction of the Land Owners' title and the Promoter/ Developer's authority to sell, applied for purchase of the Said Apartment And Appurtenances and the Promoter has allotted the same to the Allottee, who in due course entered into an agreement for sale dated _____ registered in the Office of the _____, in Book No. __, Volume No. _____, Pages _____ to _____, being Deed No. _____ for the year _____. (**"Said Sale Agreement"**) for purchase of the Said Apartment And Appurtenances, on the terms and conditions contained therein.
- 2.2. By the Said Sale Agreement, the Land Owners and the Promoter agreed to sell and the Allottee agreed to purchase ALL THAT the Said Apartment And Appurtenances at or for the consideration and on the terms and conditions, morefully therein contained.
- 2.3. In pursuance of the aforesaid and by these presents the Said Apartment (along with the rights appurtenant thereto) and the Pro rata share in the Common Area with the right to use such Common Areas, along with other allottees of the Building and/or the Project (without causing any inconvenience or hindrance to them) is being conveyed and/or transferred by the Promoter and the Land Owners to the Allottee.
- 2.4. The Land Owners and the Promoter have since caused to be completed construction of the Said Apartment And Appurtenances in accordance with the Sanctioned Plans and has been issued the Occupancy Certificate for the Project vide No. _____ dated _____ by the Kolkata Municipal Corporation (**"Occupancy Certificate"**).
- 2.5. The Allottee has from time to time paid the Total Consideration as recorded in Said Sale Agreement for purchasing the Said Apartment And Appurtenances and have fully inspected and being completely satisfied with the quality, workmanship and specification of construction of the Said Apartment And Appurtenances, the Allottee hereby confirms that the Promoter has duly complied with its obligations contained in Said Sale Agreement and is not in default of its obligation therein.
- 2.6. The Promoter has called upon the Allottee to take lawful, vacant, peaceful physical possession of the Apartment And Appurtenances and pursuant thereto the Allottee has taken such possession of the Apartment And Appurtenances to the Allottee's full satisfaction.

2.7. Now at the request of the Allottee, the Land Owners and the Promoter have in terms of the Said Sale Agreement agreed to execute and register these presents in favour of the Allottee in the manner as hereinafter contained.

2.8. It is recorded that at or before execution of these presents, the Allottee has by obtaining independent professional services, examined and fully satisfied himself as to the following:

(a) The right, title and interest of the Land Owners to the Project Land and also the Said Apartment And Appurtenances;

(b) The right of the Promoter in respect of the Project Land

(c) The Sanctioned Plan sanctioned by the K.M.C. and the Occupancy Certificate;

(d) The allottee has measured the carpet area of the Said Apartment and is satisfied regarding the same and agrees and covenants not to ask for any details or question the computation of area or make any claims in respect thereof;

(e) The specifications of materials used for construction of the Said Apartment And Appurtenances and the Buildings;

(f) The terms, conditions, restrictions and obligations contained in the Said Sale Agreement and these presents to be complied with and/or observed and performed by the Allottee during his period of ownership of the Said Apartment And Appurtenances and the scheme of user and enjoyment of the Common Areas of the Project;

(g) The extent of the rights being granted in favour of the Allottee and the negative covenants mentioned in and/or elsewhere in this Conveyance.;

And hereby accepts the same and has agreed not to raise henceforth any objection or make any kind of requisition, whatsoever or howsoever, regarding the above and also waives his right, if any, to do so.

2.9. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Deed and all applicable laws, are now willing to enter into this Deed as per Section 17 of the said Act of

2016, on the terms and conditions appearing hereinafter to complete the grant transfer and conveyance by sale of the said Apartment And Appurtenances by the Land Owners, Promoter to and in favour of the Allottee, and the right in respect of the undivided proportionate title in the Common Areas of the Project Land in favour of the Association. The formation of Association of Allottees is under the process of registration. Even though the Association is under formation, the Allottees has requested for immediate completion of sale of the said Apartment And Appurtenances and accordingly this Deed is being executed.

SECTION III

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

1. CONVEYANCE AND TRANSFER BY SALE

In consideration of the payment of sum of Rs _____/- (Rupees: _____) for the Price of the Apartment (excluding Goods & Service Tax) based on the carpet area and Rs. _____/- (Rupees _____) for car parking space, if any, and the Goods and Service Taxes is Rs. _____/- (Rupees _____) aggregating to Rs. _____/- (Rupees _____) ("**Total Consideration**") and of the covenants, terms, conditions, stipulations and/or agreements hereinafter contained and on the part of the Allottee to be observed, performed and paid by the Allottee to the Promoter at or before the execution hereof (the receipt whereof the Promoter 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 acquit release and forever discharge the Allottee and the Said Apartment And Appurtenances being hereby conveyed), the Owners and the Promoter do and each of them doth hereby grant convey sell transfer absolutely and forever unto and in favour of the Allottee ALL THAT the Apartment No. _____, on the _____ floor, having built-up area of _____ (_____) square feet, more or less and corresponding carpet area of _____ (_____) square feet, more or less with attached balcony measuring _____ (_____)

square feet, more or less, being more particularly described in Schedule B and the layout of the apartment is delineated in Green colour on the Plan annexed hereto and marked as Annexure "B" (**Said Apartment**), in the G + III building "NEELAKSHI", being constructed on the Project Land, **TOGETHER WITH** ____ (____) car parking space (if any), bearing no. _____ admeasuring _____ square feet, more or less, in the _____ space described in Schedule B below (**Said Parking Space**), **TOGETHER WITH** Pro rata share in the common areas of the Project, the said common areas of the Project being described in Schedule C below (**Share in Common Areas**), **TOGETHER WITH** The Land Share, being undivided, impartible, proportionate and variable share in the land underneath the Building, as be attributable and appurtenant to the Said Apartment (**Share In The Land**). The subject matter of this Conveyance being the Said Apartment, the Said Parking Space (if any), the Share In Common Areas, and the Share In The Land respectively which are collectively described in Schedule B below (**collectively Said Apartment And Appurtenances**). AND reversion or reversions remainder or remainders and the rents issues and profits of and in connection with the Said Apartment And Appurtenances AND all the estate right title interest property claim and demand whatsoever of the Land Owners and/or the Promoter into or upon the Said Apartment And Appurtenances AND **TOGETHER WITH** all rights, benefits, liberties, privileges, sewers, drains, easements and appurtenant and other stipulations and provisions in connection with the beneficial use and enjoyment of the Said Apartment And Appurtenances **TO HAVE AND TO HOLD** the Said Apartment And Appurtenances and every part thereof unto and to the use of the Allottee absolutely and forever **SUBJECT NEVERTHELESS TO** the Allottee's covenants and agreements hereunder contained and on the part of the Allottee to be observed fulfilled and performed (including the restrictions terms conditions covenants and obligations set forth in the Said Sale Agreement and agreed to be paid, performed, observed and fulfilled by the Allottee during the period of his ownership of the Said Apartment And Appurtenances) **AND ALSO SUBJECT** to the Allottee paying and discharging all municipal and other rates taxes and impositions and outgoings on the Said Apartment And Appurtenances wholly, and the Common Expenses, in connection with the Said Apartment And Appurtenances from the date of its possession and/or the deemed date of

possession, as the case may be, wholly with respect to the Said Apartment And Appurtenances and proportionately with respect to the Project in relation to the Common Areas.

