

FORMAT SALE DEED

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

This Sale Deed (Sale Deed) executed on this _____ (date) day of _____(Month), _____ (year).

By and Between

IDEAL RIVERVIEW PROJECTS PRIVATE LIMITED, a company incorporated within the provisions of the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its Administrative Office at 7, Jawahar Lal Nehru Road, Police Station- New Market, Post Office Dharmatala, Kolkata-700 013 (having CIN U70109WB2011PTC162659 and PAN AACCI6175P) represented by its Authorized Signatory _____ hereinafter referred to as the "**Vendor**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors or successors-in-interest and assigns) of the **FIRST PART**;

AND

EDEN REALTY VENTURES PRIVATE LIMITED, a company incorporated within the provisions of the Companies Act, 1956 and within the meaning of the Companies Act 2013, having its Administrative Office at 7, Jawahar Lal Nehru Road, Police Station- New Market, Post Office Dharmatala, Kolkata-700 013 (**having CIN U70101WB2003PTC095829 and PAN AAACL9697H**); represented by its Authorized Representative _____ as authorized vide resolution dated _____, 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 assigns) of the **SECOND PART**;

AND

[If the Purchaser is a company]

_____ (CIN No. _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013 as the case may be], having its registered office at _____ (PAN _____), represented by its authorized signatory, (Aadhaar No. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assigns).

[OR]

[If the Purchaser is a partnership]

_____ a partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at _____, (PAN _____), represented by its authorized partner

_____, (Aadhaar No. _____)
duly authorized vide hereinafter referred to as the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its partners for the time being, successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

[If the Purchaser is an Individual]

Mr. / Ms. _____ (Aadhaar No. _____) son/daughter
of _____ aged about _____, residing at
_____ (PAN _____),

hereinafter called the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).

[OR]

[If the Purchaser is a HUF]

Mr. _____ (Aadhaar No. _____) son
of _____ aged about for self and as the Karta of the Hindu Joint
Mitakshara Family known as HUF, having its place of business / residence at
_____ (PAN _____),

hereinafter referred to as the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean the members or member for the time being of the said HUF, and their respective heirs, executors, administrators, successors-in-interest and permitted assigns).

(Please insert details of other Purchaser(s) in case of more than one Purchaser)

of the **THIRD PART**.¹

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

WHEREAS:

- A. The Vendor is the absolute owner of, amongst other properties, **ALL THAT** piece or parcel of land measuring about 3166.52 square meters more or less located at a divided and demarcated portion of Municipal Premises No. 39/1, Shalimar Road, Shalimar, Howrah, shown and delineated by "Blue" colour in the **Map One** annexed hereto ("**Prakriti Land**")

¹ Depending upon the circumstance – Association may be added as party

or "**Project Land**"). The Project Land is described in **SCHEDULE A** hereto. The facts about the Vendor deriving title to the Project Land is mentioned in **Schedule A-1** hereto.

- B. The Vendor and the Promoter have entered into a development agreement dated 26th March 2021 and registered with Additional District Sub Registrar Howrah in Book I, Volume No. 0502-2021, pages 130803 to 130865 Being No. 050203456 for the year 2021 ("**Development Agreement**") whereby the Vendor has granted the right to the Promoter to develop the Prakriti Land alongwith other lands at the consideration and on the terms and conditions therein contained.
- C. The Project land is as per the current planning of the Promoter earmarked for construction of:-
- a. multistoreyed building named '**Prakriti**' (sanctioned as 'Tower-10' as per the building plans) and presently having a sanction of ground and twenty-eight upper floors amongst other erections and is expected to have between three and eight additional floors over and above the present ground and twenty-eight upper floors ("**Project**") at identified portion thereof. The Common Areas within the Building and at the Project Land are mentioned in **PART-I** of **Schedule D** hereto ("**Project Common Areas**").
 - b. multi facilities meant for use by the owners and occupiers of the Project as well as Other Phases and Future Phases or any of them, at the sole discretion of the Promoter, as mentioned in **Part-IV** of **Schedule D** hereto as part of a Club now named as "**Nabham Club**".
- D. The Project Land is a portion of a larger parcel of land which contained an area of about ____ acres ("**Whole Land**") and the Promoter is permitted under the Development Agreement to develop the whole land in portions, lots and phases and has accordingly planned for its development in multiple lots and portions as follows:-
- a. Three Phases named Phase 1A, Phase 1B and Phase 1C altogether constituting one large complex over an aggregate land area of about ____ acres more or less out of the Whole Land and named "Solaris Shalimar" of which development is in different stages of progress ("**Solaris Shalimar Complexes**");
 - b. Five Phases named as per current planning as Pravah, Prakriti, Pranjal, Prashant and Prabhat altogether constituting one large complex over an aggregate land area of about ____ acres more or less out of the Whole Land and named "Devprayag" of which the plannings are in different stages of progress and development of Prakriti has commenced and of the remaining phases shall be

commenced in due course ("**Devprayag Complex**")². Pravah, Pranjali, Prashant and Prabhat all envisage construction of multistoreyed buildings thereon as per current planning, which may change as per the decision and discretion of the Promoter ("**Other Phases**").

- c. Tatvan is envisaged to be an independent multipurpose development ("**Tatvan Club**") planned over an estimated land area of _____ acres out of the Whole Property at the location as shown in the Layout Plan annexed hereto³. The Promoter has already transferred and assigned the entire Tatvan Club to a third party specialized in hospitality and clubbing business ("**Tatvan Holder**") who has agreed to hold and develop the same and provide facilities on the terms and conditions agreed between the Promoter and the said Tatvan Holder. The expression "Tatvan Holder" shall include any substitute or additional person and in case the Promoter itself takes over the management and control for any period, then shall include the Promoter for such period. The Tatvan Holder and the Promoter have mutually agreed, inter alia, that entry and/or use of Tatvan Club and/or the facilities thereat shall be allowed only to persons who take membership of the same from the Tatvan Holder and against payment of Entry/Admission Fee as prescribed by the Tatvan Holder from time to time. The Promoter has negotiated a standard rate of Entry/Admission Fee as regards the co-owners of Units in Devprayag Complex on the condition that all co-owners of Units in Devprayag Complex shall be mandatory members of the Tatvan Club and the standard rate shall be part of the Other Costs payable by all the said co-owners of Units in Devprayag. For persons other than co-owners of Units in Devprayag, membership may be opened and granted to select members of public at the rates which shall be as decided from time to time by the Tatvan Holder. Further and fuller particulars as regards the Tatvan Club and its membership are mentioned in Clause 13.22 (i) and other relevant clauses hereto.
- d. Foreshore Club is going to be an independent multipurpose development ("**Foreshore Club**") planned over an estimated land area of _____ acres more or less in municipal Holding No. _____ comprised in L.R. Dag No. _____ in Mouza _____, J.L. No. _____, Police Station _____ in the District of Howrah the location whereof is shown in the Plan annexed hereto and the Promoter is in the process of acquiring leasehold interest in the same by execution of a lease deed in its favour from Kolkata Port Trust for a period of 25 (twenty five) years on the terms and conditions as may be finalized between Kolkata Port Trust ("**KPT**")

² Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

³ Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

and the Promoter⁴. Subject to the terms of the proposed lease with KPT, the Promoter may transfer and assign the entire Foreshore Club to a third party specialized in hospitality and clubbing business ("**Foreshore Holder**") with or without any sub-lease or other transfer of the land. In such event, the Foreshore Holder may hold and develop the Foreshore Club on the terms and conditions agreed between the Promoter and the said Foreshore Holder. The expression Foreshore Holder shall include any substitute or additional person and in case the Promoter itself takes over the management and control for any period, then shall include the Promoter for such period. It is intended that entry and/or use of Foreshore Club and/or the facilities thereat may be allowed only to persons who take membership of the same from the Foreshore Holder and against payment of Entry/Admission Fee as prescribed by the Foreshore Holder from time to time. For persons other than co-owners of Units in Devprayag, membership may be opened and granted to select members of public at the rates which shall be as decided from time to time by the Foreshore Holder. The Promoter has decided a standard rate of Entry/Admission Fee as regards the Co-owners of Units in Devprayag Complex on the condition that all Co-owners of Units in Devprayag Complex shall be mandatory members of the Foreshore Club and the standard rate shall be part of the Other Costs payable by all the said Co-owners of Units in Devprayag. The membership in the Foreshore Club shall be for a period not exceeding 25 years subject to extension that may or may not be granted by the Promoter and/or the Foreshore Holder at their own discretion and at the costs and expenses as may be levied by them or any of them, as the case may be. Further and fuller particulars as regards the Foreshore Club and its membership are mentioned in Clause 13.22 (j) and other relevant clauses hereto.

