

DRAFT

CONVEYANCE DEED

THIS CONVEYANCE DEED executed on this _____ (date) day of _____ (Month), 20 ____.

By and Between

MADGUL PARKS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 20 Ballygunge Circular Road, Kolkata - 700 019, Post Office Ballygunge, Police Station Ballygunge, having PAN: AACCM0198C represented by Mr. _____ (having Aadhaar No. _____, having Income Tax PAN _____), son of _____ of _____, Police Station – _____, Post Office – _____, being the authorized representative of the Constituted Attorney of the Vendor namely **ANURISHI DEVELOPMENT LLP** appointed by Power of Attorney dated _____ and registered with _____ in Book I Volume No. _____ Pages _____ to _____ Being No. _____ for the year _____ all hereinafter referred to as “the **Vendor**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its respective successors-in-interest and/or assigns) of the **FIRST PART**;

AND

ANURISHI DEVELOPMENT LLP (LLPIN: ACJ-4148 and PAN ACHFA0261C), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at Unit 704, 7th Floor, DLF Galleria, premises no. 02-0124, Action Area-1B, New Town, Rajarhat, Police Station Newtown, Post Office Rajarhat, Kolkata – 700 156 and represented by its Authorized Representative namely Mr. _____ (having Aadhaar No. _____ and PAN _____) son of Mr. _____ of _____, Police Station _____, Post Office _____, Kolkata - _____ hereinafter referred to as the “**PROMOTER**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, and permitted assigns) of the **SECOND PART**;

AND

Mr. / Ms. _____ (Aadhaar No. _____) having his/her PAN no. _____ son/daughter/wife of _____ aged about _____ years, nationality _____, residing at _____ and Second Purchaser, Mr. / Ms. _____ (Aadhaar No. _____) having his/her PAN No. _____ son/daughter/wife of _____ aged about _____ years, nationality _____, residing at _____, hereinafter referred to as “the **Purchaser**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include _____ heirs, executors, administrators, successors-in-interest and permitted assigns) of the **THIRD PART**;

The Vendor, the Promoter and the Purchaser shall hereinafter collectively be referred to as the “Parties” and individually as a “Party”.

I. WHEREAS:

- A.** The Vendor is the sole and absolute owner of **All That** piece and parcel of land containing an area of 0.93 acres more or less situate lying at and being a divided and demarcated north-west portion of premises No. 53A Raja Ram Mohan Roy Road, Kolkata-700008 and comprised in entire L.R. Dag Nos. 467, 468, 469, 470 and demarcated portion of L.R. Dag No. 488 recorded in L.R. Khatian No. 6544 (formerly R.S. Dag Nos. 327, 328, 329, 330 and 341 (portion) recorded in R.S. Khatian No. 309 (C.S. Khatian Nos. 309, 310 and 312) in Mouza Muradpur, JL No.13, Police Station Behala, within the Kolkata Municipal Corporation described in **Schedule A** (hereinafter referred to as “the **Project Land**”). The particulars of the documents whereby the Vendor became the owner of the Project Land and other facts of devolution of title in respect of the Project Land is mentioned in **Schedule A-1** hereto.

- A1 The Promoter is the developer appointed by the Vendor in respect of development of the Project Land under Development Agreement dated 6th March 2025 particulars whereof is mentioned in **Schedule A-1**.
- B. The Project Land is earmarked for the purpose of building a residential project comprising, for the time being, of buildings having, inter alia, 2 Towers comprising of Ground plus ____ upper floors containing residential units from ____ floor level (all Blocks inter-connected at roof level) (hereinafter collectively referred to as "**the Buildings**") as per plans sanctioned by the Kolkata Municipal Corporation vide plan No. _____ (Bl-_____) dated _____) (hereinafter referred to as "**the sanctioned building plans**") which expression shall include all sanctions, vertical/horizontal extensions, modifications, integrations, revalidations and revisions made thereto) (the Project Land with the buildings to be constructed thereon is hereinafter referred to as "the Project". The overall Project shall be known as '**Privilege**' and each of 2 Blocks have been named separately as "Tower-1" (shown as Tower 1 in sanction plan) and "**Imperium**" (shown as Tower 2 in sanction plan). The Tower 1 has further been divided into two wings namely **Wing 1 known as "Aurum"** and Wing 2 known as "**Elysium**" connected at roof level. The Promoter has caused to be constructed the Project and obtained the Completion Certificate/Occupancy Certificate in respect of the Building/s on _____.
- C. The Promoter has registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "**the Act**") with the West Bengal Real Estate Regulatory Authority at Kolkata on _____ under registration no. _____.
- D. By Agreement for Sale dated _____ (hereinafter referred to as "**the Sale Agreement**"), made between the Promoter, the Purchaser and the Vendor, the Promoter and the Vendor agreed to sell to the Purchaser (as Allottee thereunder) and the Purchaser agreed to purchase from them **ALL THAT** Apartment No. ____ (hereinafter referred to as "**the said Unit**") having Carpet Area of ____ square feet more or less, type Standard, on ____ floor in the Wing __¹ of Tower ____ (____) (hereinafter referred to as "**the Designated Tower**") along with parking facility for ____ (____) motor car/two wheeler to be used by the Purchaser as permissible under the applicable law (hereinafter referred to as "**the Parking Facility**") Together With pro rata share in the common areas (as mentioned in the **SCHEDULE D** hereto) and any other areas defined under clause (n) of Section 2 of the Act and to the extent applicable in the Project (hereinafter referred to as "**Common Areas**"). The Unit, the Parking Facility, if any and pro rata share of the Common Areas is hereinafter collectively referred to as "**the Designated Apartment**" and the Unit and the Parking Facility are more particularly described in **Schedule B** and the floor plan of the Unit is annexed hereto and marked as '**Appendix-A**'. Certain other expressions used in this deed shall have the meaning as per Schedule A-2 hereto. The pro rata share in the Common Areas was agreed to be transferred so as to be ultimately held by the Purchaser as member of Association.
- E. The Purchaser has paid the entire consideration of Rs. _____ /- (Rupees _____) only payable for sale of the Designated Apartment under the Sale Agreement and the Vendor and the Promoter have apportioned and received the respective amounts

¹ In case in Tower 1

receivable by them out of the same. The Vendor has agreed to complete the sale of the pro rata undivided share in the Land in the manner hereinstated.

- F. The Purchaser has inspected the Designated Apartment and the Complex and satisfied himself about the construction and specification thereof and area of the Designated Apartment and the Common Areas provided and has no complaints or objection thereabout. The Purchaser has also gone through all the terms and conditions set out in this Deed and understood the mutual rights and obligations detailed herein including the Additional disclosures and details contained in the Sale Agreement and in this Deed and has accepted the same and is fully satisfied thereabout.
- G. As per Section 17 of the Act, the Promoter is, inter alia, required to execute a registered conveyance deed in favour of the Purchaser alongwith the undivided proportionate title in the Common Areas to the Association. Pending formation of Association and for security of the Purchaser, the transfer in terms of clause IIA shall apply which the Purchaser agrees and accepts alongwith other related provisions mentioned elsewhere in these presents.
- H. The Parties hereby confirm that they are signing this Deed with the full knowledge of all the laws, rules, regulations, notifications etc., applicable to the Project.
- II **NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs _____ /- (Rupees _____) only by the Purchaser to the Promoter paid 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 out of the same the Vendor hereby admit and acknowledge the receipt of apportioned sum towards the prorata share in the Project Land attributable to the said Unit and Vendor and the Promoter do hereby forever release discharge and acquit the Purchaser and the Designated Apartment and its appurtenances) the Promoter and the Vendor, to the extent of their respective entitlement, do hereby sell and transfer unto and to the Purchaser **ALL THAT** the said Unit No. _____ morefully and particularly mentioned and described in **Schedule-B** hereto together with parking facility if granted to the Purchaser and if so and as specifically mentioned in the said Schedule B **AND TOGETHER WITH** right to use the Common Areas and Installations in common with the Vendor and the Promoter and other persons permitted by them **AND** reversion or reversions remainder or remainders and the rents issues and profits of and in connection with the Designated Apartment **AND** all the estate right title interest property claim and demand whatsoever of the Promoter and the Vendor into or upon the same **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever **TOGETHER WITH AND/OR SUBJECT TO** the easements quasi-easements and other stipulations and provisions in favour of the Purchaser and the Promoter/Vendor as are set out in the **Schedule C** hereto **AND SUBJECT TO** the Purchaser observing, fulfilling and performing House Rules and other covenants, terms and conditions as contained hereinbelow and in the Schedules hereto and on the part of the Purchaser to be observed, fulfilled and performed.
- IIA. As per Section 17 of the Act, the Promoter is, inter alia, required to execute undivided proportionate title in the common areas to the Association. The Promoter agrees to enable the formation of the Association of co-owners of the Project and upon formation of such Association, the Promoter and the Vendor agree to convey the title to the Common Areas (including Project Land). The formation of Association is at the hands of the Co-owners of the Project and the Promoter and the Vendor record that they are keen to enable the formation.

Without affecting or prejudicing the said rights and obligations of the Promoter and the Vendor, at the request of the Purchaser and to allay any insecurity of the Purchaser and with the consent of the Purchaser it is recorded and confirmed that the sale and transfer of the undivided proportionate title to the Project Land (attributable to the Unit) by the Vendor and of the undivided proportionate title to the other Common Areas (attributable to the Unit) by the Vendor and the Promoter, to the extent of their respective entitlement, is and shall be deemed to be hereby conveyed to the Association to take ipso facto effect immediately upon the formation of the Association absolutely and shall remain vested with the Purchaser until then in trust and for the benefit of the Association.² It is clarified that any document or instrument required to be executed and registered to confirm or vest the said transfer in favour of the Association, the parties hereto shall execute and register the same at the cost and expense of the Purchaser or of the Association including stamp duty and registration fee.

III. THE VENDOR AND THE PROMOTER DO HEREBY COVENANT WITH THE PURCHASER as follows:-

- (a) The interest which they do hereby profess to transfer subsists and that they have good right full power and absolute authority to grant, sell, convey transfer, assign and assure unto and to the use of the Purchaser, the Designated Apartment in the manner aforesaid.
- (b) It shall be lawful for the Purchaser, from time to time and at all times hereafter to peaceably and quietly, but subject nevertheless to the other provisions hereof, to hold use and enjoy the Designated 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 the Vendor and the Promoter save only those as are expressly mentioned herein, if any.
- (c) They shall from time to time and at all times hereafter upon every reasonable request and at all the costs of the Purchaser make do acknowledge execute and perfect all such further and/or other lawful and reasonable acts deeds matters and things whatsoever for further better and more perfectly assuring the Designated Apartment hereby sold and transferred unto and to the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser.

IV. IT IS HEREBY AGREED AND UNDERSTOOD BY AND BETWEEN THE PARTIES HERETO as follows:-

- 1. The Promoter agrees and acknowledges, the Purchaser shall have the right to the Designated Apartment as mentioned below.
 - (i) The Purchaser shall have exclusive ownership of the said Unit.
 - (ii) Pursuant to Section 17 of the Real Estate (Regulation and Development) Act, 2016 and at the instance of the Purchaser, the Association is intended to be the owner of

² In case transfer to Association takes place prior to execution of sale deed of a unit in favour of the Allottee or the Association is formed prior to such execution, the clause shall undergo suitable modifications.

the undivided proportionate share in the Common Areas as morefully mentioned in clause IIA hereinabove. The Purchaser shall also have title to undivided proportionate share in the Common Areas as members of the Association as stipulated in clause IIA hereinabove.