2. The Allottee shall use and enjoy the said Apartment And Appurtenances in the manner not inconsistent with his rights hereunder and without committing any breach, default or violation and without creating any hindrance relating to the rights of any other allottees and/or of the Land Owners/Promoter.
3. It is expressly clarified herein by the Allottee to the Land Owners and the Promoter that the right, title and interest of the Allottee are confined only to the Said Apartment And Appurtenances and the Land Owners/Promoter is entitled to deal with and dispose off the apartments, parking and other spaces, properties and other rights comprised in the Project which are not intended to be transferred to the allottee as aforesaid. The Land Owners/Promoter shall be entitled to use, utilise, transfer, alienate, part with possession, deal with or dispose of the same in any manner whatsoever on such terms and conditions as may be thought fit and proper by them in its absolute discretion, which the Allottee hereby accepts and to which the Allottee, under no circumstances, shall be entitled to raise any objection.
4. **THE PROMOTER AND THE OWNER DO HEREBY COVENANT WITH THE ALLOTTEES AS FOLLOWS:**
 - a. The Promoter has the requisite rights to carry out development upon the said Premises, and full power and absolute authority to grant, sell, convey, transfer, and assure unto and to the use of the Allottee, the Said Apartment And Appurtenances in the manner mentioned herein.
 - b. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project.
 - c. It shall be lawful for the Allottees, 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 Allotted Apartment and to receive the rents issues and profits thereof

without any interruption disturbance claim or demand whatsoever from or by them or any person or persons claiming through under or in trust for them AND freed and cleared from and against all manner of encumbrances, trusts, liens and attachments whatsoever created or made by them save only those as are expressly mentioned herein.

- d. There are no encumbrances, trusts, liens and attachments whatsoever upon the Project Land or the Project.
- e. There are no litigations pending before any Court of law or Authority with respect to the Project Land, Project or the Said Apartment And Appurtenances.
- f. All approvals, licenses and permits issued by the competent authorities with respect to the Project, Project Land and the Said Apartment And Appurtenances are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has developed the Project in compliance with all applicable laws.
- g. The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent Authorities till the Occupancy Certificate has been issued and possession of Said Apartment And Appurtenances or Project, as the case may be, along with Common Areas has been handed over to the association of allottees or the competent authority, as the case may be.
- h. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Project Land) has been received by or served upon the Promoter in respect of the Project.
- i. The Promoter for the time being, and subsequently the Association, after handing over the charge of maintenance and management of the Project to the Association by the Promoter, shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Allottee 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 Said Apartment And Appurtenances hereby granted sold conveyed and transferred unto and to the Allottee herein in the manner aforesaid as shall or may be reasonably required by the Allottee herein.

- j. The Promoter for the time being, and the Association, upon the Promoter handing over all documents of title to the Association, shall unless prevented by fire or some other irresistible force or accident from time to time and at all times hereafter upon every reasonable request and at the costs of the Allottee produce or cause to be produced to the Allottee or to his attorneys or agents at or before any trial, examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Project Land and also shall at the like request and costs of the Allottee deliver to the Allottee such attested or other copies or extracts therefrom as the Allottee may require and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.
- k. The Promoter hereby further covenant that the Allottee shall, subject to observing, performing and complying with the terms, conditions, restrictions, stipulations, obligations and covenants mentioned in this Deed, peaceably own, hold and enjoy the Said Apartment And Appurtenances.
- l. The Promoter hereby further covenants with the Allottee that the Promoter has received the Total Consideration and acknowledges the receipt thereof in the Memo of Consideration hereunder.

5. THE LAND OWNERS HEREBY REPRESENTS AND WARRANTS TO THE ALLOTTEE AS FOLLOWS:

- i. The Land Owners has the absolute, clear and marketable title with respect to the Project Land.
- ii. The Project Land is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Project Land.

- iii. The Land Owners has not received any notice from any authority for acquisition, requisition or vesting of the Project Land or any part thereof and declare that the Project Land is not affected by the scheme of any municipal authority or government or any other statutory body.
- iv. The Land Owners does not hold any excess vacant land under the Urban Land (Ceiling and Regulations) Act, 1976 and any excess land under the West Bengal Land Reforms Act, 1955.
- v. The Land Owners has full authority and power to sell, convey and transfer the Project Land in favour of the association of allottees of the Project.
- vi. No tax, rates, cess, royalty etc. in respect of the Project Land or any part thereof is due to any authority or government.
- vii. No person or persons have any right of pre-emption over and in respect of the Project Land or any part thereof.
- viii. The Land Owners is the sole and absolute owner of the Project Land or any part thereof and the Project Land or any part thereof is free from and against all and/or any encumbrances, demands, claims, charges, liens, mortgages, debts, prohibitions, restrictions, trusts, debutters, uses, rights, attachments, executions, lispendens, requisitions, acquisitions, alignments, defects and liabilities whatsoever and is sufficiently entitled to pass a clear marketable title in respect of the Project Land or part thereof.
- ix. The Land Owners shall hand over to the Association of allottees of the Project all original title deeds, writings, muniments and other evidence of title pertaining to the Project Land in conformity with the provisions of the Act.

6. IT IS HEREBY AGREED AND UNDERSTOOD BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

The Promoter agrees and acknowledges that the Allottees shall have the right to the Said Apartment And Appurtenances as mentioned below.

- i. The Allottees shall have exclusive ownership of the Said Apartment And Appurtenances.
- ii. Pursuant to Section 17 of the Real Estate (Regulation and Development) Act, 2016, the Promoter and the Owners shall convey title in the Common Areas to the Association of the Apartment Acquirers after duly obtaining the occupancy certificate from the competent authority as provided in the Act.
- iii. The Allottees shall use the Common Areas along with other occupants, and persons permitted by the Land Owners and the Promoter and as per the rules made in this respect.

7. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

The Allottees, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendments/modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. The Allottees understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve of Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time. The Promoter and Land Owners accepts no responsibility in regard to matters specified in this para above. The Allottees shall keep the Promoter and Land Owners fully indemnified and harmless in this regard.

8. CONSTRUCTION OF THE PROJECT / APARTMENT:

The Allottees has seen the Project and the Said Apartment And Appurtenances and all Common Areas thereat including all specifications thereat and the quality of materials and workmanship used therein and is fully satisfied thereabout. The Allottees has also seen the layout plan, and the sanctioned plans as modified and the Completion Plan and

verified the same with the Said Apartment And Appurtenances and the Project including as regards the area, and specifications thereat and is fully satisfied thereabout.

9. POSSESSION OF THE SAID APARTMENT AND APPURTENANCES:

The Allottee has inspected and is fully satisfied in all respects with the construction of the Said Apartment And Appurtenances and the Common Areas and the Project and confirms that he has no claim of whatsoever nature against the Promoter on any account whatsoever. Simultaneously with the execution and registration of this Deed, khas, vacant, peaceful, satisfactory and acceptable possession of the Said Apartment And Appurtenances has been handed over by the Promoter to the Allottee, which the Allottee admits, acknowledges and accepts.

10. HANDOVER OF DOCUMENTS:

The Allottees acknowledges and confirms that the Promoter shall handover the necessary documents and plans, including Common Areas, to the Association upon its formation and taking charge.

11. PAST OUTGOINGS:

The Allottees acknowledges, accepts and confirms that the Promoter has already paid all outgoings before transferring the physical possession of the Said Apartment And Appurtenances to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including those mentioned in the Deed), to the satisfaction of the Allottees and further the Promoter has duly paid the governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the period it was required to do and they hereby acquit and discharge the Promoter from any further obligation or liability in this behalf.

12. FORMATION OF THE ASSOCIATION :

The Promoter agrees that on receiving occupancy certificate of the Project and within such timeframe as prescribed in the Act, the Promoter shall take necessary steps for

formation of an association of apartment owners of the Project (“Association”). The Allottee shall be liable to comply with the formalities of becoming a member of such Association and also to comply with the Rules and Bye-laws of the Association. The Promoter, in terms of applicable laws shall notify the allottees of the Project regarding formation of the Association of the Project so as to enable them to constitute/form such Association. For this purpose, the allottees will execute a Power of Attorney in favour of the Promoter and/or its nominee for making of the Deed of Declaration as provided under the West Bengal Apartment Ownership Act, 1972 and Rules thereof and in order to enable the Promoter to take up and complete all formalities required for the Allottee to become a member of the said Association.

13. MAINTENANCE OF THE BUILDING / APARTMENT / PROJECT:

Upon formation of the Association and its taking charge of the acts relating to the Common Purposes all the rights and obligations with regard to the Common Purposes shall be and/or stand transferred by the Promoter and/or its nominee to the Association. All references to the Promoter herein with regard to the Common Purposes shall thenceforth be deemed to be reference to the Association.

The Maintenance Agency is and shall be responsible to provide and maintain essential services in the Project. On incorporation of the Association the cost of such maintenance shall be payable by the Allottees separately to the Maintenance Agency. Till the taking over of the maintenance of the project by the association of the allottees, the Promoter shall look after and maintain essential services in the Project and for this purpose the Allottee shall pay to the Promoter the cost of such maintenance from the date of execution of this deed or if the allottee fails to take possession, he shall be liable to pay maintenance charges in respect of the Said Apartment And Appurtenances from the date of deemed possession together with the interest.

Within 3 (three) months of the date of formation of the Association the Promoter shall transfer the Common Areas to such Association and the Promoter shall handover the responsibility of maintenance of the Common Areas to the Association and the Association shall take over the control, management and administration of Common

Areas. The Deposits, Sinking Fund/ Maintenance Deposit etc. (if any) paid/deposited by the allottees of the Project (including the Allottee herein) to the Promoter as envisaged in the Said Sale Agreement, shall also be transferred by the Promoter to the said Association after adjustment of all dues of the allottees of the Project (if any).

In case the formation and operationalization of the Association is delayed for no fault on the part of the Promoter, the Promoter shall provide and maintain the essential services in the said Project till the Association is formed and the Project is handed over to the Association and the Allottees shall be liable to pay to the Promoter the charges for such maintenance, property tax, common expenses and other outgoings in respect of the Said Apartment And Appurtenances.

14. DEFECT LIABILITY:

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the Agreement relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottees from the issuance of the occupancy certificate by the concerned authority and the same being occurred due to the acts of the Promoter and so certified by the Architect for the time being for the Project, it shall be the duty of the Promoter to proceed to rectify such defects without further charge within 30 (thirty) days and in the event of Promoter's failure to proceed to rectify such defects within such time, the aggrieved Allottee shall be entitled to receive appropriate compensation in the manner as provided under the Act. Provided that the Promoter shall not be liable to compensate if the defect is attributable to any acts or omissions or commissions of the Allottee (or any person appointed by him or acting under him or under his instructions) or arising due to any normal wear and tear or not using the Said Apartment And Appurtenances or due to reasons not solely attributable to the Promoter or if the related annual maintenance contracts and the licenses are not validly maintained. Notwithstanding anything herein contained, it is hereby expressly agreed and understood that in case the Allottees, without first notifying the Promoter and without giving the Promoter the reasonable opportunity to inspect, assess and determine the

nature of purported defect in the Apartment, alters the state and condition of the area of the purported defect, then the Promoter shall be relieved of its obligations contained hereinabove in this clause.

15. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

The Promoter/Association/maintenance agency shall have right of unrestricted access of all Common Areas, covered parking and parking spaces for providing necessary maintenance services and the Allottees agrees to permit the Promoter and Association and/or maintenance agency to enter into the Said Apartment And Appurtenances or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

16. USAGE:

The service areas located within the Project are ear-marked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, Pump rooms, maintenance and service rooms, firefighting (if any), pumps and equipments etc. and other permitted uses as per sanctioned plans. The Allottees shall not be permitted to use the services areas in any manner whatsoever, other than those earmarked as parking spaces and the same shall be reserved for use by the Association for rendering maintenance services.