- E. The Promoter has obtained the final sanctioned building plan approvals for the buildings at the Project from Howrah Municipal Corporation vide Building Permit being BRC No. 144 of 21-22 dated 31.08.2021 with modification made thereto vide addition and alteration plan dated 04.10.2024 as modified on _____⁵ ("**sanctioned building plans**") which expression shall include all sanctions, vertical/horizontal extensions, modifications, integrations, revalidations and revisions made thereto, if any, from time to time by Howrah Municipal Corporation and other concerned authorities). The said sanctioned Building Plans additionally contemplate several other buildings and constructions on other portions of the Whole Land. The Promoter agrees and undertakes that it shall not make any changes to these layout plans insofar as the same relates to the Buildings or any of them in the Project except as elsewhere herein contained and/or in strict compliance with section 14 of the Real Estate (Regulation and Development) Act, 2016 ("**Act**") and other laws as applicable; The Promoter has caused to be constructed

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

⁵ Particulars of all modifications of the sanctioned plans done before execution of Sale Deed to be filled up

- the Project and obtained the Completion Certificate/Occupancy Certificate in respect of the Designated Building on _____.
- F. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at _____ on _____ under registration no. _____
- G. By Agreement for sale dated _____ ("**Sale Agreement**") the Promoter has agreed to sell and transfer to the Purchaser and the Purchaser agreed to purchase **ALL THAT** apartment no. _____ ("**Unit**") having carpet area of _____ square feet, type _____, on _____ floor in Tower No. ____ ("**Designated Building**") along with right of parking ____ motor car/two wheeler admeasuring ____ square feet in the _____, as permissible under the applicable law ("**Parking Facility**") and of pro rata share in the common areas as mentioned in **PART-I** of **SCHEDULE D** hereto and use of other common areas in the manner and to the extent permitted by the Promoter according to the terms and conditions contained in the relevant sub-clauses of **Clause 13.22** below and other relevant provisions hereof ("**Common Areas**"). (The Unit, the Parking Facility, if any and pro rata share in the Building Common Areas hereinafter collectively referred to as the "**Designated Apartment**" and the Unit is 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;
- H. 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 receivable by them out of the same. The Vendor has agreed to complete the sale of the pro rata undivided share in the Project Land in the manner hereinstated.
- I. 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.
- J. 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.
- K. 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 Together With the benefits of membership of Tatvan Club and Foreshore Club for the period and in the manner and extent and upon payment of the fees morefully mentioned in this Deed⁶ **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

⁶ Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

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.⁷ 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 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.

⁷ 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.

- (iii) Since the share interest of Purchaser in the Common Areas is undivided and cannot be divided or separated, the Purchaser shall use the Common Areas along with Vendor, Promoter, other co-owners, occupants, maintenance staff etc., without causing any inconvenience or hindrance to them and as per the rules made in this respect including the House Rules. Further, the right of the Purchaser to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the Promoter shall convey undivided proportionate title in the Project Land and in the common areas to the Association as provided in the Act.
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 with several connectivities, integration and links with Other Phases and Future Phases and Shared Common Areas as disclosed to the Purchaser as per **Clause 13.22** and the Building Common Areas other than Devprayag Prakriti Shared Common Areas shall be available for use and enjoyment of the co-owners of the Project and the Devprayag Shared Common Areas shall be available for use in common with the Promoter and such persons as the Promoter may permit including the co-owners of the Other Phases and Future Phases.
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*⁸ and the Completion Certificate/Occupancy 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 is fully satisfied thereabout. The Purchaser has also understood that the Building in which

⁸ In case the sanction plan is not revised, the words "as modified" would be deleted

the Unit is situated forms part of the First Phase of Devprayag Complex and one amongst the several phases of development of the Devprayag Complex as recited above.

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 outgoing before transferring the physical possession of the Designated Apartment to the Purchaser, which it has collected from the Purchaser, for the payment of outgoing (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 outgoing, 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 building 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 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. 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. **Use of Basement (if any) and Service Areas:** The basement(s) (if any) and service areas if any located within the Project shall be ear-marked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, Pump rooms, maintenance and service rooms, firefighting pumps and equipments etc. and other permitted uses as per sanctioned plans. The Purchaser shall not be permitted to use the services areas and the basement(s) (if any) in any manner whatsoever, other than those earmarked as parking spaces and the same shall be reserved for use by the Maintenance In-charge (including the Association formed by the co-owners) for rendering maintenance services.⁹

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 Additional Costs 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:-

- (i) The amounts of Additional Costs and Deposit do not include the Goods & Service Tax and any other tax, levy, cess by any name called (including S.T.C., 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 thereon 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 Building or the Project and wholly,

⁹ Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

if levied specifically on the Designated Apartment. 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.

- (ii) Proportionate share of costs, charges and expenses in respect of any new or additional infrastructure required to be installed as per new guidelines or statute like pollution control, green building, electricity and any additional fire safety measures, etc if required to be undertaken due to any subsequent legislation / government order/directives/guidelines or if deemed necessary by the Promoter beyond the present provisions.
- (iii) Stamp Duty and Registration Charges and all other applicable charges in respect of this Conveyance Deed and/or any future contracts in pursuance hereof.
- (iv) Miscellaneous Registration Costs: In addition to the above, a fixed miscellaneous charge for registration of this Deed or any other contract amounting to Rs. _____/- (Rupees _____ Only) (with GST) shall be paid to the Promoter by the Purchaser.
- (v) The amounts of Additional Costs do not include any fees and expenses, if any, payable to the any Authority towards Sale/Transfer Permission fees or any new levy or imposition in respect of transaction of sale and purchase of flats with or without parking facility and appurtenances, and if the same are made applicable or levied, the Purchaser shall be liable to pay the same at the applicable rates and within the prescribed time therefor.
- (vi) Proportionate share of the security deposit in respect of the electric meter/s for lighting and operation of the Common Areas.
- (vii) Cost charges and expenses for the infrastructure and installing Gas Bank and its accessories, if so provided.

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:**

- (i) **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 consultants having knowledge in formation of Association and the Purchaser agrees to do all acts, deeds and things as may required by such consultant within the stipulated times and to pay the proportionate costs of formation and operationalization of the Association.¹⁰ The Promoter may, if it so consider proper, enable the merger of the multiple associations in respect of the Project and any other projects in the Other Phases or any part thereof or a federation or syndicate or organization of all the associations for dealing with the matters of common interest.

- (ii) **Maintenance Agency:** The Promoter shall appoint one or more agencies or persons ("**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, 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 ("**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.
- (iii) **Maintenance In-charge :** 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:**

- (i) The Building and the Project contains the Building Common Areas as specified in **PART-I** 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 permitted by the Promoter. The Common Areas mentioned in **PART-II** of **SCHEDULE D** shall be for use and enjoyment of the co-owners of the Project and also of the co-owners of the project at the Other Phases in common with the Promoter and other persons permitted by the Promoter including co-owners of Future Phases or any of them as the Promoter may decide.
- (ii) 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 said Building 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.

¹⁰ In case the Association is formed before the execution of this Deed, this clause will be suitably amended

- (iii) 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 Unit including the interior decoration shall be done and completed by the Purchaser at its own costs and expenses. In doing and carrying out the said fit-out works, the Purchaser shall be obliged to do all works in a good and workman-like manner and without violating any laws, rules or regulations of the municipal, National Building Code, Indian Green Building Council (IGBC), and Fire Safety laws and rules and others and 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 Common Areas and 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 anyway damage or destroy the beams and columns on the floor, ceiling and walls of the Unit. The Purchaser shall be responsible for all consequences, 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 any fit-out or other activity.

13.5.2 Area Calculations:

- 13.5.2.1 **Carpet Area of Unit:** The carpet area for the Unit or any other Unit shall mean the net usable floor area of such Unit, excluding the area covered by the external walls, areas under services shafts, and exclusive balcony but includes the area covered by internal partition walls of the 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/ies (if any) attached to the Unit.
- 13.5.2.4 **Double Height Balcony Area:** The net usable area of the exclusive open space attached to the Unit if granted to the Purchaser.
- 13.5.2.5 **Built-up Area:** The built-up area for the 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 Double Height Balcony includes the Double Height Balcony Area including the thickness of the parapet walls thereof and one-half of partition walls. 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.
- 13.5.2.6 **Unit Area for Common Area Maintenance ("CAM"):** For the purpose of payment of the proportionate Common Expenses and maintenance charges by the Purchaser, the chargeable area for maintenance shall be _____ Square feet more or less.