- (iii) Since the share interest of the Purchaser in the Common Areas is undivided and cannot be divided or separated, the Purchaser shall use the Common Areas along with the Promoter, the Vendor, the other co-owners, occupants, maintenance staff etc. without causing them any inconvenience or hindrance and as per the rules made in this respect including the House Rules. Further, the right of the Purchaser to use the Common Area shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the Promoter shall hand over the Common Areas to the Association as provided under the Act wholly or proportionately from time to time. The role of the Vendor shall be only in respect of transfer of the ownership and title of the land and to sell shares in land attributable to the Unit.
- 2. **SINGLE UNIT:** The Purchaser agrees that the said Unit along with Parking Facility (if any) shall be treated as a single indivisible unit for all purposes.
- 3. **INDEPENDENT PROJECT:** It is agreed that the Project is an independent, self-contained Project covering the Project Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Purchaser. It is clarified that Project's facilities and amenities as mentioned in **Schedule D** hereto shall be available only for the use and enjoyment of the co-owners of the Project.
- 4. **COMPLIANCE OF LAWS RELATING TO REMITTANCES:** The Purchaser, 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 Purchaser 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 the Vendor accepts no responsibility in regard to matters specified in this para above. The Purchaser shall keep the Promoter and the Vendor fully indemnified and harmless in this regard.
- 5. **CONSTRUCTION OF THE PROJECT / APARTMENT:** The Purchaser has seen inspected and examined the Project and the Designated Apartment and all Common Areas and Installations thereat including all facilities, amenities and specifications thereat and the quality of materials and workmanship used therein and is fully satisfied thereabout. The Purchaser has also seen the layout plan and the sanctioned plans as modified and the Completion Certificate and verified the same with the Designated Apartment and the Project including as regards the area, the facilities, amenities and specifications thereat and all the Common Areas and Installations and in fully satisfied thereabout.
- 6. **POSSESSION OF THE DESIGNATED APARTMENT:** The Purchaser acknowledges and confirms that the Promoter has carried out timely delivery of possession of the

Designated Apartment to the Purchaser and the Common Areas to its satisfaction without any claim or objection of the Purchaser and the common areas to the Maintenance In-charge duly made ready and complete with all specifications, amenities and facilities of the project.

7. **HANDOVER OF DOCUMENTS:** The Purchaser agrees acknowledges accepts and confirms that the Promoter shall handover the necessary documents and plans, including common areas, to the Association upon its formation and taking charge.
8. **PAST OUTGOINGS:** The Purchaser and the Maintenance In-Charge acknowledges, accepts and confirms that the Promoter has already paid all outgoings before transferring the physical possession of the Designated Apartment to the Purchaser, which it has collected from the Purchaser, for the payment of outgoings (including those mentioned in this Deed and the Sale Agreement), to the satisfaction of the Purchaser 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.
9. **MAINTENANCE OF THE BUILDING / APARTMENT / PROJECT:** The Purchaser is aware and accepts that the Maintenance In-charge is and shall be responsible to provide and maintain essential services in the Project. On its incorporation the Association shall be the Maintenance In-charge. The cost of such maintenance shall be payable by the Purchaser separately to the Maintenance In-charge.
10. **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 Sale Agreement relating to such development is brought to the notice of the Promoter by the Purchaser within a period of 5 (five) years from the date of completion certificate and/or partial completion certificate of the Designated Tower in which the Unit is situated, as the case may be, the Parties shall refer the matter to the Architect for the Project who shall verify the same and direct the Promoter to proceed or not to proceed with the rectification of the defects upon considering the submission of the Parties and the terms and conditions hereof and in the Sale Agreement and then it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Purchaser shall be entitled to receive appropriate compensation in the manner as provided under the Act Provided Further That the obligation or liability of the Promoter shall not arise if the defect has arisen owing to any Force Majeure event or owing to act or omission of the Purchaser or any other co-owners or Association and/or any other person or if the portion alleged to have the defect has already been altered before the Promoter is able to view the same or if the related annual maintenance contracts and other licenses are not validly maintained by the Association or competent authority. The Purchaser is/are aware that any change, alteration including breaking of walls or any structural members or the construction of any new wall or structural member will result in immediate cessation of the Promoter's obligation to rectify any defects or compensate for the same as mentioned in this Clause.

It is clarified that the defect liability responsibility of the Promoter shall not cover defects, damage, or malfunction resulting from (i) misuse (ii) unauthorised modifications or repairs done by the Purchaser and/or other co-owners of the apartments or their nominee/agent, (iii) cases of force majeure including accident (iv) failure of the Purchaser or Maintenance In-charge to maintain the amenities/equipment or negligent use by them or any of them.

Provided that where the manufacturer warranty as shown by the Promoter to the Purchaser ends before the defect liability period and such warranties are covered under the maintenance of the said apartment / building / phase, as the case may be and if the annual maintenance contracts are not done/renewed by the Purchaser and/or the other co-owners, the Promoter shall not be responsible for any defects occurring due to the same. The Project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipment, fixtures and fittings shall be maintained and covered by maintenance / warranty contracts so as it be sustainable and in proper working condition to continue warranty in both the Apartments and the Common project amenities wherever applicable. The Purchaser has been made aware and the Purchaser expressly agrees that hairline or thin cracks on the external and internal walls which happens due to variation in temperature of more than 20 centigrade and which do not amount to structural defects. The Purchaser has also been made aware of natural shrinkage / expansion in wooden materials installed in the unit as wood absorbs moisture in humid conditions, causing cells to swell and expand, and releases it in dry conditions, causing the cells to collapse and the wood to shrink. The Purchaser has also been made aware of oxidation of stainless steel (SS) materials installed in the unit wherein non usage, humid conditions and contamination can lead to its rusting and deterioration over time and hence cannot be attributed to either bad workmanship or structural defect. It is expressly agreed that before any liability of defect is claimed by or on behalf of Purchaser it shall be necessary to appoint an expert who shall be a nominated surveyor appointed by the Architect of the Project and such surveyor shall survey and assess the same and then submit a report on the causes of such defects including as to whether the same was caused by the material used in the structure of the Apartment and in the workmanship executed by the Promoter. The decision of the Architect in respect of the matter referred to in this clause shall be final and binding upon both the Promoter and the Purchaser.

11. **RIGHT TO ENTER THE APARTMENT FOR REPAIRS:** The Promoter/Association/Maintenance In-charge shall have right of unrestricted access of all Common Areas and Installations, garages/covered parking and parking spaces for providing necessary maintenance services and the Purchaser agrees to permit the Promoter and Association and/or Maintenance In-charge to enter into the Designated Apartment 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 or for inspection and requiring the Purchaser to remedy any want of repair.
12. **USAGE: Use of Service Areas:** The service areas if any located within the Project Land may be ear-marked for purposes such as parking spaces and services including but not limited to STP, transformer, DG set, underground water tanks, Pump rooms, Water treatment plant, firefighting pumps and equipments etc. and other permitted uses as per sanctioned plans. The Purchaser shall not be permitted to use the services areas in any manner whatsoever, other than those earmarked as parking spaces and the service areas shall be reserved for use by the association of co-owners formed by the co-owners for rendering maintenance services.
13. **MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT:**
 - 13.1 The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the Association or any other Maintenance In-charge as per the House Rules. The cost of such maintenance shall be payable by the Purchaser separately in addition to the Total Price of the Designated Apartment.

Clauses in relation to maintenance of Project, infrastructure and equipment:

13.2 In connection with the Extras and Deposit payable by the Purchaser under the Sale Agreement, it is agreed by and between the parties hereto that the same does not include the following amounts which shall be payable by the Purchaser additionally:-

- (a) Goods and Service Tax and any other tax, levy, cess by any name called (including Works Contract Tax, duties, levies and all other tax and imposition levied by the State Government, Central Government or any other authority or body from time to time) that may be applicable and/or imposed in future and such taxes shall be additionally payable at the applicable rates by the Purchaser and shall be paid proportionately, if levied as a whole on the Designated Tower or the Project and wholly, if levied specifically on the Designated Apartment (including those that may be applied with retrospective effect and/or those for which any recovery proceedings are initiated in consequence thereof). The Purchaser further agrees that in case of any decrease/reduction in the applicable taxes, the Promoter shall not be liable to refund or compensate the same to the Purchaser in any manner whatsoever.
- (b) Proportionate share of costs, charges and expenses for procuring electricity connection by way of Transformer, Electric Sub-station for the Project to be notified separately by the Promoter upon its procurement and final installation.
- (c) The Promoter has presently planned a power back-up from the generator of (i) _____ KVA for _____ Bedroom Units, (ii) _____ KVA for _____ Bedroom Units and (iii) _____ KVA for _____ Bedroom Units during CESC Limited power failure. If any additional KVA is required by the Purchaser and the Promoter agrees to allocate the same, the Purchaser shall be liable to pay additional charges for the same at the rate as may be specified by the Promoter.
- (d) Fees and expenses, if any, payable to any authority towards Sale or Transfer Permission fees.
- (e) Proportionate share of costs, charges and expenses in respect of additional fire safety measures if required to be undertaken due to any subsequent legislation / government order/directives/guidelines or if deemed necessary by the Promoter beyond the present provision of providing electric wiring in each apartment and firefighting equipment in the Common Areas only as prescribed in the existing firefighting code/regulations.
- (f) Security Deposit and other expenses as may be required by the CESC Limited or any other electricity provider for individual meter in respect of the Designated Apartment directly with the CESC Limited or such other provider and proportionate share of the Security Deposit in respect of the common meter/s in respect of the Common Areas. In case the CESC fails and/or delay in providing individual/ common electricity meter to the co-owners of the Apartments of the said Project and/or provide HT Connection to the said Project, in that event the Promoter/Maintenance Agency may temporarily provide electricity to co-owners from the existing power connection obtained by the Promoter for construction for a period not exceeding three months from the date of obtaining completion certificate and which such period may be extended or curtailed at the discretion of the Promoter. The Purchaser shall be liable to make payment of Electricity Consumption charges as per the bills to be raised by the Promoter or the Maintenance Agency, as the case may be, on the basis of electricity consumption recorded in the Electricity Sub-Meter. The rate of electricity consumption payable by the Purchaser will be in accordance with the rate charged by the electricity service provided in respect of such electricity, together with cost of

transmission loss and applicable charges for distribution of the electricity to individual Purchaser and the Purchaser shall not raise any objection about rate charges as not being residential but commercial for providing such services and shall pay the same within the time stipulated in such bills.

- (g) Stamp Duty and Registration Charges and all other applicable charges in respect of this Deed and/or any future contracts in pursuance hereof and the Sale Deed to be executed in pursuance hereof.
- (h) Fixed miscellaneous charges for registration of this Deed and/or any other contract, which shall be paid by the Purchaser to the Promoter.