17. COMPLIANCE WITH RESPECT TO THE SAID APARTMENT AND APPURTENANCES:

- i. The Allottee shall, after taking possession, be solely responsible to maintain the Said Apartment And Appurtenances at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Said Apartment And Appurtenances, or the staircases, lifts, lift lobby, common passages, corridors, circulation areas, atrium or the Project which may be in violation of any laws or rules of any authority or change or alter or make additions to the Said Apartment And Appurtenances and keep the Said Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and

maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

- ii. The Allottee shall not put any sign-board/name-plate, neon light, publicity material or advertisement material etc. on the face/facade of Building or anywhere on the exterior or common areas of the Building comprised in the said Project save a letter-box at the place on the ground floor as be expressly approved or provided by the Promoter and decent nameplates outside the main gates of their respective apartments. The Allottee shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design of Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Apartment.
- iii. The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the Association and/or Maintenance Agency appointed by the same. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
- iv. The Allottees accepts the full knowledge of all laws, rules, regulations, notifications applicable to the project.

18. ADDITIONAL CONSTRUCTIONS:

The Allottee admits and acknowledges that at the treaty of sale of the Said Apartment And Appurtenances to the Allottee, the Allottee has been specifically made aware of by the Promoter and the Land Owners that the Promoter and the Land Owners shall be entitled to do all or any of the following acts deeds matters and things as mentioned below and the Allottee shall not question or dispute the same and hereby grants its consent for the same:

- i. That the Promoter shall be entitled to and may construct additional vertical extentions in form of floors/apartments over the roof of the building by consuming unutilized Floor Area Ratio available for the Project as per the plans as be sanctioned by the concerned authority. The Promoter agrees and undertakes that he shall not make any

changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable. The Promoter and the Land Owners shall be entitled to sell or otherwise deal with the same to its sole benefit and while doing so the Promoter shall ensure that there would not be any changes in the layout of the Apartment;

- ii. The allottee shall not have any right whatsoever in the additional/further constructions and covenants not to raise any objection, hindrance or claim in respect of any the above and/or in respect of any temporary inconvenience that may be suffered to the Allottee because of the same. It is clarified that in case of additional construction on the roofs, the Common Roof Area shall be shifted to the same position on the ultimate roofs along with the lift machine room and the water tank and shall have equivalent area.
- iii. The Promoter shall further be entitled to make such changes, modifications, additions, alterations and/or variations regarding the construction and the specifications of the Building, the Common Portions and/or the Apartments, in the manner provided under this Agreement and the Act and breach of this term by the Promoter shall constitute a material breach of the Agreement.
- iv. For doing so by the Promoter, the Allottee agrees and ensures that he shall not in any way cause any obstruction hindrance or interference nor shall claim any right whatsoever over the benefits arising to the Promoter or the Land Owners by doing or carrying out the acts deeds and things mentioned in this clause including over additional constructions, on the contrary the Allottee agrees to render all cooperation as may be necessary and required by the Promoter in that regard and agrees and covenants not to raise any claim or objection in this regard at any time.
- v. The right of the allottee regarding the Undivided Share shall be variable depending on further/additional vertical or other constructions, if any, made by the Promoter from time to time and the allottee hereby consents to the same. Any such variation shall not affect the Agreed Consideration and no claim can be raised regarding the same by the Allottee.

19. MISCELLANEOUS:

All stamp duty, registration fees and other miscellaneous costs and expenses required to be paid or incurred on account and in respect to this Deed shall be borne and paid by the Allottee.

The Allottee further agrees to additionally bear and pay the proportionate amount of the applicable stamp duty, registration fee and other legal charges in relation to the registration of the proposed deeds for the purposes of separately conveying the entire Common Areas to the Association as per the terms of this Deed or the directions of the competent authority under WBRERA or any other local law, as may be applicable.

The Allottee shall pay all taxes, charges, levies and impositions payable as owner or occupier of the Said Apartment And Appurtenances and also proportionate share of all taxes, levies and/or impositions if any, of the Common Areas, including Common Expenses and Charges payable by the Allottee and this liability shall be perpetual, even if not mentioned anywhere in any future conveyance or instrument of transfer. All prices, rates, fees and charges etc. mentioned in this Deed of Conveyance are exclusive of any applicable taxes, cess, duties, levies etc. (both present and future) imposed by any appropriate authority (ies) which shall be payable separately by the Allottee.

20. OTHER TERMS AND CONDITIONS:

The other terms and conditions as per the contractual understanding between the parties have been incorporated in the Schedules hereto.

SCHEDULE "A"
(PART - I)
(PROJECT LAND)

ALL THAT piece and parcel of bastu land measuring 10 (Ten) Cottahs 6 (Six) Chittacks more or less lying and situated under Mouza Gupta Brindaban, Dihi- Panchannagram, Division -I, Sub-Division-15, Holding No.121, now known as Premises No.29/4A, Harey Kristo Sett Lane, Police Station- Sinthee (eastwhile Cossipore), Kolkata 700050, within Ward No.002, Borough No.1 of, Assessee No.110020800630 and shown in the plan annexed hereto, being Annexure "A", duly bordered thereon in 'RED':

The Premises is butted and bounded as follows:-

ON THE NORTH	:	10 Feet wide Common Passage
ON THE SOUTH	:	Prentises No.29/3H, Harey Kristo Sett Lane,
ON THE EAST	:	12ft wide Harey Kristo Sett Lane
ON THE WEST	:	10 Feet wide Common Passage

(PART - II)
(DEVOLUTION OF TITLE OF PROJECT LAND)

One Mutty Lal Mukherjee was the sole and absolute owner by way of a Indenture bearing date the 15th day of March 1909, of the all that piece or parcel of garden land or ground situate lying at Sinthi and measuring by estimation 15 Bighas and 17 Cottahs more or less together with the upper normal brick built messuage tenement or dwelling house and all other house or houses out-houses stables Coach houses godown buildings, who was a Hindu governed by the Bengal School of Hindu Law died intestate in or about March 1918 leaving him surviving his Seven sons Debendra Nath Mukherjee, Narendra Nath Mukherjee, Satyendra Nath Mukherjee, Dwijendra Nath Mukherjee, Sudhindra Nath Mukherjee, Nripendra Nath Mukherjee, Binoyendra Nath Mukherjee and Smt. Nihar Mohini Deb as his sole widow as his heirs and legal representatives under the said Bengal School of Hindu Law.