- 13.5.2.7 Be it expressly mentioned that 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.
- 13.6 **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 **Nabham Club and Shared Facilities Related:** In addition and without prejudice to the relevant provisions contained in Clause 13.22, it is stipulated and agreed as follows:-
- (i) **Users:** The Purchaser shall have the right to use Shared Facilities and the Nabham Club in common with the Vendor, the Promoter and other co-owners of the Project and Other Phases and other persons permitted by the Promoter and also in common with the co-owners of the projects that may be developed on Future Phase Lands or any part thereof, as the Promoter may in its sole discretion decide from time to time. The Purchaser hereby unconditionally accepts the proposed usage of the Nabham Club in common by the co-owners of the Project as well as by the owners and occupiers of the projects to be constructed on the Other Phases or Future Phases or any of them, as the Promoter may in its absolute discretion decide and to the other stipulations, terms and conditions as also contained in **Clause 13.22** with regard to the Nabham Club and the Shared Facilities, and shall not, under any circumstances, raise any objection or hindrance to such common use.
 - (ii) **Naming:** The name 'Nabham Club' may be changed by the Promoter at any time and upon such change the expression "Nabham Club" wherever used in this deed shall mean and refer to the changed name.
 - (iii) **Facilities:** The conveniences, amenities and facilities of the Nabham Club as has been decided by the Promoter is final and binding on the Purchaser. A list of the facilities of the Nabham Club has been provided in **PART-IV of Schedule D** hereto. However, notwithstanding anything contained in **PART-IV of Schedule D** hereto, the Purchaser accepts and confirms that the Promoter shall have the sole right and discretion in planning the details and facilities of the Nabham Club and the same may also from time to time be varied at the sole discretion of the Promoter.
 - (iv) **Nabham Club Costs:** All costs and expenses for and relating to the Nabham Club (including the cost of the Club 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 and Other Phases and Purchasers of those projects in the Future Phases Lands (or any part thereof) as may be granted membership in the Nabham Club by the Promoter. It is clarified that the liability of the co-owners of the projects in Other Phases and Future Phases shall commence only from the date when the membership of the Nabham Club is granted to them.

- (v) **Membership Obligation of Purchaser:** Membership of the Nabham Club shall be mandatory and compulsory for the Purchasers of the Project. The Membership shall in case of joint Purchasers be given to only one amongst them as they may nominate and if such nomination is not made then the first named Purchaser shall be the member of the Nabham Club. The Purchaser further accepts and confirms that (i) membership of the Nabham Club shall only be for the co-owners of the residential apartments, (ii) each apartment shall be entitled to one 1 (one) membership only irrespective of the number of Purchasers of such apartment, (iii) membership shall be only for individuals (i.e. no corporate membership) and if the Purchaser is a body corporate or an organization or entity, it will be required to nominate 1 (one) individual authorized representative who is also the resident of the concerned apartment for being admitted to membership of the Nabham Club, (iv) the Nabham Club can be used by the member and his/her immediate family i.e. spouse and dependent children (v) in the event of sale or transfer of the Designated Apartment, the membership of the transferor purchaser will automatically stand transferred in favour of such transferee at the then applicable Club Rules with cessation of membership or right of use of the transferor purchaser and (vi) if the Purchaser let out his/her apartment, he/she may request for a temporary suspension of his/her usage right of the Nabham Club and permission for usage of the Nabham Club by the tenant under his/her membership. The Purchaser agrees and confirms that the membership of the Nabham Club shall under no circumstances be separately conveyed or possible to be transferred.
- (vi) **Commencement of Operation of the Nabham Club:** The Promoter shall commence the operation of portion of Nabham Club within the Project Land only upon completion of construction of all the five phases of Devprayag. In case the Purchaser takes possession of the Unit before the commencement of operation of the Nabham Club, the Purchaser shall not raise any objection or dispute on the non-commencement of operation thereof or make any demand for such commencement. The Promoter may at its discretion commence the operation of the Nabham Club earlier than the period stipulated hereinabove in this clause¹¹. The Purchaser accepts and confirms that the date of completion of construction of the Designated Apartment or possession thereof by the

¹¹ Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

Purchaser shall have no connection and correlation with the Nabham Club becoming operational and that the Purchaser shall not raise any claim or objection in this regard.

(vii) **Administration of the Nabham Club:** The Purchaser agrees and confirms that the Nabham Club (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 proper¹². The Promoter herein shall appoint on such terms and conditions as the Promoter may deem fit and proper one or more person or agency ("**Club Manager**") for the management and administration of the Nabham Club 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 Club Manager may or may not be the Maintenance Agency and the cost of such Club Manager shall be part of the costs and expenses of running, management and administration of the Nabham Club. The Association and the associations of co-owners on Other Phase and Future Phases Lands who are given membership rights by the Promoter in the Nabham Club shall jointly be given the responsibilities in respect of the Nabham Club at such time and on such terms and conditions as the Promoter may deem fit and proper.

(viii) **Membership Fee and Annual Subscription & Other Charges of Nabham Club:** The Purchaser agrees and confirms that:

13.7.1 The Purchaser shall pay to the Promoter, a non-refundable one-time membership fee as provided in clause 11.2.1 (a) of the Sale Agreement for membership to the Nabham Club.

13.7.2 The Purchaser shall have to pay a fixed annual subscription for membership with applicable GST of the Nabham Club, which shall be determined by the Promoter at the time of opening of the Nabham Club and the same at the sole discretion of the Promoter shall be in addition to the Maintenance Charges and proportionate Common Expenses payable by the Purchaser.

13.7.3 The Purchaser shall be required to pay month by month and every month the additional charges as may be fixed by the Promoter/Club Manager/Associations for and on account of the facilities, which would be made available at the Nabham Club for use of the same by the members on "Pay and Use" basis.

13.8 **Tatvan Club**¹³: In addition and without prejudice to the relevant provisions contained in Clause 13.22, it is stipulated and agreed as follows:-

(i) The Tatvan Club shall be developed as an independent club by the Tatvan Holder and shall be available for use by the Purchaser only upon its completion and commencement of operations in part or in full or progressively. The Purchaser shall not raise any objection or dispute on the non-commencement of operation thereof or make any demand for such

¹² Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

¹³ Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

commencement at any time. The Purchaser further accepts and confirms that the date of completion of construction of the Designated Apartment or possession thereof by the Purchaser shall have no connection and correlation with the Tatvan Club becoming operational and that the Purchaser shall not raise any claim or objection in this regard.

- (ii) The access to and from the facilities at the Tatvan Club shall be through one or more accessways and gates as the Promoter and the Tatvan Holder may permit from time to time and according to the timing and subject to rules and regulations prescribed by the Tatvan Holder from time to time. The Purchaser shall not object and/or obstruct to the same or to user by any other person/member of the Tatvan Club.
- (iii) The Purchaser is aware that although the FAR available on the Tatvan Club Land may have been partly utilized in the Tatvan Club and partly in the Solaris Shalimar Complex and Devprayag Complex and the Purchaser accepts the same and agrees that the Purchaser or any person claiming through him shall never claim any right title interest in the Tatvan Club owing thereto or otherwise except the membership and user to be conferred to the Purchaser in terms hereof.
- (iv) **Membership Obligation of Purchaser:** Membership of the Tatvan Club shall be mandatory and compulsory for the co-owners of the Project. The Membership shall in case of joint Purchasers be given to only one amongst them as they may nominate and if such nomination is not made then the first named Purchaser shall be the member of the Tatvan Club. The Purchaser further accepts and confirms that (i) each apartment shall be entitled to one 1 (one) membership only irrespective of the number of Purchasers of such apartment, (ii) the Tatvan Club can be used only by the member and such number or category additional persons as the Tatvan Holder may prescribe or permit and the Tatvan Holder may prescribe and limit the total number of additional person as well as category be it family members in case of individual member or authorized persons in case of non individual members, (v) in the event of sale or transfer of the Designated Apartment, the membership of the transferor Purchaser will on application made by the transferee at the format as may be prescribed by the Tatvan Holder and on production of documents as may be prescribed by the Tatvan Holder and payment of costs or charges or fees as may be prescribed by the Tatvan Holder be transferred in favour of such transferee with or without conditions and (vi) no tenant or lessee or other occupant of the Unit shall have any membership of Tatvan and will have to acquire such membership as a general member of public. The Purchaser agrees and confirms that the membership of the Tatvan Club shall under no circumstances be separately conveyed or possible to be transferred.
- (v) The Purchaser shall be required to pay month by month and every month the additional charges as may be fixed by the Tatvan Holder for and on account of the facilities, which would be made available at the Tatvan Club for use of the same by the members on "Pay and Use" basis. The Purchaser shall have to pay a fixed annual subscription for membership with applicable GST of the Tatvan Club, which shall be determined by the Tatvan Holder at the time of opening of the Tatvan Club and the same at the sole discretion of the Tatvan Holder shall be in addition to the Membership fees and pay and use facilities, payable by the Purchaser.

(vi) In case any facility of the Tatvan Club is stopped or altered by any order or direction of any person or authority or by the Tatvan Holder at its discretion, the use of the such facility by the Purchaser shall end and/or be curtailed or altered accordingly without any claim, dispute or objection by the Purchaser.

13.9 **Foreshore Club**¹⁴: In addition and without prejudice to the relevant provisions contained in Clause 13.22, it is stipulated and agreed as follows:-

(i) The Foreshore Club is envisaged to be developed as an independent club by the Foreshore Holder and shall be available for use by the Purchaser only upon its completion and commencement of operations in part or in full or progressively. The Purchaser shall not raise any objection or dispute on the non-commencement of operation thereof or make any demand for such commencement at any time. The Purchaser further accepts and confirms that the date of completion of construction of the Designated Apartment or possession thereof by the Purchaser shall have no connection and correlation with the Foreshore Club becoming operational and that the Purchaser shall not raise any claim or objection in this regard.