13.2.1 The Deposits as mentioned in the Sale Agreement and paid by the Purchaser to the Promoter shall be held by the Promoter as interest free security deposits and unless any amount out of the same is adjusted due to non-payment of the taxes and outgoings payable by the Purchaser, the same or the unadjusted portion thereof shall be transferred to the Association by the Promoter.

13.2.2 This Deposits shall be transferred by the Promoter to the Maintenance In-charge (upon adjustment of arrear dues if left by the Purchaser) within 3 months of the Association requiring the same from the Promoter.

13.3 Maintenance In-charge:

13.3.1 **Association:** The Promoter shall enable the formation of Association that may be formed under the West Bengal Apartment Ownership Act, 1972 (“**Association**”) by the Co-owners of the apartments in the Project and the Purchaser hereby agrees to become a member of the Association and to sign, execute and register all documents required for formation of the Association and for its running and administration. The Promoter shall appoint consultant(s) having knowledge in formation of the Association and the Purchaser agrees to do all acts, deeds and things as may be required by such consultant(s) within the stipulated time and to pay the proportionate costs for the formation and operationalization of the Association³

13.3.2 **Maintenance Agency:** The Promoter or the Association may appoint one or more agencies or persons (hereinafter referred to as “**Maintenance Agency**”) to look after the acts relating to the purposes of managing maintaining up-keeping and security at the Project and in particular the Common Areas, Parking Spaces and Facilities, Amenities and Specifications, rendition of common services in common to the Co-Owners and the collection and disbursement of the Common Expenses and dealing with the matters of common interest of the Co-Owners and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Units exclusively and the Common Areas in common (hereinafter referred to as “**Common Purposes**”) on such terms and conditions as it deems fit and proper. The Maintenance Agency may appoint professional facility management agencies or persons for conducting the day to day affairs as it may deem fit and proper. The fees and costs for such Maintenance Agency shall be proportionately borne and paid by the Purchaser.

³ In case the Association is formed before the execution of this Deed, this clause will be suitably amended

- 13.3.3 **Maintenance In-charge :** The Promoter may not act as Maintenance In-charge beyond ___ months from the date of Completion Certificate being issued in respect of the Buildings. In case no Association is formed within such time of ___ months, the Promoter may notify to handover the responsibility of carrying out the Common Purposes to the co-owners of the Buildings who shall then be solely responsible for all acts relating to the Common Purposes and shall keep the Promoter and the Vendor fully saved harmless and indemnified against any costs, charges, expenses, loss, liability, penalty, etc. in respect of the Common Purposes of the Project. Upon the Association taking charge of the acts relating to the Common Purposes, the Association shall be the Maintenance In-charge and until then the Promoter or any Maintenance Agency looking after the acts relating to the Common Purposes shall be the maintenance in-charge (hereinafter referred to as “**Maintenance In-charge**”).

13.4 Common Areas Related:

- 13.4.1 The Designated Tower contains certain Common Areas as specified in **PART-I** of the **SCHEDULE D** hereto and which the Purchaser shall have the right to use in common with the Vendor, the Promoter and other Co-owners of the said Designated Tower and other persons as may be permitted by the Promoter.
- 13.4.2 The Project also contains certain Common Areas as specified in **PART-II** of the **SCHEDULE D** hereto which the Purchaser shall have the right to use in common with the Vendor, the Promoter and other Co-owners of the Project and other persons as may be permitted by the Promoter for the activities related to Common Purposes.
- 13.4.3 Save those expressed or intended by the Promoter to form part of the Common Areas as per the **SCHEDULE D** hereto, no other part or portion of the Designated Tower or the Project shall be claimed to be part of the Common Areas by the Purchaser either independently or in common with any other Co-owner. In particular and without prejudice to the generality of the foregoing provisions of this clause, the parking spaces including the Mechanical Parking System shall neither be nor be claimed to be a part of the Common Areas.
- 13.4.4 The Promoter have finally identified and demarcated portions to comprise in the common amenities and facilities in the Project including the driveway, pathway and passage, services and installations for common use and also such areas which are reserved for common parking and for any other use and the areas so identified shall form part of the Common Areas.

13.5 Unit Related:

- 13.5.1 **Fittings & Fixtures:** Except those provided by the Promoter, all fit outs to be put-up, erected and installed at or inside the said Unit including the interior decoration shall be done and completed by the Purchaser at its own costs and expenses. The Purchaser shall be obliged to do and carry out the said fitout works in a good and workman-like manner and without violating any laws, rules or regulations of the municipal authority, the National Building Code, Fire Safety laws and rules with minimum noise and without causing any disturbance or annoyance to the other Co-Owners. The Purchaser shall ensure that there shall be no stacking of debris or materials in any part or portion of the Common Areas and that there shall be regular clearing of all debris arising out of the Fit out works. The Purchaser hereby unequivocally and categorically undertakes not to drill, break, maim, hammer or in any way damage or destroy the beams and columns on the floor, the ceiling and the walls of the said Unit or do any manual chase cutting or the like in the said Unit. The Purchaser shall be responsible for all consequences, including the loss of life and property, damages or accidents

that may occur due to breach or default on the part of the Purchaser while carrying out the fit out(s) or other activity.

13.5.2 Area Calculations:

- 13.5.2.1 **Carpet Area:** The carpet area for the said Unit or any other Unit shall mean the net usable floor area of such Unit, excluding the area covered by the external walls, the areas under services shafts, and the area under the exclusive balcony but includes the area covered by internal partition walls of the said Unit.
- 13.5.2.2 **Open Terrace Area:** The net usable area of the exclusive open space attached to the Unit if granted to the Purchaser.
- 13.5.2.3 **Balcony Area:** The net usable area of the exclusive covered balcony/balconies (if any) attached to the said Unit.
- 13.5.2.4 **Built-up Area:** The built-up area for the said Unit or any other Unit shall mean the Carpet Area of such Unit and Balcony area and 50% (fifty percent) of the area covered by those external walls which are common between such Unit/Balcony and any other Unit/Balcony and the area covered by all other external walls of the such Unit/Balcony. The built-up area of the Open Terrace includes the Open Terrace Area including the thickness of the parapet walls thereof and one-half of party walls.
- 13.5.2.5 **Proportionate Common Area:** The proportionate share of the Common Areas attributable to the Designated Apartment is undivided ____ Square feet more or less.
- 13.5.2.6 **Unit Area for CAM:** For the purpose of payment of the proportionate Common Expenses and maintenance charges by the Purchaser, the area shall be the sum total of the Built-up Area and Proportionate Common Area which is ____ Square feet more or less.
- 13.5.3 The super built-up area of the Apartment, nomenclature of parking facility as garage, the area and value of the garage, if any, mentioned in the e-assessment slip issued by the online process in the official website of the Government of West Bengal, Directorate of Registration and Stamp Revenue are all only to enable the online generation of the e-assessment slip and the Purchaser shall not be entitled to claim any such detail or rely upon the same in any manner either adverse to the Promoter or otherwise.
- 13.5.4 It is clarified that the Proportionate Common Area shall have scope for minor approximation and such area as stipulated by the Promoter shall be final and binding on the parties hereto. The Purchaser has accepted all the Area Calculations and figures mentioned above upon verification and shall not raise any dispute challenge or claim in respect thereof against the Promoter or the Vendor or any other person at any time.
- 13.6 **Housing Loan by Purchaser:** In case the Purchaser, with the prior written consent of the Promoter, has obtained any housing loan or finance to pay the consideration envisaged herein, the entire obligation or liability in respect of the same shall be that of the Purchaser alone. In no event the Vendor, the Promoter shall assume any liability and/or responsibility for any loan and/or financial assistance which may be obtained by the Purchaser from such bank/ financial institution.

13.7 Resident Club Facility/Club Related:

- 13.7.1 **Users:** The Purchaser shall have the right to use Club Facility in the Project in common with the Vendor, the Promoter and other Co-Owners of the Project and other persons permitted by the Promoter.

- 13.7.2 **Facilities:** The Promoter has erected, installed and/or made available certain facilities with initial infrastructure and equipments and installation as provided by the Promoter as hereinafter mentioned. A list of the facilities of the Club Facility as has been provided **PART-III of Schedule D** hereto⁴.
- 13.7.3 **Club Facility Costs:** All costs and expenses for and relating to the Club Facility (including the cost of the Manager, the management, maintenance, administration, repair, replacement, upkeep of all areas, equipments and utilities thereat and the cost of the professionals, employees and other persons appointed or engaged, the costs of rendition of security, services, amenities and facilities, taxes and overheads and all other fees, costs, charges and expenses connected therewith) shall be borne and paid by the co-owners of the Project. The Purchaser shall comply with all rules and regulations as framed by the Maintenance In-charge for proper management and use thereof. In particular and without prejudice to the generality of the foregoing provisions, the Purchaser shall also be liable to pay the charges as prescribed by the Promoter or the Maintenance In-charge from time to time for use of the Community Hall for his private functions or ceremonies, if permitted by the Promoter or the Maintenance In-charge. The Club Facility may be used by the Purchaser alongwith family members residing at the Unit in common with other persons who may be permitted by the Maintenance In-charge. In case any visitor or guest of the Purchaser desires to avail such facilities or any of them, the Purchaser shall obtain a written consent from the Maintenance In-charge who shall be at liberty to refuse the same or to levy such charges and/or terms and conditions in respect of the same as the Maintenance In-charge may deem fit and proper.
- 13.7.4 **Commencement of Operation of the Club Facility:** The Promoter shall endeavor to get the Club Facility operational after the entirety of the Project is complete and made ready. The Purchaser accepts and confirms that the date of completion of construction of the Designated Apartment shall have no connection and correlation with the Club Facility becoming operational and that the Purchaser shall not raise any claim or objection in this regard⁵
- 13.7.5 **Administration of the Club Facility:** The Purchaser agrees and confirms that the Club Facility (at the sole discretion of the Promoter) shall be initially managed and operated by the Promoter either by itself or through its nominee for such period as the Promoter shall think proper. The Promoter herein shall appoint on such terms and conditions as the Promoter may deem fit and proper one or more person or agency ("**Manager**") for the management and administration of the Club Facility and rendition of the facilities therein to the users thereof, appointment/engagement of professionals and other persons therefor and setting out the rules and charges of use. The Manager may or may not be the Maintenance Agency and the cost of such Manager shall be part of the costs and expenses of running, management and administration of the Club Facility. The Association shall be given the responsibilities in respect of the Club Facility at such time and on such terms and conditions as the Promoter may deem fit and proper. All costs, charges and expenses pertaining to the Club Facility and its running, administration, repair, maintenance, replacement, insurance etc., shall be and form part of the Common Expenses.