In the year 1930 Debendra Nath Mukherjee filed a suit in the 2nd Court of the Subordinate Judge at Alipore being Title Suit No.112 of 1930 against Narendra Nath Mukherjee, Satyendra Nath Mukherjee, Dwijendra Nath Mukherjee, Sudhindra Nath Mukherjee, Nripendra Nath Mukherjee, Binoyendra Nath Mukherjee and Smt. Nihar Mohini Debya for

partition of joint properties mentioned in the schedule thereto inter alia Premises No.29 and 29/1, Harey Kristo Sett Lane, Cossipore.

By the preliminary decree passed in the said suit No.112 of 1930 the shares of the parties in premises No.29 and 29/1, Harey Kristo Sett Lane, Calcutta were declared and a Writ of Commission was issued to Surendra Mohan Guha, Pleader, Commissioner to partition the said Premises 29 and 29/1, Harey Kristo Sett Lane by metes and bounds in terms of the said preliminary decree dated 13th day of September, 1930.

By his return dated the 29th day of June 1931 the said Surendra Mohan Guha, Pleader Commissioner allotted to Benoyendra Nath Mukherjee the defendant No.6 Lot No.I with buildings, structures thereon measuring 16 cottahs 9 chittacks 33 square feet valued at Rs.9850/- and bordered with green colour in the plan annexed to the said return and he thereby directed the said Benoyendra Nath Mukherjee to pay Rs.246/- as owelty to Mr. Narendra Nath Mukherjee the defendant No. 1.

By the final decree passed in the said suit No.112 of 1930 and dated the 31st day of July 1931 the said return of the Commissioner of Partition dated 29th day of June 1931 was duly confirmed and it was decreed that the plaintiff and the defendants other than the defendant No.7 shall have sole and absolute title to and possession of their respective allotments and the defendant No. 7 shall have a life interest in her allotment which shall pass to her sons (the plaintiffs and the defendants nos. 1 to 6) in equal shares on her death and it was thereby further ordered that plaintiff do recover a sum of Rs.17942/- from each of the defendants Nos. 1 to 6 on account of the costs of the suit which he has paid.

The said Benoyendra Nath Mukherjee has since paid the said sum of Rs.246/- to Narendra Nath Mukherjee and the sum of Rs.17942/- to the Plaintiff in the said suit No. 112 of 1930.

The said Benoyendra Nath Mukherjee by a registered Deed of Sale on 23.03.1942, registered at the office of S.R. Cossipore Dum Dum, recorded in Book No.1. Volume No.15, Pages from 71 to 81, being No.584 for the year 1942, sold, conveyed and transferred ALL THAT piece and parcel of land containing by admeasurement an area of 16 Cottahs 9 Chittacks 33 Sq.ft. more or less together with building, structures, standing thereon at Premises No.29/4, Harey Kristo Sett Lane to hold the same unto the said Smt. Nihar Bala Mitra her heirs, executors, administrators representatives and assigns for all the residue now unexpired of the said term of 999 years at and under the rent reserved by the said Indenture of Lease and subject to the covenants and conditions therein contained.

The said premises No. 29/4, Harey Kristo Sett Lane has subsequently been renumbered and separately assessed as 29/4A, 29/4B and 29/4C, Harey Kristo Sett Lane by the Municipal Corporation of Calcutta.

The said Smt. Nihar Bala Mitra by a registered Bengali scripted Deed of Sale on 08.03.1985, registered at the office of R.A. Calcutta, recorded in Book No.I, Volume No.94, Pages from 88 to 96, being Deed No.3589 for the year 1985, sold, conveyed and transferred ALL THAT piece and parcel of Bastu land measuring an area of 1 Cottah 9 Chittacks more or less (excluding 10ft wide common passage facility) together with Tin Shed structure at 29/4C, Harey Kristo Sett Lane, Kolkata-700050, in favour of Smt. Pratima Das.

The said Smt. Nihar Bala Mitra by another registered Deed of Sale on 21.06.1985, registered at the office of S.R. Cossipore Dum Dum, recorded in Book No.I, Volume No.56, Pages from 83 to 100, being Deed No. 2838 for the year 1985, sold, conveyed and transferred ALL THAT piece and parcel of land measuring an area of 2 Cottahs 12 Chittacks 42 Sq.ft. more or less (excluding 10ft wide common passage facility) together with Kancha structure and or C.I. Shed standing thereon at 29/4C, Harey Kristo Sett Lane, Kolkata-700050 in favour of Smt. Pranati Sen.

That after selling the aforesaid property the said Smt. Nihar Bala Mitra became the owner of remaining portion of Bastu land measuring an area of 10 Cottahs 06 Chittacks more or less and land measuring 1 Cottah 13 Chittacks 36 Sq.ft. more or less used for common passage purpose together with partly one storied and partly two storied building standing thereon lying and situated at Premises No. 29/4A & 29/4B, Harey Kristo Sett Lane, Kolkata-700050.

That the said Smt. Nihar Bala Mitra during her life time she had made a registered WILL dated 24/02/1999, registered at the office of A.D.S.R. Cossipore Dum Dum, recorded in Book No.III, Volume No.1, Pages from 187 to 192, being Deed No.37 for the year 1997, in respect of Premises No. 29/4A & 29/4B, Harey Kristo Sett Lane, Kolkata-700050, in favour of her fifth son namely Sri Sandip Kumar Mitra and Fourth son Sri Ranjit Kumar Mitra and the said Sri Sandip Kumar Mitra appointed as Executor as per the said will.

That after making the said WILL the said Smt. Nihar Bala Mitra died intestate on 02.03.2000.

That after demise of the said Smt. Nihar Bala Mitra the said Sri Sandip Kumar Mitra applied for probate from the Calcutta High Court, vide P.L.A. No. 30 of 2002 and the said WILL was granted and or probated on 20/06/2002 from the Calcutta High Court.

As per provision of the said will the said Sri Sandip Kumar Mitra became the sole and absolute owner of land measuring 7 Cottahs 6 Chittacks more or less with partly one storied and partly two storied building lying and situated at Premises No.29/4A, Harey Kristo Sett Lane, Kolkata-700050, more fully and particularly described in the Schedule 'Ka' of the said will and the said Sri Sandip Kumar Mitra duly mutated his name in respect of the

said property in the records of Kolkata Municipal Corporation being Assessee No. 110020800630.

As per provision of the said will the said Sri Ranjit Kumar Mitra became the sole and absolute owner of land measuring 3 Cottahs more or less together with R. T. shed measuring 600 Sq.ft. more or less at Premises No.29/4B, Harey Kristo Sett Lane. Kolkata-700050, more fully and particularly described in the Schedule "Kha" of the said will and the said Sri Ranjit Kumar Mitra duly mutated his name in respect of the said property in the records of Kolkata Municipal Corporation being Assessee No. 110020800641.