(ii) **Membership Obligation of Purchaser:** Membership of the Foreshore Club shall be mandatory and compulsory for the co-owners of the Project. The Membership shall in case of joint Purchasers be given to only one amongst them as they may nominate and if such nomination is not made then the first named Purchaser shall be the member of the Foreshore Club. The Purchaser further accepts and confirms that (i) each apartment shall be entitled to one 1 (one) membership only irrespective of the number of Purchasers of such apartment, (ii) the Foreshore Club can be used only by the member and such number or category additional persons as the Foreshore Holder may prescribe or permit and the Foreshore Holder may prescribe and limit the total number of additional person as well as category be it family members in case of individual member or authorized persons in case of non individual members, (v) in the event of sale or transfer of the Designated Apartment, the membership of the transferor purchaser will on application made by the transferee at the format as may be prescribed by the Foreshore Holder and on production of documents as may be prescribed by the Foreshore Holder and payment of costs or charges or fees as may be prescribed by the Foreshore Holder be transferred in favour of such transferee with or without conditions and (vi) no tenant or lessee or other occupant of the Unit shall have any membership of Foreshore Club and will have to acquire such membership as a general member of public. The Purchaser agrees and confirms that the membership of the Foreshore Club shall under no circumstances be separately conveyed or possible to be transferred.

(iii) The Purchaser shall be required to pay month by month and every month the additional charges as may be fixed by the Foreshore Holder for and on account of the facilities, which would be made available at the Foreshore Club for use of the same by the members on

¹⁴ Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

"Pay and Use" basis. The Purchaser shall have to pay a fixed annual subscription for membership with applicable GST of the Foreshore Club, which shall be determined by the Foreshore Holder at the time of opening of the Foreshore Club and the same at the sole discretion of the Foreshore Holder shall be in addition to the Membership fees and pay and use facilities, payable by the Purchaser.

- (iv) In case the lease in respect of the land of the Foreshore Club is determined or terminated or in case any facility of the Foreshore club is stopped by any order or direction of any person or authority or by the Foreshore Holder at its discretion, the use of the Foreshore Club by the Purchaser shall end and/or be curtailed accordingly without any claim, dispute or objection by the Purchaser.

13.10 Overall Project Related :

- (i) **Parking Facility Related:** In addition to those contained in Clause 13.22 below, it is clarified that the Project could also contain open spaces which are not forming part of the amenities and facilities mentioned in **PART-I of Schedule D** hereto and which could be used for parking. The Promoter hereby reserves right to allot parking rights in these open parking areas exclusively to the co-owners of Units in the Project who need the same and apply for the same within period as may be stipulated by the Promoter and the Promoter may give preference to those allottees who do not otherwise have parking space in the Project and against payment of the applicable parking cost therefor.
- (ii) All unsold or unallotted parking spaces shall be identified/demarcated and retained by the Promoter for disposal of the same at the consideration and in the manner deemed fit and proper by the Promoter.
- (iii) Any scheme of numbering of parking spaces will be subject to further revision as per the discretion of the Promoter and the revised parking number shall be intimated to the Purchaser upon such revision;
- (iv) The Purchaser agrees and undertakes not to raise any dispute or objection in respect of allotment of parking made by the Promoter in respect of the Open Parking Areas to any other co-owners nor to disturb the use of the allotted parking space by the concerned co-owner.
- (v) All costs and expenses relating to the Mechanical Parking System (including its running, maintenance, management, upkeep, operation, repair, replacement, renovation, insurance etc.) shall be payable exclusively by those Co-owners who take parking facility in the Mechanical Parking System without holding the Maintenance In-charge and/or the Promoter liable therefor in any manner whatsoever. For availing power for operation of the Mechanical Parking System, the co-owners holding the same shall apply for and obtain the same from the Maintenance In-charge by way of separate sub-meter or prepaid meter that may be installed by the Maintenance In-charge therefor at the cost and expense of the concerned co-owners subject to minimum of Rs.____ per meter. Any use of power shall be subject to and upon payment of the applicable electricity charges and service charges failing which the electric power shall be withdrawn/not supplied.
- (vi) 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 EV charging system shall form part of the Common Expenses. In case any co-owner 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 co-owner at such place as the Promoter may decide and that too against prepayment of the applicable costs and charges therefor.

- (vii) In case the facility of a Gas bank is provided, the Purchaser shall use the Gas Bank facility at such monthly costs as may be prescribed by the Promoter and/or the Maintenance In-charge on the basis of the meter installed for the Gas Bank facility. In such event, it is specifically mentioned that the Purchaser shall not be permitted to store or use any gas cylinders inside the said Unit and shall keep the gas bank area and all pipelines and accessories in safe and sound and good and repaired condition and free from any leakage and possibility of any hazard whatsoever. All costs and expenses for all infrastructure for installing such facility including the pipelines, fittings, meters, security deposits, etc., and in anyway relating to the said facility shall be the exclusive liability of the Purchaser.
- (viii) **Roof¹⁵:** Save as hereinafter contained, the Roof of the Building shall be part of the Common Areas. However the Promoter intends to install solar panels at a portion of roof as per the green building norms. All costs and expenses for the upkeep, running and maintenance of such Solar Power Plant shall form part of the Common Expenses. In case the UAV services are being operated from the roof of the Designated Building, the portion of the roof being used for such services alongwith its installations, machinery, etc. shall belong to the Promoter and not form part of the Common Areas of the Building and neither the Purchaser nor the Association shall claim any right over such portion of the roof.
- (ix) **Temporary Electricity Connection related¹⁶:** In case the Purchaser does not obtain electricity meter from CESC Limited in respect of his Unit for any reason whatsoever before the date of delivery of possession thereof to the Purchaser and the Purchaser requests for temporary connection, then the Promoter may, subject to availability, provide the same on the following conditions:
- (a) The temporary connection shall not be for a period exceeding six months from the date of such connection or the date of the Purchaser obtaining separate electric meter for his Unit from CESC Limited, whichever be earlier.
 - (b) The temporary connection shall be for power of not exceeding 1 (one) kva.
 - (c) The Purchaser shall alongwith request for temporary electric connection be liable to pay to the Promoter (i) non-refundable installation charge of Rs. 1000/- and (ii) deposit of Rs. 10,000/- (Rupees ten thousand) only in respect of his Unit. The said deposit of Rs. 10,000/- shall be refunded to the Purchaser after adjusting all his dues

¹⁵ Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

¹⁶ Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

and interest/penal charges within 30 days of the Purchaser obtaining the separate electric meter in respect of the Unit from CESC Limited.

- (d) The Promoter shall be charging at the rate of Rs. ____ (Rupees _____) only per unit of electricity with an additional charge of Rs. _____ per month towards service charges plus GST at applicable rates. The said rate is the rate at which the Promoter is currently required to pay electricity charges to CESC Limited and in case such rate is hereafter increased by CESC Limited, then the rate at which the Purchaser is required to pay shall also correspondingly increase without affecting the service charges.
- (e) In case the Purchaser fails to make payment of the bills raised by the Promoter/Association/Facility Manager in respect of temporary connection in terms of clause 13.10 (ix)(d) hereto within the due date thereof, the temporary connection may be disconnected till the payment of the dues alongwith interest @18% per annum or part thereof for the period of delay.
- (x) **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 the construction, addition, alteration and completion of construction 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).
- (xi) **Architect:** Unless changed by the Promoter, Messrs. _____ of _____ shall be the Architect for the Project.

13.11 **Future Expansion Related:**

- (i) The Purchaser accepts, acknowledges and confirms that the Promoter shall have 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.
- (ii) The Promoter may 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.
- (iii) The Purchaser accepts and confirms that in case of integration of any part of any Future Phases Lands, the calculation of proportionate share shall vary but the Total Price or Taxes or Other Costs or Deposits payable by the Purchaser hereunder and/or the Sale Agreement shall not vary thereby.