⁴ Clause will undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

⁵ Clause will undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

13.8 Overall Project Related :

- 13.8.1 **Car Parking Areas:** The Project contains mechanical parking spaces as per sanctioned plans. In addition, the Project also contain open spaces which do not form a part of the Common Areas but which can be used for parking (hereinafter referred to as “**Open Parking Areas**”). For a regulated and disciplined use of these spaces, who are allotted Parking Facility of the type applied by him in an identified dependent or independent space, the same shall be against parking facility maintenance charges payable by such person. The Purchaser agrees and undertakes neither to raise any dispute or objection in respect of the allotment of parking made by the Promoter in respect of the Open Parking Areas and other Parking Areas to any other co-owners nor to disturb the use of the allotted parking space by the concerned co-owner.
- 13.8.2 The Promoter has made provisions for installation of EV charging system with related sub/prepaid meters for charging electric motor cars/two wheelers for use by the co-owners upon pre-payment of charges for the same to the Maintenance In-charge. All costs and expenses for the upkeep and maintenance of such provisions shall form part of the Common Expenses. In case any Purchaser does not have EV Charging system to his/her parking facility and is desirous of adding the same, then subject to the same being feasible at the sole discretion of the Promoter/Maintenance In-charge, the same may be installed for such Purchaser at such place as the Promoter may decide and that too against prepayment of the applicable costs and charges therefor.
- 13.8.3 The Purchaser shall not violate any norms of green building as applicable.
- 13.8.4 All unsold or unallotted parking spaces shall be identified/demarcated and retained by the Promoter for disposal of the same in the manner and on the terms and conditions deemed fit and proper by the Promoter.
- 13.8.5 **Non Obstruction in Project:** The Purchaser shall not in any manner cause any objection obstruction interference impediment hindrance or interruption at any time hereafter in any addition or alteration of or in or to the Project or any part thereof by the Promoter due to any reason whatsoever (including and notwithstanding any temporary obstruction or disturbance in his using and enjoying the Designated Apartment and/or the Common Areas).
- 13.8.6 **Architect & Engineers:** Unless changed by the Promoter by complying with the terms of the Development Agreement, _____ of _____ shall be the Architect for the Project.
- 13.8.7 **Name of the Project:** The Project shall bear the name “**Privilege**” or such other name as be decided by the Promoter from time to time. The Tower 1, divided into two wings, shall bear the names Wing 1 known as “**Aurum**” and Wing 2 known as “**Elysium**”. The Tower 2 shall bear the name “**Imperium**”. The Tower and/or Wings may be known by such other name as be decided by the Promoter from time to time. The name of the Project cannot be changed unless permitted by the Promoter in writing and it shall not be necessary for the Promoter to grant any such permission.

13.9 Future Expansion Related:

- 13.9.1 The Purchaser accepts, acknowledges and confirms that the Promoter shall have with consent of or intimation to the Vendor (as required under the Development Agreement) the sole and

exclusive rights and benefits in respect of all or any additional construction, addition or alteration that may be available at any time in future at or for the Project including additional floors/storeys on the Buildings and other vertical and horizontal expansion and commercial exploitation.

13.9.2 The Promoter may with consent of or intimation to the Vendor (as required under the Development Agreement) make further additions and alterations to the Building Plans without affecting the Unit or reducing the amenities and facilities mentioned in **Schedule D**. The Promoter shall take any further consent, if required, from the Purchaser at the appropriate time if and to the extent required under the Act and which such consent shall not be unreasonably withheld. The Purchaser hereby authorizes and empowers the Promoter to do so as the attorney of the Purchaser.

13.10 HOUSE RULES: The ownership and enjoyment of the Unit, Parking Facility, if any and the Common Areas by the Purchaser shall be subject to the observance, fulfilment and performance of the terms and conditions of the Sale Agreement as also the House Rules below ("**House Rules**") which the Purchaser shall be obliged and responsible to comply with strictly:

13.10.1 to use the Unit only for the private dwelling and residence in a decent and respectable manner and for no other purposes whatsoever without the consent in writing of the Promoter first had and obtained and shall not do or permit to be done any obnoxious injurious noisy dangerous hazardous illegal or immoral activity at the Designated Apartment or any activity which may cause nuisance or annoyance to the Co-Owners..

13.10.2 That unless the right of parking is expressly granted and mentioned in **Clause 2** of the **SCHEDULE B** hereunder written ("**Parking Facility**"), the Purchaser shall not park any motor car, two wheeler or any other vehicle at any place in the Project Land (including at the open spaces at the Project Land) nor claim any right to park in any manner whatsoever or howsoever. The Maintenance In-charge may also impose penalty for any wrongful parking by the Purchaser in deviation or violation of this clause and/or the applicable conditions for Parking Facility.

13.10.3 In case the Purchaser has applied for and has been allotted Parking Facility, the same shall be subject to the following conditions:

- (i) The Purchaser shall pay the Parking Facility Maintenance Charges (as defined in Clause 13.11.6 below) punctually and without any delay or default.
- (ii) The Purchaser shall not park any motor car, two wheeler or any other vehicle at any other place in the Project Land (including at the open spaces at the Project Land) nor claim any right to park in any manner whatsoever or howsoever.
- (iii) The Purchaser's shall use the Parking Facility so agreed to be granted, only for the purpose of parking of his medium sized motor car that could comfortably fit in the allotted Parking Facility and/or two wheeler, as the case may be and shall not allow any person to park his motor car and/or two wheeler, as the case may be, at his Parking Facility in any manner whatsoever.

- (iv) No construction or storage of any nature shall be permitted on any parking space nor can the same be used for rest, recreation or sleep of servants, drivers or any person whosoever.
- (v) The Purchaser shall not park any vehicle of any description anywhere within the Project save only at the place, if agreed to be granted to him.
- (vi) The Purchaser shall not grant transfer let out or part with the Parking Facility independent of the Unit nor vice versa, with the only exception being that the Purchaser may transfer the Parking Facility independent of the other to any other Co-Owners of the Project and none else.
- (vii) This right to use car parking space does not confer any right of ownership of the space on which such parking facility is provided.
- (viii) In case due to any legislation, rule, bye-law or order, the individual exclusive Parking Facility is not permissible, then the facility of parking agreed to be granted to the Purchaser hereunder shall be superseded by such legislation, rule, bye-law or order and for which the Purchaser shall neither hold the Promoter and/or the Vendor liable in any manner whatsoever nor make any claim whatsoever against the Promoter and/or the Vendor.
- (ix) The terms and conditions on the user of the Parking Facility as mentioned above or elsewhere stipulated in this deed shall all be covenants running with the Parking Facility.
- (x) In case the Purchaser is provided facility of parking which is inter-dependent with any other Parking Facility in the Project or any part thereof then the Purchaser shall not disturb/block the ingress and egress of car/two wheeler of the other Unit Owner of such facility and shall use the dependant facility in mutual co-operation with the other facility holder. It is further clarified that in case of any stack parking facility being dependent on any other parking facility, the allottee of the latter shall not cause any obstruction or hindrance to the use of the Parking Facility stacked behind.
- (xi) In case the Purchaser is provided facility of parking in the Mechanical Parking System, the Purchaser shall abide by observe fulfill and perform all rules and regulations applicable to the user thereof. The Purchaser accepts and acknowledges that any use of the Parking Facility if taken by the Purchaser in the Mechanical Parking System shall be subject to Force Majeure and interruptions, inconveniences and mechanical faults associated with its use and further that the Promoter and the Maintenance-in-Charge shall not be responsible or liable in any manner for any defect, deficiency, accident, loss or damage relating to or arising out of the Mechanical Parking System.
- (xii) The Purchaser undertakes to pay the proportionate share of operating cleaning, painting, managing maintaining, up-keeping, repair, replacement renovation, overhaul, in respect of the Parking Spaces including parking spaces in the Mechanical Parking System and also on deployment of personnel and agency for its operation, security, protection and other purposes etc. as part of the Common Expenses even though the Purchaser may not have applied for and been granted any right of parking in any parking space including in the mechanical parking system.

- 13.10.4 In case the Purchaser has not been agreed to be granted any Parking Space, the Purchaser shall not park any motor car, two-wheeler or any other vehicle at any place in the Project Land (including at the open spaces at the Project Land) nor claim any right to park in any manner whatsoever or howsoever
- 13.10.5 In case the Purchaser is agreed to be granted the exclusive right to use any Open Terrace as a right appurtenant to Designated Apartment, the right of the Purchaser to use of such Open Terrace shall be subject to the following conditions:
- (i) to use the Open Terrace only as an open terrace and as per the conditions of sanction applicable to the same and in a decent and respectable manner and keep the same at all times in a fully repaired and neat and clean condition and shall be fully responsible for complete maintenance of the same at all times;
 - (ii) not to cover or enclose the same or damage or modify or make any construction, addition or alteration therein nor to cover or enclose the same nor to display any light or signage from the same so as to be visible from outside nor to put any grills or glass or poles or any item going beyond the height of the parapet;
 - (iii) not to allow or permit any leakage or seepage of water from the floor to any other portion of the Designated Tower;
 - (iv) not display any signboard, hoarding or advertisement etc. on the parapet wall of the Open Terrace or at any place in the said Open Terrace so as to be visible from outside nor to hold any function thereat so as to emit noise or light therefrom disturbing others.
 - (v) not deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in the Open Terrace nor allow the accumulation of water thereat nor store or allow anyone to store any goods articles or things in the said Open Terrace or anywhere at the Project Land
 - (vi) not to affix, draw or string wires, cables or pipes from, to or through any part or portion of the Open Terrace and/or the Designated Tower and/or the Project Land and/or outside walls of the Designated Tower save in the manner indicated by the Promoter or the Maintenance In-Charge
 - (vii) not to transfer or assign or part with their right of use of the Open Terrace or part with the possession of the said Open Terrace, independent of the Designated Apartment and vice versa.
 - (viii) not to sub-divide the Open Terrace in any manner.
- 13.10.6 The use of the Common Areas including but not limited to the Club Facility shall be done by the Purchaser using due care and caution and the role of the Promoter shall be only to provide the initial infrastructure in respect of the Common Areas (including the Club Facility) and appoint agencies for maintenance of the same. The Purchaser shall not hold the Vendor or the Promoter liable in any manner for any accident or damage while enjoying the Common Areas including any facility at Club Facility by the Purchaser or his family members or any other person. It is clarified that the role of the Promoter shall be only to provide the initial infrastructure in respect of the Common Areas and Club Facility.