The said Ranjit Kumar Mitra transferred ALL That piece and parcel land measuring 3 Cottahs more or less together with R. T. shed measuring 600 Sq.ft. more or less at Premises No. 29/4B, Harey Kristo Sett Lane. Kolkata-700050, in favour of Sandip Kumar Mitra by way of Deed of Gift, dated 01.02.2024, registered before the Office of ADSR Cossipore Dumdum, recorded in Book No.I, Volume No. 1506-2024, Page from 33734 to 33752, Being No. 150600923 for the year 2024.

The said Sandip Kumar Mitra after becoming the absolute owner in respect of ALL THAT piece and parcel of bastu land measuring 10 (Ten) Cottahs 6 (Six) Chittacks more or less together with two storied building standing thereon and along with R.T Shed measuring 600 Square Feet more or less lying and situated under Mouza Gupta Brindaban, Dihi-Panchannagram, Division 1, Sub-Division-15, Holding No.121, now known as Premises Nos.29/4A & 29/4B, Harey Kristo Sett Lane, Police Station Cossipore now Sinthee, Kolkata 700050, mutated his name before Kolkata Municipal Corporation and obtained new Assessee No. 110020800641 and started paying taxes accordingly.

The said Sandip Kumar Mitra with the intention to amalgamate the both the Premises Nos. 29/4A & 29/4B into one Premises obtained new Premises No.29/4A, more fully and particularly mentioned in Schedule "A" hereinbelow, and obtained new Assessee No. 110020800630.

Thus the Land Owner is presently seized and possessed and rightfully entitled to her portions of land being ALL THAT piece and parcel of bastu land measuring 10 (Ten) Cottahs 6 (Six) Chittacks more or less together with two storied building standing thereon and along with R.T. Shed measuring 600 Square Feet more or less lying and situated under Mouza Gupta Brindaban, Dihi Panchannagram, Division -1. Sub-Division-15, Holding No. 121, now known as Premises No.29/4A, Harey Kristo Sett Lane, Police Station Cossipore now Sinthee, Kolkata 700050, within Ward No.002, Borough No.1 No.110020800630, being more particularly described in the Schedule "A" of. given hereunder.

The Land Owner declares that he has a good and marketable title over the said property and the said property is absolutely free from all encumbrances, charges, liens, lis pendens, attachments, whatsoever or howsoever.

SCHEDULE "B"
(SAID APARTMENT AND APPURTENANCES)

(a) The said Apartment, being No. _____, on the _____ floor, having super built-up area of _____ (_____) square feet, more or less and corresponding built-up area of _____ square feet and carpet area of _____ (_____) square feet, more or less, in the G + III building "_____". The layout of the Apartment is delineated in Red colour on the Plan annexed hereto and marked as Annexure "B";

(b) The Share In Common Areas, being pro rata share in the Common Areas of the project described in Schedule E below, as be attributable and appurtenant to the said Apartment, subject to the terms and conditions of this Agreement; and

(c) The Land Share, being undivided, impartible, proportionate and variable share in the land underneath the Building, as be attributable and appurtenant to the Said Apartment;

SCHEDULE " "
(COMMON AREAS)

1. ALL THAT undivided proportionate share and /or interest in the Project Land described in the Part I of Schedule "A" herein above written.
2. The roof of the top floor.
3. Entrance and Exit.
4. Boundary walls and main gate and common passage. Drainage and sewerage lines and other installation for the same (exceptionally those as are installed within the exclusive area of any unit and/or exclusively for its use).
5. Electrical wiring and other fittings (excluding only those as are installed within the exclusive area of unit and/or exclusively for its use.)
6. Staircase, Lift & Lift Lobby.
7. Water pumps, water pump rooms. Water reservoir together with all common plumbing installations for carriage of water in terms of the schedule (save only those as are exclusively within and for use and for use of any unit) in the building at the land.
8. The left over area round the four sides of the building constructed or proposed to be constructed in terms of the schedule mentioned.

9. Such other common parts, areas, equipment, installations, fittings, fixtures and spaces in or about the land of the building as are necessary for passage to and / or user of the units' common by the co-allottees.

SCHEDULE “ ”
(COVENANTS)

THE PURCHASER DOTH HEREBY COVENANTS WITH THE OWNER AND THE DEVELOPER AS FOLLOWS:

The Allottee shall observe and perform all the terms, covenants and conditions contained in this Deed to the extent and so far as they are applicable to the Said Apartment And Appurtenances as if they were incorporated in these presents and not to commit breach of or do any act contrary to any of the terms, covenants and conditions stated therein.

- a. The Allottee shall use the Said Apartment only for the purpose of private dwelling or residence of respectable persons in a decent and respectable manner and for no other purposes (such as Guest House, Boarding & Lodging House, Hotel, Nursing Home, Meeting Place, Club, Eating & Catering Centre, Hobby Centre or any commercial, manufacturing or processing work etc.).
- b. The Allottee shall not park any car or two-wheeler in the Project Land if the Allottee has not been allotted any car parking space therein, and to park only in the Said Parking Space, if any, is expressly allotted to the Allottee hereunder, only for the purpose of parking of his own medium sized car and/or two-wheeler vehicles, as the case may be, even if there be space for more than one in the said Car Parking Space
- c. The Allottee shall not cause nuisance or annoyance to the adjoining allottees and occupants.
- d. The Allottee shall not throw or accumulate any dirt, rubbish, rages or other refuses. They shall have to accumulate the refuses in special receptacles for the common use of the other Allottees.
- e. The Allottee shall not use the roof of the Buildings bathing or other undesirable purposes or such purpose which may cause any nuisance or annoyance to the other allottees of the Project;
- f. The Allottee shall indemnify and keep indemnified the Land Owner and the Developer against any loss, costs, charges and expenses that it may suffer or incur

on account of breach of any law, rules and regulations of the Government or any local authority, or breach of any term or covenant of the Deed or of these presents.