13.12 **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:

- 13.12.1 to co-operate with the Maintenance In-charge in the management maintenance control and administration of the Project and the Premises and other Common Purposes.
- 13.12.2 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.
- 13.12.3 Without prejudice to the generality of the foregoing, not to use the Unit or any part thereof or any part of the Project as Guest House, Boarding & Lodging House, Hotel, Nursing Home, Meeting Place, Club, Eating & Catering Centre, Hobby Centre or slaughter of animals or any commercial, manufacturing or processing work etc., whatsoever or keep pets or animals which can be a danger to other co-owners.
- 13.12.4 Not to put up or affix any nameplate or letter box or neon-sign or sign board or other similar things or articles in the common areas or on the outside wall of the Unit or Building or anywhere in the Project 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 to install window/ split air-conditioners at the place/s provided therefor in the Unit.
- 13.12.5 Not to partition or sub-divide the Unit nor to commit or permit to be committed any form of alteration or changes in the Unit or in the beams, columns, pillars of the Building at the Project passing through the Unit 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 Building at the Project or any part thereof.
- 13.12.6 not to close or permit the closing of verandahs or lounges or balconies or lobbies and common areas.
- 13.12.7 not to install or keep or operate any generator in the Unit or in balcony/verandah if attached thereto corridor, lobby or passage of the floor in which the Unit is situate or in any other common areas of the Building at the Project or the Project Land save the battery operated inverter inside the Unit.
- 13.12.8 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
- 13.12.9 to maintain at his own costs, the Unit 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, Howrah Municipal Corporation, Panchayat Samiti, WBSEDC Limited, 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 Unit as well as the user operation and maintenance of lifts, generators, tube-well, water, electricity, drainage, sewerage and other installations and amenities at the Project.
- 13.12.10 to draw electric lines/wires, television cables, broadband data cables and telephone cables to the Unit only through the ducts and pipes provided therefor, ensuring that no inconvenience is caused to the Promoter or to the other Project Co-Owners. The main electric meter shall be installed only at the common meter space in the Project. 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 and outside walls of the Building.
- 13.12.11 not to sub-divide the Unit and space for Parking Facility under any circumstances.
- 13.12.12 not use or permit to be used the Unit or the Common Areas or the Parking Facility, if any, in such manner or commit any such act, which may in any manner cause nuisance or annoyance to other occupants of the Project and/or the neighboring properties and not to make or permit to be made any disturbance or to do or permit anything to be done that will interfere with the rights, comforts or convenience of other occupants of the Project.
- 13.12.13 not carry on or cause to be carried on any obnoxious or injurious activity in or through the Unit, the Parking Facility, if any and the Common Areas.
- 13.12.14 not to keep any heavy articles or things that are likely to damage the floors or install or operate any machine or equipment save the usual home appliances.
- 13.12.15 to apply for and obtain at his own costs separate assessment and mutation of the Unit in the records of appropriate authority within 06 (six) months from the date of possession.
- 13.12.16 not to alter the outer elevation or façade or colour scheme of the Building at the Project (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 specified by the Promoter as aforesaid.
- 13.12.17 not to install grills the design of which have not been suggested or approved by the Promoter or the Architects.
- 13.12.18 not to fix or install any antenna on the roof or any part thereof nor shall fix any window antenna.
- 13.12.19 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) or at any Future Phases Lands or at the Tatvan Club, Foreshore Club, Nabham Club, or Shared Facilities nor claim any right to park in any manner whatsoever or howsoever Provided that if the Purchaser has been granted Parking Facility, the facility of such parking shall be subject to the following conditions:-
- (a) The Purchaser shall use only the space for Parking Facility identified for him as per **SCHEDULE B** hereto for parking;
 - (b) The Purchaser shall use the Parking Facility, only for the purpose of parking of his medium sized motor car that could comfortably fit in the allotted Parking Space (but not exceeding the size of 5 mtrs x 2.5 mtrs or 134.55 square feet more or less) and/or two wheeler (but not exceeding the size of 2.5 mtrs x 1 mtr or 26.91 square feet more or less), as the case may be. In case the area as mentioned in the stamp duty assessment slip is more than what is mentioned in this clause, the area mentioned in this clause shall prevail inasmuch as the same is the agreed usable area between the parties and the higher area mentioned in the stamp duty assessment slip is the requirement of the registering authority for the purpose of assessing the stamp duty and registration fees.
 - (c) 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.
 - (d) 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.
- (e) 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 Unit to any other Co-owner of the Project and none else.
 - (f) The Parking Facility does not confer any right of ownership of the space on which such parking facility is provided.
 - (g) In case due to any enactment or implementation of legislation, rule, bye-law or order of any judicial or other authority, the individual exclusive Parking Facility at the space earmarked for the Purchaser is not permissible, then 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.
 - (h) In case the Purchaser is provided facility of parking which is inter-dependent with any other parking facility in the whole complex 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 or any other Co-owners in the Project.
 - (i) In case the Parking Facility due to any technical issues or owing to any repair, maintenance or replacements at the space of the Parking Facility or due to any other reason is temporarily or permanently not available, the Purchaser shall not hold the Promoter (as Maintenance In-charge or otherwise) liable or responsible in any manner therefor.
 - (j) 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 allotted to 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/or 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 and the Purchaser hereby consents and agrees to keep the Promoter fully indemnified in respect thereof.

13.12.20 In case the Purchaser is 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:-

- (a) to use the Open Terrace for the purpose for which it has been sanctioned 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
- (b) not to 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

- (c) not to allow or permit any leakage or seepage of water from the floor to any other portion of the Building at the Project;
- (d) 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.
- (e) 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 any one to store any goods articles or things in the said Open Terrace or anywhere at the said Land
- (f) 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 Building at the Project and/or the said Land and/or outside walls of the Building at the Project save in the manner indicated by the Promoter or the Maintenance In-Charge
- (g) 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.
- (h) not to sub-divide the Open Terrace in any manner.

13.12.21 In case the Purchaser is granted the exclusive right to use any Double Height Balcony as a right appurtenant to Designated Apartment, the right of the Purchaser to use of such Double Height Balcony shall be subject to the following conditions:-

- (i) to use the Double Height Balcony for the purpose for which it has been sanctioned 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.
- (j) not to 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.
- (k) not to allow or permit any leakage or seepage of water from the floor to any other portion of the Building at the Project;
- (l) not display any signboard, hoarding or advertisement etc. on the parapet wall of the Double Height Balcony or at any place in the said Double Height Balcony so as to be visible from outside nor to hold any function thereat so as to emit noise or light therefrom disturbing others.
- (m) not deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in the Double Height Balcony nor allow the accumulation of water thereat nor store or allow any one to store any goods articles or things in the said Double Height Balcony or anywhere at the Project Land.
- (n) not to affix, draw or string wires, cables or pipes from, to or through any part or portion of the Double Height Balcony and/or the Building at the Project and/or the Project Land and/or outside walls of the Building at the Project save in the manner indicated by the Promoter or the Maintenance In-Charge.

- (o) not to transfer or assign or part with their right of use of the Double Height Balcony or part with the possession of the said Double Height Balcony, independent of the Designated Apartment and vice versa.
- (p) not to sub-divide the Double Height Balcony in any manner.

- 13.12.22 the Purchaser shall also comply with all other green building rules and norms as may be made applicable in respect of the Project
- 13.12.23 The Purchaser shall apply for and obtain the individual electric meter from CESC Limited within 1(one) month from the date of receiving a written intimation from the Promoter as per clause 7.2 of the Sale Agreement.
- 13.12.24 to allow the Maintenance In-charge and its authorized representatives with or without workmen to enter into and upon the Unit at all reasonable times for construction and completion of the Building at the Project 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 within seven days of giving of a notice in writing by the Maintenance In-charge to the Purchaser thereabout;
- 13.12.25 to install fire fighting and sensing system gadgets and equipments as required under law and shall keep the Unit free from all hazards relating to fire.
- 13.12.26 to keep the Unit and party walls, sewers, drainage, water, electricity, pipes, cables, wires and other connections fittings and installations, entrance and main entrance serving any other Unit in the Project in good and substantial repair and condition so as to support shelter and protect the other units/parts of the Building at the Project and not to do or cause to be done anything in or around the Unit which may cause or tend to cause or tantamount to cause or affect any damage to any flooring or ceiling of any other portion over below or adjacent to the Unit.
- 13.12.27 not to store or cause to be stored and not to place or cause to be placed any goods, articles or things in the Common Areas.
- 13.12.28 not obstruct the common pathways and passages or use the same for any purpose other than for ingress to and egress from the Unit and the Parking Facility, if any.
- 13.12.29 not violate any of the rules and/or regulations laid down by the Maintenance In-charge for use of the Common Areas.
- 13.12.30 not throw or accumulate or cause to be thrown or accumulated any dust, rubbish or other refuse in the Common Areas save at the places indicated therefore.
- 13.12.31 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 Building at the Project or may cause any increase in the premia payable in respect thereof.
- 13.12.32 not to commit or permit to be committed any alteration or changes in, or draw from outside the Building at the Project, the pipes, conduits, cables, wiring and other fixtures and fittings serving the Unit and any other Unit in or portion of the Project.
- 13.12.33 to use the Common Areas only to the extent required for ingress to and egress from the Unit 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.
- 13.12.34 to use the Common Areas, the Nabham Club, Tatvan Club and Foreshore Club and the Shared Facilities with due care and caution and not hold the Vendor or the Promoter liable in any manner for any accident or damage while enjoying the Common Areas, the Nabham

Club and/or Tatvan Club and/or Foreshore Club and/or the Shared Facilities 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 Nabham Club.

- 13.12.35 not to make any construction or addition or alteration or enclose any Common Areas, the Nabham Club and/or Tatvan Club and/or Foreshore Club and/or the Shared Facilities 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.
- 13.12.36 not to claim any access or user of any other portion of the Project except the Said Building and the Common Areas, the Nabham Club, the Tatvan Club, the Foreshore Club and the Shared Facilities mentioned therein and that too subject to the terms and conditions and rules and regulations applicable thereto.
- 13.12.37 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.
- 13.12.38 no bird or animal shall be kept or harboured 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.
- 13.12.39 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.
- 13.12.40 not to change/alter/modify the names of the Project and/or any of the Building therein or at any Future Phases Lands from those mentioned in this Deed.
- 13.12.41 The Purchaser agree, declare and confirm 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.