- 13.10.7 Not to make any construction or addition or alteration or enclose any Common Areas, the Club Facility nor display any signboard, neon sign or signage therefrom or from any part thereof nor keep or put any soil or dirt or filth thereat nor permit the accumulation of water or breeding of germs or mosquito or anything which can cause health disorder and to maintain best standard of health and hygiene nor violate or omit to install and maintain any fire-safety measures.
- 13.10.8 In case of power failure and power being supplied by the generator, the Purchaser shall not use power exceeding _____ KVA from generator supply.
- 13.10.9 Not to claim any access or user of any other portion of the Project except the Designated Tower and the Common Areas, the Club Facility mentioned therein and that too subject to the terms and conditions and rules and regulations applicable thereto.
- 13.10.10 Not to put any nameplate or letter box or neon-sign or board in the common areas or on the outside wall of the Designated Apartment PROVIDED HOWEVER THAT nothing contained herein shall prevent the Purchaser to put a decent nameplate outside the main gate of his Unit. It is hereby expressly made clear that in no event the Purchaser shall open out any additional window or any other apparatus protruding outside the exterior of the Unit save that the Purchaser shall have the right install window/ split air-conditioners at the place/s provided therefor in the Unit.
- 13.10.11 To apply for and obtain at his own costs separate assessment and mutation of the Designated Apartment in the records of appropriate authority within 06 (six) months from the date of possession.
- 13.10.12 Not to partition or sub-divide the Designated Apartment nor to commit or permit to be committed any form of alteration or changes in the Designated Apartment or in the beams, columns, pillars of the Designated Tower passing through the Designated Apartment or the common areas for the purpose of making changing or repairing the concealed wiring and piping or otherwise nor in pipes, conduits, cables and other fixtures and fittings serving the other Units in the Project nor to hang from or attach to the beams or rafters any articles or machinery which are heavy or which may affect or endanger or damage the construction of the Designated Tower or any part thereof.
- 13.10.13 To comply with all the green building rules and norms as may be made applicable in respect of the Project
- 13.10.14 Not to misuse or permit to be misused the water supply at the Designated Apartment.
- 13.10.15 Not to close or permit the closing of verandahs or lounges or balconies or lobbies and common areas.
- 13.10.16 Not to install or keep or operate any generator in the Designated Apartment or in the balcony/verandah if attached thereto or in the corridor, lobby or passage of the floor in which the Designated Apartment is situate or in any other common areas of the Designated Tower or the Project Land save the battery-operated inverter inside the Designated Apartment.
- 13.10.17 Not to hang or put any clothes in or upon the windows balconies and other portions which may be exposed in a manner or be visible to the outsiders

- 13.10.18 Not to allow the watchmen, driver, domestic servants or any other person employed by the Purchaser or his Agents to sleep or squat in the common passage/lobby/terrace/corridors/lift room/garden etc.
- 13.10.19 No bird or animal shall be kept or harbored in the common areas of the Project. In no event shall dogs and other pets be permitted on elevators or in any of the common portions of the Project unless accompanied.
- 13.10.20 To allow the Maintenance In-charge and its authorized representatives with or without workmen to enter into and upon the Unit and the Parking Facility, if any at all reasonable times for construction and completion of the Designated Tower and the Common Purposes and to view and examine the state and condition thereof and make good all defects decays and want of repair in the Unit and the Parking Facility, if any within seven days of giving of a notice in writing by the Maintenance In-charge to the Purchaser thereabout;
- 13.10.21 To use the Common Areas only to the extent required for ingress to and egress from the Designated Apartment of men, materials and utilities and without causing any obstruction or interference with the free ingress to and egress from the Project Land by the Vendor and the Promoter and all other persons entitled thereto.
- 13.10.22 To maintain at its own costs and expenses the firefighting system and equipments installed inside the Unit and to keep the Unit free from all hazards relating to fire
- 13.10.23 To keep the Designated Apartment and party walls, sewers, drainage, water, electricity, pipes, cables, wires and other connections fittings and installations, entrance and main entrance serving any other Unit in the Project in good and substantial repair and condition so as to support shelter and protect the other units/parts of the Designated Tower and not to do or cause to be done anything in or around the Designated Apartment which may cause or tend to cause or tantamount to cause or affect any damage to any flooring or ceiling of any other portion over below or adjacent to the Designated Apartment.
- 13.10.24 Not to do or permit to be done any act deed or thing which may render void or voidable any policy of Insurance on any unit or any part of the Designated Tower or may cause any increase in the premia payable in respect thereof.
- 13.10.25 Not to draw the electric lines/wires, television/DTH cables, broadband data cables and telephone cables to the Designated Apartment except only through the ducts and pipes provided therefor and further ensuring that no inconvenience is caused to the Vendor, the Promoter or to the other co-owners of the Designated Tower. The Purchaser shall under no circumstances be entitled to affix, draw or string wires, cables or pipes from, to or through any part or portion of the Designated Tower and/or the Project Land and/or outside walls of the Designated Tower save in the manner indicated by the Promoter or the Maintenance In-charge.
- 13.10.26 To allow the Maintenance In-charge, for the purpose of security, to restrict and regulate the entry of visitors into the Project. It being expressly understood that the internal security of the Designated Apartment shall always be the sole responsibility of the Purchaser.

- 13.10.27 Not to commit or permit to be committed any alteration or changes in, or draw from outside the Designated Tower, the pipes, conduits, cables, wiring and other fixtures and fittings serving the Designated Apartment and any other Unit in or portion of the Project.
- 13.10.28 To co-operate with the Maintenance In-charge in the management maintenance control and administration of the Project and the Project Land and other Common Purposes.
- 13.10.29 Keep the common areas, open spaces, parking areas, paths, passages, staircase, lobby, landings etc. in the Project Land free from obstructions and encroachments and in a clean and orderly manner and not deposit, store or throw or permit to be deposited, stored or thrown any goods articles or things or any rubbish or refuse or waste therein or in the Common Areas and the Project Land.
- 13.10.30 To use only the Common Areas and Installations according to the rules framed from time to time by the Promoter and/or the Association in this behalf.
- 13.10.31 To maintain at his own costs, the Unit (including but not limited to the grills installed thereat) and the Balcony, in the same good condition state and order in which it be delivered to him and to abide by and observe and perform all the relevant laws, norms, terms, conditions, rules and regulations and restrictions of the Government, Kolkata Municipal Corporation, CESC Limited, Indian Green Building Council (IGBC), Fire Service Authorities, Pollution Control authority and/or any statutory authority and/or local body with regard to the user and maintenance of the Designated Apartment as well as the user operation and maintenance of lifts, generators, tube-well, water, electricity, drainage, sewerage and other installations and facilities and amenities at the Project.
- 13.10.32 Not to alter the outer elevation or façade or colour scheme of the Designated Tower (including grills, verandahs, lounges, external doors and windows etc.,) or any part thereof in any manner whatsoever including by putting or installing any window or split model air-conditioned unit(s) at any place otherwise than at the place and in the manner as may be specified by the Promoter nor decorate nor affix any neon-sign, sign board or other thing on the exterior of the Designated Tower otherwise than in the manner agreed by the Maintenance In-charge in writing or in the manner as near as may be in which it was previously decorated.
- 13.10.33 Not to install any box grill at the Unit or any of its windows nor to install any grill the design of which have not been suggested or approved by the Promoter or the Architects.
- 13.10.34 Not to fix or install any antenna on the roof or any part thereof nor shall fix any window antenna.
- 13.10.35 Not to use the Unit and the Parking Facility, if any or any part thereof or any part of the Project as Guest House, Boarding & Lodging House, Hotel, Nursing Home, Meeting Place, religious congregation, Club, Eating & Catering Centre, Hobby Centre or any commercial, manufacturing or processing work etc., whatsoever or keep pets or animals which can be a danger to other co-owners.
- 13.10.36 Not to slaughter or permit to be slaughtered any live animal and/or bird in the Common Areas nor do any act deed or thing which may hurt or injure the sentiments of any of the other Apartment Owner and/or occupiers of the said project.

- 13.10.37 Not to change/alter/modify the name of the Project and/or the Buildings therein from those mentioned in this Deed.
- 13.10.38 Not to do or permit any animal sacrifice or any festival or occasion which contains any bodily or physical harm to any person or animal at any part or portion of the Common Areas.
- 13.10.39 The Purchaser agrees, declares and confirms that the right, title and interest of the Purchaser is and shall be confined only to the Unit, the Parking Facility and the other components of the Designated Apartment and that the Promoter shall at all times be entitled to deal with and dispose of all other apartments, units, parking spaces/facilities, constructed spaces and portions of the Project in favour of third parties at such consideration and its sole discretion, which the Purchaser hereby accepts and to which the Purchaser, under no circumstances, shall be entitled to raise any objection.
- 13.10.40 The power backup from the Common Generator in the Project shall be commenced only upon 50% (fifty percent) of the Co-Owners (other than the Vendor or the Promoter) taking possession of their respective Units in the Project and not before and the Purchaser, in case it takes possession of the Unit before the said time period stipulated for commencement of power backup from Common Generator, shall not raise any objection, dispute or claim in this behalf. The Promoter shall have the discretion to reduce or waive, at any time, the said requirement of minimum percentage of occupancy.
- 13.11 Taxes and Outgoings:** The Purchaser binds himself and covenants to bear and pay and discharge the following amounts, taxes, expenses and outgoings (**"Taxes and Outgoings"**):
- 13.11.1 Property tax and/or Municipal rates and taxes and water tax, (if any) assessed on or in respect of the Designated Apartment directly to the Kolkata Municipal Corporation, BLLRO and/or any other appropriate authority Provided That so long as the same is not assessed separately for the purpose of such rates and taxes, the Purchaser shall pay to the Maintenance In-charge the proportionate share of all such rates and taxes assessed on the Project Land.
- 13.11.2 All other taxes impositions levies cess and outgoings, betterment fees, development charges and/or levies under any statute, rules or regulations whether existing or as may be imposed or levied at any time in future on or in respect of the Designated Apartment or any component thereof or the Buildings or the Project Land and whether demanded from or payable by the Purchaser or the Maintenance In-charge and the same shall be paid by the Purchaser wholly in case the same relates to the Designated Apartment and proportionately in case the same relates to the Buildings or the Project Land or any part thereof.
- 13.11.3 Electricity charges for electricity consumed in or relating to the Unit(including any applicable minimum charges and proportionate share of transmission loss).
- 13.11.4 Charges for water, and other utilities consumed by the Purchaser and/or attributable or relatable to the Designated Apartment or any part thereof against demands made by the concerned authorities and/or the Maintenance In-charge and in using enjoying and/or availing any other utility or facility, if exclusively in or for the Designated Apartment, wholly and if in common with the other Co-Owners, proportionately to the Maintenance In-charge or the appropriate authorities as the case may be.

- 13.11.5 Proportionate share of all Common Expenses (including those mentioned in SCHEDULE E hereto) to the Maintenance In-charge from time to time. In particular and without prejudice to the generality of the foregoing, the Purchaser shall pay to the Maintenance In-charge, recurring minimum monthly maintenance charges per Square foot per month of the Unit Area for CAM as calculated by the Maintenance In-Charge. The said minimum rates shall be subject to revision from time to time as be deemed fit and proper by the Maintenance In-charge at its sole and absolute discretion after taking into consideration the common services provided. The monthly maintenance charges may also, at the sole discretion of the Maintenance In-charge, be variable amount considering the Common Expenses for any month or other period (including quarterly, semi-annually or annually) and may accordingly be billed by Maintenance In-charge in subsequent month or months as cumulative or in advance for the month, apportioned or supplementary bills as the Maintenance In-charge may deem fit and proper.
- 13.11.6 Parking Facility Maintenance Charges amounting to Rs. ____/- per annum per Parking Facility, if any.
- 13.11.7 Proportionate share of the operation, fuel and maintenance cost of the generator proportionate to the load taken by the Purchaser.
- 13.11.8 Goods and Service Tax and all other overheads in respect of the aforesaid outgoings and taxes payable by the Purchaser as per the prevalent rates.
- 13.11.9 All penalty surcharge interest costs charges and expenses arising out of any delay default or negligence on the part of the Purchaser in payment of all or any of the aforesaid rates taxes impositions and/or outgoings proportionately or wholly as the case may be.
- 13.12** All payments to be made by the Purchaser shall, in case the same be monthly payments, be made to the Maintenance In-charge within the 7th day of each and every month for which the same becomes due and otherwise within 7 days of the Maintenance In-charge leaving its bill for the same at the above address of the Purchaser or in the letter box earmarked for the Unit Provided That any amount payable by the Purchaser directly to any authority shall always be paid by the Purchaser within the stipulated due date in respect thereof and the Purchaser shall bear and pay the same accordingly and without any delay, demur or default and without raising any objection of any nature whatsoever. Part payment will not be accepted after the due dates.
- 13.12.1 The maintenance charges do not include any payment or contribution towards the Club Facility, if any, payable separately by the Purchaser as per stipulations made elsewhere in this Deed therefor. The maintenance charges does not also include the costs and expenses for major repair, replacement, reinstatement etc., of the Common Areas and the and the Club Facility and the Purchaser shall be bound to pay proportionate share of all expenses on account of such major repair, replacement, reinstatement etc., as be demanded by the Maintenance-In-Charge from time to time. Furthermore, the maintenance charges and all such payments shall be made by the Purchaser irrespective of whether or not the Purchaser uses or is entitled to or is able to use all or any of the Common Areas and any non-user or non-requirement thereof shall not be nor be claimed to be a ground for the non-payment or decrease in the liability of payment of the proportionate share of the Common Expenses by the Purchaser.