- g. The Allottee shall pay and discharge in entirety or proportionately (as the case may be) from the deemed date of possession all existing and future municipal rates, taxes, land revenues, assessments, impositions and outgoings (including interest, penalties in case of delayed payment, charges, claims etc.) whatsoever which now are or in the future shall be imposed or charged upon the Said Apartment And Appurtenances and/or the Project constructed thereon and which may be assessed, charged or imposed upon either on the Developer or the Allottee or occupier thereof whether in respect of the Said Apartment And Appurtenances or the Project erected thereon in accordance with the provisions of relevant laws.
- h. The Allottee shall comply with all applicable laws, rules and regulations, notifications and circulars for the construction, use, enjoyment and possession of the Said Apartment And Appurtenances and the Project to be erected thereon including but not limited to the sanctioned Plan, and to be solely liable for all breaches and/or defaults in compliance thereof and to keep the Land Owner and the Developer saved harmless and indemnified for all losses claims and demands which the Land Owner and/or the Developer may suffer or be put to by reason of any breach or alleged breach of this covenant.
- i. The Allottee shall make regular payments for consumption of electricity, water and other services and/or utilities supplied to or obtained for the Said Apartment And Appurtenances and/or the Project and to keep the Developer saved harmless and indemnified in this regard. In the event there are any amounts outstanding with respect to water and electricity or any other utilities or facilities or services consumed or availed for the Said Apartment And Appurtenances and/or the Project, the Allottee shall be liable to make payments for the same to the concerned authority.
- j. The Allottee shall not use or allow the Said Apartment And Appurtenances for any illegal or immoral purposes or for any noisy or offensive trade or business.
- k. The Allottee shall not amalgamate, sub-divide or partition the Said Apartment And Appurtenances or any part thereof with any other apartment or apartments within the Project.
- l. The Allottee shall keep the common areas, open spaces, parking areas, paths, passages, staircases, lobbies, landings etc., in the building free from obstructions or encroachments and in a clean and orderly manner.

- m. The Allottee shall not bring in or store or allow to be brought in or stored in the Said Apartment And Appurtenances or the Project or the Project Land or any part thereof, any hazardous, inflammable, combustible or explosive substance or any hide, skin or place any heavy material or other articles likely to injure or damage the Said Apartment And Appurtenances and/or the other structures constructed on the Project Land or in the common passages or staircase of the Building and not do or allow to be done on the building anything that may deteriorate the value of the building or the Said Apartment And Appurtenances or the Project or injure the same in anyway, except in accordance with law.
- n. The Allottee shall pay wholly in respect of the Said Apartment And Appurtenances and proportionately in respect of the Common Areas the Maintenance Charges as mentioned herein, water works, common electrical installations, DG Sets, parking areas, lobbies, lifts and staircases, AMCs etc. It will also include safety and security of the Project such as fire detection and protection and management of general security and control of the Project, and all levies, duties, charges, surcharges, rates, taxes and outgoings including GST, betterment and/or development charges under any statute, rule or regulation, electricity charges. The Maintenance Charges that may be and/or become payable at any time (including enhancements thereto and/or new imposition) relating to the construction, transfer, Ownership and/or maintenance of the Said Apartment And Appurtenances and/or relating to this Deed shall be paid by the Allottee without raising any objection thereto, within 15 (fifteen) days of demand being made and the Developer shall not be liable for the same under any circumstance;
- o. So long as each apartment of the building shall not be separately assessed for the taxes, all allottees of the building shall pay to the Developer a proportionate share of the Municipal taxes and other taxes and such proportionate tax shall made by the Developer on the basis of the area acquired by each allottee and the same shall be conclusive final and binding.
- p. Developer shall be liable to pay all taxes, outgoing, outstanding interest of the Project Land till the date of possession or deemed date of possession, if any arrear and after handing over possession to the Allottee, all arrear shall remitted by Land Owner/Developer at their own cost. If the concerned authority imposes any sales tax or other taxes for the Said Apartment And Appurtenances, in such case the Allottee shall be bound to pay the same to the authority.
- q. The Allottee shall get the Said Apartment And Appurtenances mutated in his/her name and/or separately assessed by the KMC at their own cost.

- r. The Allottee shall pay all amounts and deposits that are payable by the Allottee under this Deed of Conveyance and/or which are the liability of the Allottee under this Deed of Conveyance even if the same are demanded and/or become payable subsequent to the execution of this Deed of Conveyance.
- s. The Allottee shall pay all future betterment/development charges etc. relating to the Said Apartment And Appurtenances and/or the Common Areas.
- t. The Allottee represents and warrants that it has inspected and understood the Plan and has accepted the floor plan, payment plan and the specifications, amenities and facilities (annexed along with this Deed) of the Said Apartment And Appurtenances which is part of the integrated Plan of AVIDIPTA and has been approved by the K.M.C., as represented by the Developer.
- u. The cost of cleaning, lighting and maintenance of staircase and other parts of the building as enjoyed in common by the all allottees and occupiers thereof will be jointly borne by them proportionately.
- v. The salaries of darwans, if any, electricians, sweepers etc. shall be borne proportionately by the all allottees and occupiers of the building.
- w. The cost of maintenance, replacing, repairing, whitewashing, painting and decorating the main structure of the said building the exterior thereof and in particular the common portions of the roof, terraces, landing and structure of the building rain water pipes water tanks, motor pumps, tube well, gas pipes and electrical wire, sewerage drain and equipments in under or upon the building enjoyed or used in common by the all allottees and occupiers of the building shall be borne jointly and proportionately by them.
- x. The Allottee shall not commit or permitted to commit any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other apartments in the Building.
- y. The Allottee shall keep their respective apartments and walls, sewers, drain pipes, cables, wires, entrance and main entrance serving any other apartment in the Building in good and substantial repair and condition so as to support shelter and protect and keep habitable the other apartments of the Building and not to do or cause to be done anything in or around their respective apartments 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 their respective apartments. In particular and without prejudice to the generality to the foregoing,

the allottees shall not make any form of alteration and/or shall not chisel or in any other manner cause damage in the beams and columns ,walls, slabs or RCC, parti passing through their respective apartments or the common areas for the purpose of making changing or repairing the concealed wiring and piping or otherwise.