13.13 **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**"):

- (i) Property tax and/or Municipal rates and taxes and water tax, (if any,) assessed on or in respect of the Unit, Parking Facility and/or Designated Apartment directly to the Howrah Municipal Corporation, BLLRO and 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.

- (ii) All other taxes impositions levies cess and outgoings, betterment fees, development charges and/or levies under any statute rules and regulations whether existing or as may be imposed or levied at any time in future on or in respect of the Designated Apartment or any component thereof or the Building 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 Building or the Project Land or any part thereof.
- (iii) Electricity charges for electricity consumed in or relating to the Unit directly to the CESC Limited in respect of the individual meter for the Unit. It is clarified that in case temporary electricity connection is provided by the Promoter to the Purchaser in respect of the Unit, then the Purchaser shall be liable to pay to the Promoter or person nominated by the Promoter, the electricity Charges for the electricity consumed or allocated (whichever be higher) for the said Unit at the rates which shall be charged by the CESC Limited in terms of clause 13.10 (ix)(d) above. Such electricity and related charges for the temporary electricity connection for the Unit shall be payable within 7 days of receiving the bills raised by the Promoter/its nominee in respect thereof.
- (iv) Charges for water, and other utilities consumed by the Purchaser and/or attributable or relatable to the Designated Apartment 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 or any part thereof, 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.
- (v) 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, maintenance charges calculated @ Rs. ____ (Rupees ____) only per Square foot per month of the Unit Area for CAM mentioned in clause 13.5.2.6 above. The said minimum rates shall be subject to increases 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.
- (vi) Proportionate share of the operation, fuel and maintenance cost of the generator proportionate to the load taken by the Purchaser.
- (vii) Goods and Service Tax and all other overheads in respect of the aforesaid outgoings and taxes payable by the Purchaser as per prevalent rates.
- (viii) 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.

13.14 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.

- 13.15 The maintenance charges does not include any payment or contribution towards the Nabham Club or Tatvan Club or Foreshore Club payable 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 Parking Spaces including Multi Level Parking related and/or EV Charging related and the Common Areas 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/or EV Charging and any non-user or non-requirement thereof shall not be nor be claimed to be a ground for non-payment or decrease in the liability of payment of the proportionate share of the Common Expenses by the Purchaser.
- 13.16 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**”).
- 13.17 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 Nabham Club and Tatvan Club and Foreshore Club shall be suspended and the Maintenance-in-charge and Club 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 licencees 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.
- 13.18 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 premises or any other part of the Building 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.

- 13.19 The power backup from the Common Generator in the Project shall be commenced only upon 50% 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 the said requirement of minimum percentage of occupancy at any time.
- 13.20 **Waiver:** The unsold apartments at the Project shall enjoy a waiver in respect of the Maintenance Charges for a period of ____ years from the date of the Completion Certificate
- 13.21 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 Building (except the Units therein), and the Common Areas, the Shared Facilities and the parking spaces and for all other Common Purposes and include those mentioned in **SCHEDULE E** hereto.
- 13.22 **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:-
- a. **Additional Construction:** The Promoter intends to modify the said presently sanctioned plan for the Project, to the extent that, amongst others, the Designated Building shall have between three and eight additional floors over and above the present ground and twenty-eight upper floors and such right is being hereby excluded and reserved unto the Promoter with the consent of the Purchaser hereby and even otherwise given¹⁷. It is clarified that the planning and commencement works of the Designated Building has been done by taking into consideration the possibility of construction of such additional floors with structural safety and stability reports and the Purchaser is satisfied therewith. The Promoter shall also be entitled to utilize any additional FAR or constructed area as may be sanctionable in respect of the Project Land and/or the Whole Land and/or any other adjoining

¹⁷ Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

land if included by the Promoter within the Project area in future, by construction of additional floors or storeys on the buildings or any blocks 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 with the consent of the Purchaser hereby and even otherwise given¹⁸. The Purchaser accepts any consequential variation in the shares in land and Common Areas attributable to the Unit and agrees not to claim any amount or reduction of Price on account thereof.

- b. **Commercial Development in the Project:** The Promoter, at its discretion, may construct one or more commercial units/shops in the Project and to sell or otherwise transfer the same to the intending Purchasers at such price and on such terms and conditions which the Promoter may deem fit and proper and to grant to the Purchasers of such commercial units/shops any right of use of the Common Areas and/or the Shared Facilities as the Promoter may, in its sole discretion, decide and grant.¹⁹
- c. **Other Phase Lands:** In addition to the Project Land, the Promoter has, amongst other rights, the rights of development, transfer and administration in respect of the (a) land comprised in the Solaris Shalimar Complex, (b) portion measuring about _____square meters on which Pravah is planned ("**Pravah Land**"), (c) portion measuring about _____square meters on which Pranjal is planned ("**Pranjal Land**"), (d) portion measuring about _____square meters on which Prashant is planned ("**Prashant Land**"), (e) portion measuring about _____square meters on which Prabhat is planned ("**Prabhat Land**") and (f) portion measuring about _____square meters on which Tatvan Club is planned ("**Tatvan Club Land**"), all forming part of the Whole Land and shown in the Layout Plan annexed hereto and all (altogether "**Other Phase Lands**") owned by the Vendor and forming part of the subject matter of the Development Agreement. At the time of commencement and progress of Solaris Shalimar Complexes, the land of Devprayag Complex and Tatvan Club was identified as Lot 2 Land.
- d. **Shared Common Areas:** Certain Common Areas and Installations in parts of the Whole Land are intended by the Promoter as being for common use by the Purchaser and other Co-owners of Units in Shalimar Complex and Devprayag Complex in common with the Promoter and all other persons permitted by the Promoter and particulars of the same as per current planning, and subject to changes by the Promoter, are mentioned in **PART-V** of **Schedule D** hereto ("**Shared Common Areas**", which expression shall include any modifications,

¹⁸ Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

¹⁹ Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

additions or alterations to the same as may be made by the Promoter from time to time). The Promoter has progressed with the construction of the Solaris Shalimar Complex. The Promoter has under the agreements for sale with the Purchasers of Solaris Shalimar Complex reserved and doth hereby also reserve rights of sharing of the Shared Common Areas including common entry/exit gates with network of road, driveways and pathways, certain electrical, telecom, data, digital, water, drainage and sewerage lines and junctions in common by be common between the Project and Solaris Shalimar and Future Phases Lands in the manner and to the extent decided and/or permitted by the Promoter. The Project Land, Other Phases, Future Phases and/or Solaris Shalimar Complex or any part thereof, as the Promoter may from time to time decide, shall be connected by any of the Shared Common Areas in the manner and to the extent decided by the Promoter. The Shared Facilities are not part of the Project but the right to use the same may be granted to the co-owners of Units in the Project.²⁰

- e. **Building Common Areas:** Certain Common Areas and Installations in the Prakriti are intended by the Promoter as being for common use by the Purchaser and other Co-owners of Units in Prakriti in common with the Promoter and all other persons permitted by the Promoter and particulars of the same are mentioned in **PART-I** of the **Schedule D** hereto ("**Building Common Areas**").
- f. **Prakriti Joint Common Areas:** Certain Common Areas and Installations in the Prakriti are intended by the Promoter as being for common use by the Purchaser in common with the Promoter and all other persons permitted by the Promoter including the other Co-owners of Units in Prakriti and also the other Co-owners of the Other Phases as it is progressively developed, so permitted; and particulars of the same are mentioned in **PART-II** of the **Schedule D** hereto ("**Devprayag Prakriti Joint Common Areas**").
- g. **Devprayag Other Phases Joint Common Areas:** Subject to the development of the Pravah, Pranjali, Prashant and/or Prabhat and upon completion of the respective developments, if so and as and when made by the Promoter, there shall be certain Common Areas and Installations in the Pravah, Pranjali, Prashant and/or Prabhat which are intended by the Promoter as being for common use by the Purchaser in common with the Promoter and all other persons permitted by the Promoter including the other Co-owners of Units in Prakriti and also the other Co-owners of the Other Phases, if so and as it is progressively developed, so permitted; and particulars of the same as per current planning of the Promoter, which are subject to changes, are mentioned in **PART-III** of the **Schedule D** hereto ("**Devprayag Other Phases Joint Common Areas**").