- 13.12.2 The liability of the Purchaser to pay the aforesaid Taxes and Outgoings shall accrue with effect from _____ (hereinafter referred to as “the **Liability Commencement Date**”).
- 13.12.3 In the event of the Purchaser failing and/or neglecting or refusing to make payment or deposits of the maintenance charges or any other amounts payable by the Purchaser under these presents and/or in observing and performing the House Rules then without prejudice to the other remedies available against the Purchaser hereunder, the Purchaser shall be liable to pay to the Maintenance-in-charge, interest at the prescribed rate as per the Act or Rules on all the amounts in arrears. Without prejudice to the liability of the Purchaser to pay interest as aforesaid, in case the failure and/or default in any payment by the Purchaser for two months then until such payment with applicable interest, the Purchaser and persons deriving rights through him shall be debarred from the benefits of use of the common facilities and the membership and use of the Club Facility shall be suspended and the Maintenance-in-charge and Manager shall be entitled to withhold and stop all utilities and facilities (including electricity, lifts, generators, water, etc.,) to the Purchaser and his employees guests agents tenants or licensees and/or the Designated Apartment. It is clarified that any debarring, suspension, withholding or stoppage as aforesaid shall not affect the continuing liabilities of the Purchaser in respect of payment of the Taxes and Outgoings and applicable interest during the period of such debar, suspension, withholding or stoppage.
- 13.12.4 It is further agreed that the Promoter or the Vendor shall not be liable if there be any disconnection or interruption in the use of electricity, generator, water, and other utilities etc., owing to any nonpayment of bills and charges by the Purchaser or because of any other reason not attributed to the Promoter or the Vendor.
- 13.12.5 The Purchaser shall be and remain responsible for and to indemnify the Vendor, the Promoter and the Association against all damages costs claims demands and proceedings occasioned to the Project Land or any other part of the Buildings at the Project or to any person due to negligence or any act deed or thing made done or occasioned by the Purchaser and shall also indemnify the Vendor and the Promoter against all actions claims proceedings costs expenses and demands made against or suffered by the Vendor and/or the Promoter as a result of any act omission or negligence of the Purchaser or the servants agents licensees or invitees of the Purchaser and/or any breach or non-observance non-fulfillment or non-performance of the terms and conditions hereof to be observed fulfilled and performed by the Purchaser.
- 13.12.6 **Waiver:** The unsold apartments at the Project shall enjoy a waiver in respect of the Maintenance Charges for a period of _____ months from the date of the Completion Certificate.
- 13.12.7 Common Expenses (“**Common Expenses**”) shall be all fees, costs, charges and expenses to be paid or incurred in respect of the management, maintenance, administration, repair, replacement, upkeep, protection, insurance, security of the Buildings (except the Units therein), and the Common Areas and the parking spaces and for all other Common Purposes and include those mentioned in **SCHEDULE E** hereto.
- 13.13 Acknowledgments, Exceptions and Reservations:** The Purchaser doth hereby unconditionally and irrevocably agree to the rights, entitlements and authorities of the Promoter under the provisions of this Deed fully and in all manner and shall not be entitled to raise any objection, dispute, hindrance or claim on any account whatsoever in respect thereof. Without affecting the generality of the foregoing, the Purchaser doth hereby

authorize, allow and permit the Promoter to avail and/or exercise all or any of rights and authorities at any time and from time to time hereafter:-

- 13.14** The Promoter shall be entitled, with consent from or intimation to the Vendor as required under the Development Agreement, to utilize any additional FAR or constructed area as may be sanctionable in respect of the Project Land by construction of additional floors or storeys on the buildings or any Towers thereof at the Project Land at any time before or after completion of construction of the buildings at the Project Land and such right is being hereby excluded and reserved unto the Promoter. The Purchaser accepts any consequential variation in the shares in land and Common Areas attributable to the Unit and also agrees not to claim any amount or reduction of Price on account thereof.
- 13.14.1 The Purchaser has been fully made aware that the said Building shall be an Indian Green Building Council (IGBC) Certified Green Building and the first time fees, costs and expenses will be borne and paid by the Promoter. All fees, costs and expenses for the renewal of the certification and for maintenance management upkeep of the machinery and equipments installed at the said Building as per the IGBC Norms and/or the relevant authorities shall form part of the Common Expenses and the Purchaser shall be liable to pay the proportionate share thereof as part of the maintenance charges or separately as the Maintenance In-charge may demand the same. Furthermore, that all equipments, fitting and/or fixtures provided inside the Unit shall be maintained by the Purchaser at its own costs and expenses.
- 13.14.2 For a regulated and disciplined use of the parking spaces, the Promoter has reserved the right to allot Parking Facility to the interested persons applying for the same in an organized manner whereby each such interested person shall be allotted, Parking Facility in an identified dependent or independent space against parking maintenance charges payable by such person.
- 13.14.3 The Promoter may at its sole discretion allot the parking facility, if allotted to the Purchaser, at any place in the Project or any part thereof, as the Promoter may from time to time decide.
- 13.14.4 The Promoter shall at all times also be entitled to put the name of the Project and/or the name, design and/or logo of the Promoter and/or the Vendor (as land owner) and/or the associated group/brands of the Promoter at the Roof, façade, boundary, common areas and/or any other places in the Project by way of neon-sign, hoardings, signages, sign boards etc., (hereinafter referred to “as Project Branding”) and the Purchaser or the Association shall not be entitled to obstruct, remove or block the same in any manner whatsoever or howsoever. The Purchaser has no objection nor will at any time be entitled to raise any objection to any hoardings, neon sign, billboards, advertisements, signage (of any size and constructed of any material and the same, with or without illumination) of the brand name "AnuRishi", "Anukesh", Rishi, Rungta etc., (“Said Signage”) of the Promoter being erected on the roof and/or the parapet walls and/or the façade of the Project and also the boundary walls of the Project. The space for the Said Signage shall be deemed to have been excluded out of the subject matter of sale and shall always belong to the Promoter. The Promoter shall maintain the Said Signage at its own cost if the Said Signage is illuminated, the Promoter shall bear the charges for actual electricity consumed for illumination on the basis of a separate meter specifically installed for this purpose. Neither the Purchaser nor the Purchaser's successor-in-interest shall at any time do any act, deed or thing which affects or hinders the absolute and unfettered right of the Promoter to put up the Said Signage and enjoy the benefits of the Said Signage. It is clarified that for the purpose of maintaining,

managing, repairing, replacing, adding or altering the Said Signage, the Promoter and/or the men and agents of the Promoter shall at all times have the right of access to the areas in which the Said Signage are constructed and/or installed without any obstruction or hindrance either from the Purchaser or the Maintenance In-charge. The Purchaser further agrees not to use the name/mark "AnuRishi", "Anukesh", "Rishi", "Rungta" in any form or manner, in any medium (real or virtual), for any purpose or reason whatsoever save and except for the purpose of address of the Unit and if the Purchaser does so, the Purchaser shall be liable to pay damages to the Promoter and shall further be liable for prosecution for use of such mark.

- 13.14.5 The Promoter shall be entitled to negotiate with and enter upon contracts (on such terms and conditions as the Promoter in their sole discretion, may think fit and proper) with the vendors, suppliers and providers of facilities including but not limited to setting up telecom, data transmission, v-sat, television, internet, transformer, compactor, earth pits, generators, invertors, wires and installations and any other facility anywhere at the Designated Tower or spaces surrounding the same including but not limited to their respective roofs, against applicable charges and terms and conditions therefor. The Promoter shall be entitled to put up or permit the putting up of antennae, towers, dish antenna, telecommunication and/or electronic equipments and devices and other related installations in respect of such facilities and/or services on the roof of the Buildings or any of them or any other part of the Project. If any consideration, rent, hiring charges etc., is receivable from any such vendors/suppliers/providers then any surplus arising upon excluding all costs, charges and expenses and all statutory taxes, levies, cess and outgoings in respect thereof shall belong to the Promoter.
- 13.14.6 The Purchaser has agreed that for the benefit of the Project, the Promoter shall be allowed to make any additions and alterations in the sanctioned plans, layout plans and specifications of the Project including the Common Areas without changing the layout, specification and carpet area of the Unit as may be necessary due to architectural and structural reason on recommendation of the Architect. The Purchaser unconditionally accepts and consents to the same and shall not raise any objection whatsoever in this regard.

13.15 COMPLIANCE WITH RESPECT TO THE APARTMENT:

- 13.15.1 The Purchaser shall with effect from the Liability Commencement Date, be solely responsible to comply with the House Rules/Association Bye-laws and maintain the Unit at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Buildings, or the Unit, Parking Facility, if any, or the common areas including staircases, lifts, common passages, corridors, circulation areas or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Designated Apartment and keep the Designated 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.
- 13.15.2 The Purchaser further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face façade of the Buildings or anywhere on the exterior of the Project, buildings therein or Common Areas. The Purchaser 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. Further the Purchaser shall not store any hazardous or combustible

goods in the Designated Apartment or place any heavy material in the common passages or staircase of the Building. The Purchaser shall also not remove any wall including the outer and load bearing wall of the Designated Apartment.

- 13.15.3 The Purchaser shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter by the Maintenance In-charge. The Purchaser shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
- 14 COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY THE PURCHASER:** The Purchaser is entering into this Deed with full knowledge of all the laws, rules, regulations, notifications applicable to the Project in general and this Project in particular. The Purchaser hereby undertakes that he shall comply with and carry out, from time to time after he has taken over for occupation and use the said Unit, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the Unit at his own cost.
- 15 ADDITIONAL CONSTRUCTIONS:** The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the occupancy certificate in respect of the Building in the Project has been issued by the competent authority(ies) except as provided for elsewhere in these presents and/or in the Act.
- 16 ENTIRE CONTRACT:** This Deed along with its schedules read with the consistent terms and conditions of the Sale Agreement shall henceforth constitute the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the Designated Apartment.
- 17 PROVISIONS OF THIS DEED APPLICABLE ON PURCHASER/SUBSEQUENT PURCHASERS:** It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Designated Apartment and the Project shall equally be applicable to and enforceable against and by any subsequent purchaser of the Designated Apartment, in case of a transfer, as the said obligations go along with the Designated Apartment for all intents and purposes.
- 18 WAIVER NOT A LIMITATION TO ENFORCE:** Failure on the part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.
- 19 SEVERABILITY:** If any provision of this Deed shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Deed unless the same are capable of having been agreed by the parties and/or consented to by the Purchaser shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Deed and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Deed shall remain valid and enforceable as applicable at the time of execution of this Deed.
- 20 METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE DEED:** Wherever in this Deed it is stipulated that the Purchaser has to make payment, in common with other co-owner(s) in the Project, the same shall be the

proportion which the carpet area of the Unit bears to the total carpet area of all the Unit in the Project.