- z. The Developer shall provide water lines for supply of water; electrical lines and points etc. and cost of electrical power to the said Apartment shall be borne by the allottee. The Allottee shall install the electric meter at their own cost. The Developer will render assistance for the same.
- aa. Until individual meter is installed, the allottee shall pay the unit consumed by them at an average rate.
- bb. The Allottee has, inter alia, inspected and verified all the documents as also the Plan of the Said Apartment And Appurtenances and the Project and is satisfied as to the Plan and/or the construction of the Building thereof and the condition and description of all fixtures and fittings installed and/or provided therein and also as to the amenities and facilities appertaining to the Said Apartment And Appurtenances and also to the nature, scope and extent of benefit or interest in the Project and/or the Common Areas.
- cc. The Allottee agrees and undertakes to comply with and honour the mutual easements, common rules and restrictions mentioned in this Deed.
- dd. The Allottee shall not slaughter or kill any animal in any area (including common areas/ parking areas etc.) under any circumstances whatsoever, including for any religious purpose or otherwise.
- ee. The Allottee shall not misuse or permit to be misused the water supply to the Said Apartment.
- ff. The Allottee shall not be entitled to let out, sell, transfer, assign or part with possession of the said Apartment until all the charges, outgoings, maintenance, dues, payable by the Allottee to the Developer or Association in respect of the Said Apartment And Appurtenances are fully paid up and a No Dues certificate is obtained by the Allottee from the Developer or Association.
- gg. The Allottee on receiving No Dues certificate shall have full proprietary rights and interests and shall be entitled to sell, mortgage, let out, lease out, or transfer the Said Apartment And Appurtenances in any manner whatsoever permitted by law provided the purchaser mortgagor / tenants/ leasee shall be bound by the Rules and Regulations laws or bye laws of the Association to be formed by the allottees.

- hh. That in case of any additional work requires to be done by the allottee in their said Apartment, the Developer will complete the said work and the Allottee will bear the additional cost, provided such work must not cause any construction, modifications, additions, alterations and/or variations regarding in the sanctioned plan. The Allottee shall be allowed to make addition or alteration in the said Apartment for decoration purpose without damaging the pillars, beams and main structure of the building.
- ii. The Allottee shall not be allowed to make construction or alterations on the Balcony elevation and shall also not be allowed to interfere with and alter the exterior decorations and external colour of the premises. It is hereby expressly made clear that in no event any Allottee shall open out any additional window or any other apparatus protruding outside the exterior of the Said Apartment.
- jj. In the event of the Allottee failing and/or neglecting or refusing to make payment or deposits of the maintenance charges, Common Expenses and Charges, municipal/panchayat rates and taxes, or any other amounts payable by the Allottee under these presents and/or in observing and performing the covenants terms and conditions of the Allottee hereunder, then the Developer and Association, upon its formation and its taking charge of the acts relating to the Common Purposes, the Association, shall be entitled to:-
- claim interest at the rate of the State Bank of India plus two percent per annum on all outstanding amounts;
 - demand and directly realize the amounts becoming due and payable to the Allottee by any tenant or licensee or other occupant in respect of the Said Apartment and Appurtenances;
 - In case of there being a failure, refusal, neglect, breach or default on the part of the Allottee to perform or comply with any of the terms conditions covenants undertakings stipulations restrictions prohibitions and/or obligations in respect of the Said Apartment and Appurtenances continuing for more than 2 (two) months, then the Developer and/or the Association, upon its formation shall be entitled to issue a notice to the Allottee calling upon the Allottee to rectify and/or make good or set right the failure neglect refusal breach or default within 1 (one) month from the date of issue of the said notice. If the Allottee does not comply with the said notice to the satisfaction of the Developer and the Association, as the case may be, then the Developer and/or the Association, as the case may be, shall be entitled to invoke their rights in terms of the provisions of these presents and the

Allottee shall in addition be liable to pay to the Developer and/or the Association, compensation and/or damages that may be quantified by the Developer / Association; and

- withhold and stop use of all other utilities and facilities (including lift) to the Allottee and his family members, guests, tenants or licensees.
- kk. The Allottee shall have the right of obtaining telephone connections to the said Apartment as well as the right of fixing television antenna and / or radio areal on the roof of the said building and for this purpose the allottee shall have the right of digging, inserting and or fixing plug and supporting clamps in the required portion of the said building provided always that the Allottee shall forthwith mend good such dug up holes and excavations at their own cost and expenses.
- ll. The Allottees fully comprehend and accept that (1) the Share In Common Areas is a notional proportion that the Said Apartment bears to the currently proposed area of the Building (2) if the area of the Building is recomputed by the Developer, then the Share In Common Areas shall vary accordingly and proportionately and the Allottees shall not question any variation (including diminution) therein (3) the Allottees shall not demand any refund of the Total Price paid by the Allottees on the ground of or by reason of any variation of the Share In Common Areas and (4) the Share In Common Areas are not divisible and partible and the Allottees shall accept (without demur) the proportionate share with regard to various matters, as be determined by the Developer, in its absolute discretion.

SCHEDULE “ ”
(COMMON EXPENSES)

1. **Common Utilities:** All charges, costs and deposits for supply, operation and maintenance of common utilities.
2. **Electricity:** All charges for the electricity consumed for the operation of the common lighting, machinery and equipment of the Building and the road network, etc.
3. **Association:** Establishment and all other capital and operational expenses of the Association of Allottee.
4. **Litigation:** All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common Areas.
5. **Maintenance:** All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-constructing, lighting and renovating the

Common Areas [including the exterior or interior (but not inside any Apartment) walls of the Building] and the road network, etc.

6. **Operational:** All expenses for running and operating all machinery, equipments and installations comprised in the Common Areas, including lift, diesel generator set, changeover switch, pump and other common installations including their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the Common Areas and the road network.
7. **Rates and Taxes:** Municipal Tax, surcharge, Water Tax and other levies in respect of the Project save those separately assessed on the Allottee.
8. **Staff:** The salaries of and all other expenses on the staff to be employed for the common purposes, viz. manager, caretaker, clerk, security personnel, liftmen, sweepers, plumbers, electricians, gardeners etc. including their perquisites, bonus and other emoluments and benefits.
9. **Fire Fighting:** Costs of operating and maintaining the fire-fighting equipments and personnel, if any.

WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Kolkata in the presence of attesting witness, signing as such on the day first above written.

SANDIP KUMAR MITRA
Represented by his Constituted Attorney
M/S. RELIANCE CONSTRUCTION COMPANY
Represented through its proprietor

Sibasis Das
[LAND OWNER]

M/S. RELIANCE CONSTRUCTION COMPANY
Represented through its proprietor

Sibasis Das

[DEVELOPER]

[ALLOTTEE/PURCHASER]

Witnesses:

Signature_____

Signature_____

Name _____

Name _____

Father's Name _____

Father's Name _____

Address _____

Address _____

MEMO OF CONSIDERATION

RECEIVED the sum of **Rs** _____/- (Rupees _____ only) as part consideration amount as per terms of Agreement for Sale in connection with said Apartment No. ____ in the ____ Floor .

Cheque No /Cash/Date

Bank & Branch

Amount

M/S. RELIANCE CONSTRUCTION COMPANY
Represented through its proprietor

Sibasis Das
[DEVELOPER]

Witnesses:

Signature _____ Signature _____

Name : _____ Name : _____

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