²⁰ Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

h. **Nabham Club:** A substantial portion of the Nabham Club shall be situated on the ___ floors of Pravah, as per current planning of the Promoter which shall be subject to changes. Some parts of Nabham Club are intended to be in Pranjal. Particulars of the Nabham Club to be so situated in the Pranjal and Pravah as per the current planning of the Promoter, which are subject to changes, are mentioned in **PART-IV** of the **Schedule D** hereto and those that may comprise in the Prakriti, Prashant and Prabhat shall be decided by the Promoter in course of their development and automatically form part of the Nabham Club once decided and upon completion of the respective developments, if so and as and when made by the Promoter²¹. As regards the Nabham Club it is further disclosed by the Promoter to the Purchaser as follows:-

- (a) The Nabham Club is intended by the Promoter as being for common use by the Purchaser in common with the Promoter and all other persons permitted by the Promoter including the other Co-owners of Units in Prakriti and also the other Co-owners of the Other Phases as it is progressively developed and so permitted and membership shall be granted to the Purchaser and the said other persons progressively as deemed fit and proper by the Promoter. The ownership of the Nabham Club shall be eventually transferred to the Associations of co-owners of Devprayag in equal shares or the same may be with a Federation of such Associations as the Promoter may deem fit and proper and in case the Promoter not developing any of the Other Phases, then the ownership of Nabham shall be divided with the Associations of those Complex which are developed by the Promoter and/or their Federation as the Developer may deem fit and proper.
- (b) The Promoter shall construct the same and provide the first time equipments and infrastructure to be installed therein.
- (c) The Nabham Club is independent of the Project. The use of the Nabham Club shall be progressively available to the Purchaser as per its construction and completion and operation and such completion shall have no connection with the date of completion of the Project. Until completion of any of the Complexes on the Other Phases, the Nabham Club shall be only those areas and facilities as are contained in Project and with commencement and completion of the Complexes on the Other Phases, Nabham Club shall be expanded by those areas or facilities of the

²¹ Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

Complexes on Other Phases as are specified by the Promoter to form part of the Nabham Club²².

- (d) The use of the facilities of the Nabham Club by any person shall be subject to adherence of the applicable rules and payment of applicable charges in respect thereof by such person from time to time. The Promoter may at any time in future assign a different name to the Nabham Club and thereafter the said Nabham Club shall be known by that name only for all intents and purposes.
- i. **Tatvan Club:** As regards the Tatvan Club it is further disclosed by the Promoter to the Purchaser as follows:-
 - (a) Tatvan Club is envisaged to broadly comprise of the following:-²³
 - i. Portion/s having Banquet Area currently named 'Sangam' and which name may be changed or altered in future;
 - ii. Portions for Basement Parking at multiple levels with provision for pay and park areas, allotment to the co-owners of Solaris Shalimar Complex and to the co-owners of the Devprayag Complex and with internal divisions and demarcations as per the planning of the Promoter;
 - iii. Portions having all or any one or more uses as shops, showrooms, entertainment, clubbing, lounges, park, green areas, health, fitness, sports, business centres, offices, fooding, lodging, cinema, and any other commercial or semi commercial uses as planned or modified from time to time;
 - iv. The Pravah, Prakriti, Pranjali, Prashant and Prabhat are planned to have an elevated connector platform or gangway connected from a portion of 2nd floor of the said Buildings for direct access to Tatvan Club with gates on either side of such platform. The gates opening on the Tatvan Club shall be under the control of Tatvan Holder and access into and out of the Tatvan Club from such gates shall be as per the timing, rules and regulations as be framed by the Tatvan Holder.
 - v. The parking access to the basement of the Tatvan Club shall be from Solaris Shalimar Complex as well as Devprayag Complex at designated places and shall be administered by the Tatvan Holder without however

²² Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

²³ Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

obstructing the right of parking granted by the Promoter to any co-owners.

- vi. Tatvan Club is located adjacent to the Project Land and there shall be sharing of **basement**, common entry/exit gates with network of road, driveways and pathways, certain electrical, telecom, data, digital, water, drainage and sewerage lines and junctions with the Project, Future Phases and Adjoining Lands as the Promoter may in its absolute discretion decide. The Promoter and/or its permitted assigns may at any time in future assign a different name to the Tatvan Club and thereafter the said Tatvan Club shall be known by that name only for all intents and purposes.
- (b) The Tatvan Holder has been given rights to plan and cause development of Tatvan Club and to finalize and from time to time modify and/or alter its various components or composition.
 - (c) The rates and amount for such entry/admission fee as applicable to the co-owners of Prakriti are part of the Other Costs payable by the co-owners of the Prakriti.
 - (d) The membership to persons who are not co-owners of any Unit in Devprayag shall be on such conditions and against such entry/admission fee as may be determined by the Tatvan Holder.
 - (e) Except any complimentary facilities to members, all facilities and/or services at the Tatvan Club shall be against separate charges as prescribed by the Tatvan Holder.
 - (f) The Tatvan Club is independent of the Project. The use of the Tatvan Club shall be progressively available to the Purchaser as per its construction and completion and operation and such completion shall have no connection with the date of completion of the Project.
 - (g) The use of the facilities of the Tatvan Club by any person shall be subject to adherence of the applicable rules and payment of applicable charges in respect thereof by such person from time to time. The Promoter may at any time in future assign a different name to the Tatvan Club and thereafter the said Tatvan Club shall be known by that name only for all intents and purposes.
- j. **Foreshore Club:** As regards the Foreshore Club it is further disclosed by the Promoter to the Purchaser as follows:-

- (a) Foreshore Club is envisaged to broadly comprise of the following:-²⁴
- i. Portions having all or any one or more uses as shops, showrooms, banquet, entertainment, clubbing, lounges, park, green areas, health, fitness, sports, business centres, offices, fooding, lodging, cinema, and any other commercial or semi commercial uses as planned or modified from time to time;
 - ii. Portions for open, covered, mechanical and/or basement parking with provision for pay and park areas;
 - iii. Portions for development of embankment and/or ghat.
 - iv. The Promoter and/or its permitted assigns may at any time in future assign a different name to the Foreshore Club and thereafter the said Foreshore Club shall be known by that name only for all intents and purposes.
- (b) The Foreshore Holder may be given rights to plan and cause development of Foreshore Club and to finalize and from time to time modify and/or alter its various components or composition.
- (c) The rates and amount for such entry/admission fee as applicable to the Purchasers of Prakriti are part of the Other Costs payable by the Purchasers of the Prakriti.
- (d) The membership to persons who are not co-owners of any Unit in Devprayag shall be on such conditions and against such entry/admission fee as may be determined by the Foreshore Holder.
- (e) Except any complimentary facilities to members, all facilities and/or services at the Foreshore Club shall be against separate charges as prescribed by the Foreshore Holder.
- (f) The Foreshore Club is independent of the Project. The use of the Foreshore Club shall be progressively available to the Purchaser as per its construction and completion and operation and such completion shall have no connection with the date of completion of the Project.
- (g) The use of the facilities of the Foreshore Club by any person shall be subject to adherence of the applicable rules and payment of applicable charges in respect thereof by such person from time to time. The Promoter may at any

²⁴ Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

time in future assign a different name to the Foreshore Club and thereafter the said Foreshore Club shall be known by that name only for all intents and purposes.

- k. **Future Phases²⁵:** The Promoter and/or its associates are also intending to develop projects on lands directly or indirectly connected to the Whole Land ("**Future Phases**") and the Promoter reserves the right and liberty to allow or permit the Co-owners of the project on the Future Phases to (a) be members of Tatvan Club, (b) be members of Foreshore Club, for the period stipulated hereinabove, (c) use in common and to the extent permitted by the Promoter, the Shared Common Areas, the Devprayag Prakriti Joint Common Areas, the Devprayag Other Phases Joint Common Areas and Nabham Club. The Promoter also reserves the right and liberty to allow to the Purchaser and any other Co-owners of the Devprayag Complex, the right to use any common areas and/or facilities in the Future Phases if so and to the extent as the Promoter may permit at any time in future and on such terms and conditions as the Promoter may prescribe for the same.
- l. **Building Plans revisions:** The plans in respect of buildings on each of the Other Phases have already been obtained and as part thereof the said sanctioned Building Plans includes revisions in respect of the Pravah, Pranjali and Prashant. However, the Promoter may submit and obtain revised plans in respect of the same from time to time including in respect of the Prabhat.
- m. **Integration of Complexes:** The projects/complexes on the Other Phase Lands or any of them or any part thereof are intended to be integrated with the Project without affecting the entitlement of the Purchaser as regards the Unit. The Future Phases may, at the sole discretion of the Promoter, be integrated with the Project without affecting the entitlement of the Purchaser as regards the Unit. The Purchaser shall at the request of the Promoter execute and/or register such consents and supplementary agreements as and when required by the Promoter.
- n. **Visual-vs-Real depictions:** The Purchaser is aware and accepts that the pictorial representation and/or views of or from the Building at the Project as per the pictures or videos uploaded on the internet or in the brochure or elsewhere are just an artistic impression as visualized by artist/creator. The constructions at the Other Phases and Future Phases could commence in the future and further there is every likelihood of constructions coming up on Adjoining Land as well as other lands in the vicinity whereby such view shall be obstructed or be not available as depicted. The Promoter makes the Purchaser fully aware of this aspect and does not take responsibility of ensuring the view of or from the Building or surroundings in respect of any landscape, air space, river, other Buildings in the Project or Solaris

²⁵ Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

Shalimar (including its club), Other Phases Lands, Future Phase Land, the Nabham Club, the Tatvan Club, the Foreshore Club etc.,.