- 21 **FURTHER ASSURANCES:** All Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Deed.
- 22 **PLACE OF EXECUTION:** The execution of this Deed shall be completed only upon its execution by the parties. Hence this Deed shall be deemed to have been executed at Kolkata.
- 23 **NOTICES:** That all notices to be served on the Purchaser and the Promoter as contemplated by this Deed shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post at their respective addresses mentioned in the Sale Agreement. It shall be the duty of the Purchaser and the Promoter to inform each other of any change in address subsequent to the execution of this Deed in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Purchaser, as the case may be.
- 24 **GOVERNING LAW:** That the rights and obligations of the parties under or arising out of this Deed shall be construed and enforced in accordance with the Act and the Rules and Regulations made thereunder including other applicable laws of India for the time being in force.
- 25 **DISPUTE RESOLUTION:** All or any disputes arising out or touching upon or in relation to the terms and conditions of this Deed, including the interpretation an validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the Adjudicating Officer appointed under the Act or as amended from time to time and all disputes and differences relating to the Designated Apartment in the Project shall be subject to exclusive jurisdiction of Courts at Kolkata only.
- 26 **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'

PROJECT LAND

ALL THAT the piece and parcel of land measuring about 0.93 acres more or less abutting on Raja Rammohan Roy Road (formerly Biren Roy Road East), Behala, Kolkata situate lying at and being a divided and demarcated north-west portion of premises No. 53A Raja Ram Mohan Roy Road, Kolkata-700008 and comprised in entire L.R. Dag Nos. 467, 468, 469, 470 and demarcated portion of L.R. Dag No. 488 recorded in L.R. Khatian No. 6544 (formerly R.S. Dag Nos. 327, 328, 329, 330 and 341(portion) recorded in R.S. Khatian No. 309 (C.S. Khatian Nos. 309, 310 and 312) in Mouza Muradpur, JL No.13, Police Station Behala, within the Kolkata Municipal Corporation together with messuages tenements hereditaments several residential structures and constructions thereat and butted and bounded as follows:-

ON THE NORTH: Partly by Raja Ram Mohan Roy Road and partly by L.R. Dag Nos. 465 and 466;

ON THE EAST: By L.R. Dag Nos. 482, 481, 479, 476 and 474;

ON THE WEST: Partly by L.R. Dag Nos. 466 and partly by L.R. Dag No. 489; and

ON THE SOUTH: By L.R. Dag Nos. 488 and 471;

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

SCHEDULE A-1

(CHAIN OF TITLE)

- A. By a Sale Deed dated 28th December 2016 made between The Governor of West Bengal (for the Government of West Bengal in the Department of Public Enterprises & Industrial Reconstruction, Government of West Bengal) as the Vendor, West Bengal Industrial Development Corporation Ltd. as the Confirming Party and the Vendor hereto as the Purchaser therein and registered with the Additional Registrar of Assurances-I, Kolkata in Book I, Volume No. 1901-2017, Pages 1612 to 1640, Being No. 190100016 for the year 2017, the said The Governor of West Bengal for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor hereto All That the Subject Property, absolutely and forever.
- B. At the time of purchase by the Vendor, the Subject Property was part of 53 Raja Ram Mohan Roy Road and such premises was subsequently separated and assessed as 53A Raja Ram Mohan Roy Road, being the Subject Property
- C. The Vendor hereto has caused to be mutated its name in the records of the B.L. & L.R.O under Khatian No. 6544 and has also caused to be mutated its name in the records of the Kolkata Municipal Corporation in respect of the Project Land.
- D. The Vendor has obtained conversion of the Project Land for the purpose of “Bahutal Abasan” from the Office of the District Land & Land Reforms Office and District Land & Land Reforms Office, South 24 Parganas.
- E. By a Development Agreement dated 6th March 2025 and registered with District Sub Registrar II, Alipore, South 24 Parganas in Book I Volume No. 1602-2025 Pages 113194 to 113256 Being No. 160203284 for the year 2025 the Vendor herein and therein, inter alia, did thereby grant to one Anurishi Development LLP, the Promoter herein, the exclusive right to develop the Project Land on the terms and conditions therein contained.

- F. By a Power of Attorney dated 6th March 2025 and registered with District Sub Registrar II, Alipore, South 24 Parganas in Book I Volume No. 1602-2025 Pages 113281 to 113304 Being No. 160203288 for the year 2025, the said Vendor herein and Principal therein appointed the said Anurishi Development LLP as their constituted attorney and granted the power and authorities in respect of the Project Land as morefully and particularly contained therein.
- G. The plans for construction of the Buildings at the Project were sanctioned by the Kolkata Municipal Corporation vide sanction Plan No. _____, dated _____.
- H. The Vendor has joined this Deed to complete the sale and transfer of the said share in the land and all and whatever their share, right, title and interest in the said Unit.

SCHEDULE-A-2

DEFINITIONS:

1. **DEFINITIONS:** Unless, in this Deed, there be something contrary or repugnant to the subject or context:
- (i) **"this Deed"** shall mean this Deed and Schedules all read together.
 - (ii) **"Co-owners"** shall mean (a) all the Purchasers of Units in the Project excepting those who (i) have either not been delivered possession of any Unit or (ii) have not got the conveyance deed in respect of any Unit to be executed and registered in their favour; and (b) for all Units which are not alienated by execution of deed of conveyance or whose possession are not parted with by the Vendor/Promoter, shall mean the respective Vendor and/or Promoter;
 - (iii) **"Parking Spaces"** shall include Car Parking Areas and Open Parking Areas.
 - (iv) **"Maintenance in-charge"** shall upon incorporation of the Association and its taking charge of the acts relating to the Common Purposes mean the Association and until then mean the Promoter;
 - (v) **Gender:** words importing masculine gender shall according to the context mean and construe any other gender and vice versa.
 - (vi) **Number:** words importing singular number shall according to the context mean and construe the plural number and vice versa

SCHEDULE 'B' – UNIT, PARKING ETC.,

1. **UNIT: ALL THAT** the residential flat being Unit No.____ containing a carpet area of ____Square feet more or less along with balcony with a carpet area of __Square feet more or less and a total built-up area of Unit (including Balcony) of __Square feet more or less on the

____ floor of the Wing __⁶ of Tower- ____ of the Project at the Project Land delineated in “RED” colour in the floor plan of the Unit annexed hereto and marked as Appendix-A.

2. **PARKING FACILITY: ALL THAT** the right to park 1 (one) medium sized motor car at the _____ place to be identified separately by the Promoter.

SCHEDULE C –EASEMENTS:

(Easements Granted to the Purchaser)

- A. The Purchaser shall be entitled to the easements, quasi-easements appendages and appurtenances belonging or appertaining to the Designated Apartment which are hereinafter specified Excepting and Reserving unto the Promoter and the Vendor and other persons deriving right, title and/or permission from the Promoter and the Vendor, the rights, easement, quasi easement, privileges and appurtenances hereinafter more particularly set forth in the Clause B below:
- a. The right of access and use of the Common Areas in common with the Vendor, the Promoter and/or the other Co-owners and the Maintenance In-charge for normal purposes connected with the use of the Designated Apartment.
 - b. The right of protection of the Designated Apartment by and from all other parts of the Building so far as they now protect the same.
 - c. The right of flow in common as aforesaid of electricity water sewerage drainage and other common utilities from and/or to the Designated Apartment through wires and conduits lying or being in under or over the other parts of the Building and/or the Project so far as may be reasonably necessary for the beneficial use occupation and enjoyment of the Designated Apartment.
 - d. The right of the Purchaser with or without workmen and necessary materials to enter from time to time upon the other parts of the Building for the purpose of rebuilding, repairing, replacing or cleaning, so far as may be necessary, such pipes, drains, sewers, wires and conduits belonging to or serving the Designated Apartment and other Apartments and portions of the Building and also for the purpose of repairing the Designated Apartment insofar as such repairing as aforesaid cannot be reasonably carried out without such entry and in all such cases excepting in emergent situation upon giving forty-eight hours previous notice in writing of the Purchaser’s intention so to enter to the Maintenance In-charge and the Co-owner affected thereby.
 - e. All the above easements are subject to and conditional upon the Purchaser paying and depositing the maintenance charges, municipal rates and taxes, common expenses, electricity charges or any other amount or outgoing payable by the Purchaser under these presents within due dates and observing and performing the covenants terms and conditions on the part of the Purchaser to be observed and performed hereunder.

⁶ In case in Tower 1

- B The under-mentioned rights easements quasi-easements and privileges appertaining to the Project shall be excepted and reserved for the Vendor, the Promoter and other persons deriving right, title and/or permission in respect thereof from them:
- a. The right of access and use of the Common Areas in common with the Purchaser and/or other person or persons entitled to the other part or parts or share or shares of the Project.
 - b. The right of flow in common with the Purchaser and other person or persons as aforesaid of electricity water waste or soil from and/or to any part (other than the Designated Apartment) of the other part or parts of the Building and/or the Project through pipes drains wires conduits lying or being in under through or over the Designated Apartment as far as may be reasonably necessary for the beneficial use occupation and enjoyment of other part or parts of the Project.
 - c. The right of protection of other part or parts of the Building by all parts of the Designated Apartment as the same can or does normally protect.
 - d. The right as might otherwise become vested in the Purchaser by means of any of the structural alterations or otherwise in any manner to lessen or diminish the normal enjoyment by other part or parts of the Project.
 - e. The right with or without workmen and necessary materials to enter from time to time upon the Designated Apartment for the purpose of laying down, testing, rebuilding, repairing, reinstating, replacing, cleaning, lighting and keeping in order and good condition so far as may be necessary, such sewers, pipes, drains, wires, cables, water courses, gutters, conduits, structures and other conveniences belonging to or serving or used for the Building and/or the Project and also for the purpose rebuilding or repairing any part or parts of the New Building (including any Common Areas) and similar purposes and also other common purposes, insofar as such activities cannot be reasonably carried out without such entry provided always that the Promoter or the Maintenance In-charge and other Co-owners of other part or parts of the Project shall excepting in emergent situation give to the Purchaser a prior forty-eight hours written notice of its or their intention for such entry as aforesaid.

SCHEDULE 'D' -COMMON AREAS AND INSTALLATIONS

1. AMENITIES & FACILITIES:

PART-I

COMMON AREAS IN THE BUILDINGS

- 1.** Common Areas & Installations at each Building:
 - 1.1 Ground Floor Lobby
 - 1.2 Typical Floor Lobby
 - 1.3 Staircases, Landings and Passage and Stair-cover on the ultimate roof.
 - 1.4 Electrical wiring and fittings and fixtures for lighting the staircase, common areas, lobby and landings and operating the lifts of the Designated Tower.
 - 1.5 One passenger Lift and one Stretcher lift, with machineries, accessories and equipments (including the lift machine room) and lift well for installing the same in the Said Building.
 - 1.6 Electrical installations with main switch and meter and space required therefor.
 - 1.7 Over head water tanks with water distribution pipes from such Overhead water tank connecting to the different Units of the respective Buildings.
 - 1.8 Waste water and sewerage evacuation pipes and drains from the Units to drains and sewers common to the respective Buildings.
 - 1.9 Fire Refuge slab for emergency evacuation.
 - 1.10 Portion of Roof as may be identified by the Promoter as Common Roof of the respective Buildings subject to the exceptions and reservations contained herein.
 - 1.11 Such other common parts areas and any covered and open space in or about each of the Buildings as may be provided by the Promoter.
 - 1.12 Note : Where the Designated Unit is in Tower 1 and/or the context refers to the Tower 1 Building having two wings, the Common Areas mentioned above shall be applicable to each such wing to the extent provided in each such wing and since both wings are accessible at roof level only such portion of the roof of the whole Tower 1 Building as identified by the Promoter as common roof, shall be common.

PART-II

COMMON AREAS IN THE PROJECT

- 2.** Common Areas & Installations at the Project:
 - 2.1 Driveways and paths and passages at the said Land except those reserved by the Promoter for exclusive use.
 - 2.2 Transformer, Sub-station and Electrical installations and the accessories and wirings in respect of the Project and the space required therefore, if installed.
 - 2.3 Water Treatment Plant as per norms
 - 2.4 CCTV at ground floor level with central security surveillance and at any other place, if so provided by the Promoter.

- 2.5 Initial Intercom connectivity within intra flats, Club, Tower reception and security kiosks vide Mobile App on subscription basis.
- 2.6 Underground water reservoir
- 2.7 Municipal Water supply or Deep tube well for water supply with water distribution pipes to the Overhead water tanks of the Buildings at the Project.
- 2.8 Waste water and sewerage evacuation pipes and drains from the Buildings at the Project to the municipal drains.
- 2.9 DG Set, its panels, accessories and wirings and space for installation of the same.
- 2.10 Sewage Treatment Plant as per norms
- 2.11 Rain Water Harvesting System as per norms
- 2.12 Club Facility
- 2.13 Solar Panels as per norms
- 2.14 Service Toilets for Housekeeping, Facility Management, Staffs etc
- 2.15 Handicap Toilet
- 2.16 Boundary wall and gate and Security Gate House
- 2.17 Residential firefighting system with sprinklers and smoke detectors in the Common Areas in the Buildings at the Project all as per norms.
- 2.18 Such other common parts areas and any covered and open space in or about Project Land and for the Project as a whole as may be provided by the Promoter.
- 2.19 EV charging point
- 2.20 Compositing plant
- 2.21 Solar Panel

PART-III

CLUB FACILITY

- 1. Faux Green Rooftop Terrace
- 2. Club Exclusive for the Residents:
 - a) Swimming Pool with Deck
 - b) Kid's Pool
 - c) Air-conditioned Gymnasium –
 - d) Air-conditioned Toddler Play Room –
 - e) Air-conditioned Indoor Games room - TT, Pool, Carrom, Cards, Darts.
 - f) Changing Room with Steam Room

- g) Skywalk And Sitting Area
- h) Air-conditioned community hall
- 3. Double-height Entrance Porch – Gr floor lift Lobbies
- 4. Landscaped Garden & Multipurpose Play Court
- 5. Children Play Area
- 56 Dedicated Car Wash area
- 7. Lifts- 1 stretcher 1 normal of Otis / Kone / equivalent in each tower
- 78 Wheelchair access / friendly Ground floor lobbies
- .
- 8. Reflexology Path

PART-III A

OTHER FACILITIES

- 1. Water Supply as per clause 1.2.7 of Part-II Schedule D above
- 2. CCTV with Central Security Surveillance as per clause 1.2.4 of Part-II Schedule D above
- 3. Gated Community - Well trained Security Personnel/ Guards at Strategic Points
- 4. Intercom Connectivity within Intra flats, Club, Block Ground Floor Lobby & Security kiosks as per clause 1.2.5 of Part-II Schedule D above.
- 5. Modern Residential Fire Fighting system with Sprinklers & Smoke Detectors as per norms as per clause 1.2.16 of Part-II Schedule D above.
- 6. Generator/Power Back up for all common areas & services as per clause 1.2.9 of Part-II Schedule D above
- 7. Generator/Power back up for Flats - 2.5KVA for each apartment as per clause 1.2.9 of Part-II Schedule D above.
- 8. FTTH (Fibre to the home) Ready
- 9. Service Toilets for Housekeeping, Facility Management, Staffs etc
- 10. Each building would be equipped with Passenger & Stretcher lift. All Lifts of Reputed make as per clause 1.1.5 of Part-II Schedule D above.
- 11. Initial decoration at Ground floor Lobbies
- 12. Dedicated Wardrobe space in flats
- 13. EV Charging point as per clause 13.8.2 above.

14. Independent 3 Module puzzle parking, Dependent Mechanical parking and Independent Open parking.

SCHEDULE E

Common Expenses shall include the following (“Common Expenses”):

1. **MAINTENANCE:** All costs and expenses of maintaining, repairing, redecorating, renovating, replacing, renewing, cleaning, lighting, upkeep etc. of the main structure including the roof (only to the extent of leakage and drainage to the upper floors), the Common Areas of the Designated Tower, lifts, generators, intercom, CCTV, water pump with motors, the Parking Spaces including parking spaces in the Mechanical Parking System and all adjoining side spaces and all related, gutters and water pipes for all purposes, equipments and accessories, machinery, tools and tackles, Club Facility related equipment’s etc., drains and electric cables and wires in under or upon the Designated Tower and/or the Project and/or the Club Facility and related facilities and/or enjoyed or used by the Purchaser in common with other occupiers or serving more than one Unit/flat and other saleable space in the Buildings and at the Land, main entrance, landings and staircase of the Buildings enjoyed or used by the Purchaser in common as aforesaid and the boundary walls of the Land, compounds etc. The costs of cleaning and lighting the Common Areas, the main entrance, passages, driveways, landings, staircases and other parts of the Designated Tower and/or the Project so enjoyed or used by the Purchaser in common as aforesaid and keeping the adjoining side spaces in good and repaired conditions.
2. **OPERATIONAL:** All costs, charges and expenses for running and operating all machines equipments and installations comprised in the Common Areas (including lifts, generators, intercom, water pump with motor, Club Facility related equipment’s, electricity, light fittings etc and also the costs of repairing, renovating and replacing the same and also the Parking Spaces (including parking spaces in the Mechanical Parking System).
3. **STAFF:** The salaries, remuneration, fees and all other expenses of the staff, contractors, agencies etc.,) to be appointed or employed for the Common Purposes (e.g. security, electricians, maintenance persons, caretakers, accountants, clerks, other administrative staff, lift operators, plumbers, gardeners, sweepers, guards etc.).
4. **AGENCY:** Proportionate share of management or other fees, costs, charges or expenses of any maintenance agency or other person engaged from Common Purposes.
5. **ASSOCIATION:** Establishment and all other expenses of the Association and also similar expenses of the Maintenance In-charge looking after the common purposes, until handing over the same to the Association.

6. **TAXES:** Municipal and other rates, taxes and levies and all other outgoings in respect of the Land and Common Areas (save those assessed separately in respect of any unit) and Goods and Service Tax on any other Common Expenses.
7. **AMC & INSURANCE:** Annual Maintenance Contracts, Insurance premium for insurance, if so done, of the Project (except individual units) and/or any Common Areas and also the Parking Spaces or any part thereof against normal degeneration or damages and/or Force Majeure events including earthquake, damages, fire, lightning, mob, violence, civil commotion (and other risks, if insured).
8. **GREEN BUILDING:** All fees, costs, charges and expenses for the renewal and/or continuance of the certification of the said Building as an Indian Green Building Council (IGBC) Certified Green Building and for maintenance management upkeep of the machinery and equipments installed at the said Building as per the IGBC Norms and/or the relevant authorities.
9. **COMMON UTILITIES:** Expenses for serving/supply of common facilities and utilities and all charges incidental thereto.
10. **RESERVES:** Creation of funds for replacement, renovation and/or other periodic expenses.
11. **PARKING SPACES:** All fees, taxes, costs, charges and expenses for operating cleaning, painting, managing maintaining, up-keeping, repair, replacement renovation, overhaul, in respect of the Parking Spaces including parking spaces in the Mechanical Parking System and also on deployment of personnel and agency for its operation, security, protection and other purposes etc.
12. **OTHERS:** All other expenses and/or outgoings including litigation expenses as are incurred by the Vendor, the Promoter, the Association for the common purposes.

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

SIGNED AND DELIVERED BY THE WITHIN NAMED:

VENDOR:

Signature _____

Name: **MADGUL PARKS PRIVATE LIMITED (represented by its Constituted Attorney Anurishi Development LLP)**

Address: Unit 704, 7th Floor, DLF Galleria, premises no. 02-0124, Action Area-1B, New Town, Rajarhat, Police Station Newtown, Post Office Rajarhat, Kolkata – 700 156

SIGNED AND DELIVERED BY THE WITHIN NAMED:

PURCHASER: (including joint buyers)

Signature _____

Name _____

Address _____

Signature _____

Name _____

Address _____

SIGNED AND DELIVERED BY THE WITHIN NAMED:

PROMOTER:

Signature _____

Name: **ANURISHI DEVELOPMENT LLP**

Address: Unit 704, 7th Floor, DLF Galleria, premises no. 02-0124, Action Area-1B, New Town,
Rajarhat, Police Station Newtown, Post Office Rajarhat, Kolkata – 700 156

At _____ on _____ in the presence of:

WITNESSES:

Signature _____

Name _____

Address _____

Signature _____

Name _____

Address _____

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED by the Promoter from the within named Purchaser the within mentioned sum of Rs. _____/- (Rupees _____) only being the consideration in full payable under these presents by Cheques/Pay Order/Cash and other instruments as per Memo written herein below which includes a sum of Rs. _____/- being the entitlement of the Vendor received by it from time to time from the Promoter as pure reimbursement:

MEMO OF CONSIDERATION

Sl. No.	<i>By or out of Cash/Demand Draft/Cheque/R TGS/NEFT Number</i>	<i>Date</i>	<i>Bank</i>	<i>Amount (in Rs. P.)</i>
1.				
2.				
3.				
4.				
5.				
6.				
7.				
			TOTAL	<u>Rs. _____/-</u>

(Rupees _____) only

WITNESSES:

DATED THIS DAY OF 2025

BETWEEN

MADGUL PARKS PRIVATE LIMITED

... VENDOR

AND

ANURISHI DEVELOPMENT LLP

... PROMOTER

AND

... PURCHASER

INDENTURE

(Unit No. ____ Wing __⁷ of Tower _____)

DSP LAW ASSOCIATES

Advocates

4D, NICCO HOUSE

1B & 2, HARE STREET

⁷ In case in Tower 1

KOLKATA - 700001.