- o. **Parking Locations :** The parking spaces are sanctioned as per the sanctioned building plans and are intended to be allotted to Purchasers of Units of the Project and Other Phases and may also be offered by the Promoter to Purchasers of Future Phases and Solaris Shalimar Complex. The parking spaces, as per the current planning are of types open, covered in basement and semi covered and located in the ground floor of the Building, Open Spaces at the Project Land and portion of the Basement of the Project Land and also at Multilevel Mechanized Parking Systems ("**MCP**"). The Basements may overlap amongst the land areas of the Project, Other Phases, Tatvan Club and any part of the Solaris Shalimar and parking facilities may be granted by the Promoter to Purchasers of Solaris Shalimar Complex, Devprayag Complex and/or Tatvan Club as the Promoter may decide. The Promoter and the Tatvan Holder shall be free to divide the basements of the Tatvan Club with temporary or permanent walls as per its planning. It is clarified that although co-owners of Other Phases may, at the discretion of the Promoter, be allowed to park their cars in the parking spaces at the Project, no Purchaser from Project and Other Phases shall be entitled to claim any right to park his motor car/s or two wheeler/s at any portion of the Other Phases or Future Phase Lands unless expressly permitted by the Promoter. While MCP will always be a dependent parking, the location of other parking space will determine the dependence/independence of use of the same. A parking facility is dependent if the to and fro movement of the vehicle from the allotted parking space to the driveway is dependent upon moving another parked vehicle.
- p. **Parking Allotment:** For a regulated and disciplined use of the parking spaces, the Promoter has reserved the right to allot parking facility to the interested co-owners applying for the same in an organized manner whereby each co-owner shall be allotted, parking facility of the type applied by him in an identified dependent or independent space.
- q. **Surplus to available Parking Demand:** In case the Promoter finds demand of parking facility to be more than the current capacity of the Project or any projects to be constructed in any Other Phase or Future Phase Lands or otherwise considers it appropriate, the Promoter may (a) plan and construct additional multilevel mechanized parking system in any part of the Project Land and/or Other Phases and for that to modify existing sanctioned building plans, and/or (b) allot parking facility to Purchasers of units in the Project and/or in the projects in any other Phases and/or Future Phases and vice versa.
- r. **Lottery for Parking Identification:** While the allotment to the Purchaser hereunder mentions the type of parking facility allotted to the Purchaser, the actual location of the parking space to be granted to the Purchaser shall be decided by lottery to be conducted by the Promoter from time to time Provided That the Promoter, at its sole discretion, may decide to allot preferential parking spaces

without recourse to lottery for the Purchasers whose allotment are not on the basis of E-lottery and in such event, the lottery for deciding the location of the parking space shall be conducted only amongst the parking spaces not forming part of preferential parking spaces. The Purchaser understands and accepts that in case the Purchaser has applied and opted for Parking Facility in the open parking space, the Parking Facility at such open parking space may either be at the open space at the ground level of the Project Land or at the Multilevel Mechanized Parking Systems and the Purchaser shall not be entitled to raise any objection nor any claim whatsoever or howsoever against the Promoter on account thereof. The process of allotment, with or without lottery shall be such as be decided by the Promoter and the allotment shall be intimated to the concerned co-owner and shall be final and binding upon the such co-owner and the Promoter shall not entertain any kind of change in parking type, allotment or modification, objection or reconsideration of such allotment.

- s. **Green Building:** The Purchaser is aware that the Project is pre-certified with _____ rating by Indian Green Building Council (IGBC). The Purchaser shall remain bound to abide by the practices, norms, guidelines for Green Homes, both within the Project as well as the said Unit, as may be prescribed by the authorities for water conservation, handling of house-hold waste, energy efficiency, beautification and greenery and other like features of the green buildings for the benefit of the Project. The Purchaser shall ensure that the norms, practices and the legal requirements / guidelines of SEAC / SEIAA / Pollution Control Board / IGBC / or any other applicable laws / guidelines in relation to the operation and maintenance (O & M) of the common facilities viz. STP, Solid Waste System, Solar Street Lights etc., within the Project are duly and regularly observed, fulfilled and abided by the Purchaser and the Association.
- t. **Unmanned Aerial Vehicle:** The Purchaser is also aware that the Promoter has applied before the concerned department for obtaining permissions and licenses for running Unmanned Aerial Vehicle (hereinafter referred to as "the **UAV**") or drone taxis from either the roof of the Building or roof of any other buildings in the Other Phases and for that to install and construct and/or caused to be installed and constructed from the service provider the Helipad/Vertiport and related fixtures and fittings. In this regard it is disclosed by the Promoter to the Purchaser as follows:- ²⁶
- a. There is no commitment from the Promoter to the Purchaser of UAV being a facility for the Purchaser and/or any other Co-owner nor has the Purchaser been charged any amount or consideration in respect thereof.
- b. The UAV permission and clearance may not be even granted or may be provisionally granted or withdrawn or curtailed by the appropriate

²⁶ Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

authorities or operators. In any event, the Promoter shall be at liberty to withdraw the said permission and/or not to implement UAV or to discontinue UAV at any time as the Promoter may deem fit and proper without being answerable and/or giving any reason for such non-implementation and/or discontinuance to the Purchaser and the Purchaser shall not object and/or obstruct to such withdrawal, non-implementation and/or discontinuance of UAV and shall not claim any amount thereto in any manner.

- c. UAV services if and once made operational shall be available not only for the Purchasers of the Building but for such select categories of the public, as the Promoter may decide and operable during the time period and to and from the location as may be permitted by the appropriate authority and shall be subject to such rules and regulations as may be framed by the Central/State Government from time to time. The Purchaser shall be bound to accept all the rules and regulations as when made applicable by the Central/State Government in respect of the UAV as and when made applicable and if made available in the Project.
- d. In case the Promoter obtains such permission and implements the UAV, the Promoter may either itself or through any other service provider provide such services at such fees and on such terms and conditions as the Promoter and/or its permitted assigns may from time to time decide.
- e. In case the UAV services are offered from the roof of the Building then the Purchaser shall, notwithstanding anything to the contrary anywhere elsewhere contained in this Deed, not object to or obstruct in the service lift with its associated common areas in the Building being used by the operators and users of UAV in common with the Purchasers of the Building. Furthermore, the Promoter may at any time after the commencement of the UAV services expand and/or shift the same to any of the Other Phases and/or Future Phases or Adjoining Land as it may deem fit and proper.
- f. The cost of maintenance upkeep and electricity charges in using the UAV services shall not form part of the Common Expenses and shall not be borne by the Purchasers of the Project.
- g. In case the UAV permissions and licenses are not obtained by the Promoter or is not proceeded with or discontinued, the Purchaser shall not demand the UAV services from the Promoter.
- h. In case the UAV services is made operational in the Project, the Promoter shall be entitled to the entire consideration, rent, charges, amounts as may be generated from such operation without any claim, interest and/or objection from the Purchaser or the Association in any manner whatsoever.

- i. Any use of the UAV services by the Purchaser shall be against separate charges and on such risks, terms and conditions as may be contained in separate agreements to be entered upon for the purpose by the Purchaser with the Promoter or any person or persons whom the Promoter may nominate or require.

- u. **Clearances and approvals:** The Purchaser is made aware that the Promoter may be required to obtain new/revised/amended environmental clearance and/or any other clearances or approvals from time to time owing to new/revised requirements of applicable laws and the Purchaser hereby gives his irrevocable consent for Promoter to apply and obtain such new/revised/amended Environmental Clearance Certificate and/or other clearances and approvals and it is agreed that no separate and/or further consent will be required to be obtained by the Promoter from the Purchaser in this regard. ²⁷

- v. **Other Phase Common Areas:** The projects on each of the Other Phases shall in addition to any common areas and facilities which are shared with the Project and/or amongst other Phases, have its own common areas, amenities and facilities as may be offered by the Promoter before the launch of the same. Except as regards the portion of the Nabham Club on portions of Pranjal, the mentioning of the future plans pertaining to Other Phases including the complexes and buildings mentioned and/or named as above and/or the amenities and facilities therein are not to be taken as any commitment or promise to any Purchaser thereabout and the Promoter is free to modify, alter, delay, defer, abandon its plans in respect of all or any of these Other Lands without being liable for any question or claim by the Purchaser. However, in case the plan in respect of any of these lands fructify with or without any modification or alteration, then the Purchaser is hereby made aware of the consequential terms and conditions contained in this deed pertaining thereto and the Purchaser shall be bound by the same. If the Promoter decides not to develop any part of the Other Phases, then the Promoter shall be entitled to demarcate the connected land and exclude the same from the remaining lands and the Vendor and Promoter shall own, hold, enjoy and/or deal with or transfer the excluded land in such manner as it may deem fit and proper.

- w. **Addition/Alteration Plans For Future Developments:** In the same way as the plans in respect of Other Phases, the plans in respect of Future Phases may be by way of addition, alteration or revision of the plans sanctioned and revised in respect of the Devprayag Complex with or without Solaris Shalimar Complex. Any constructed area/additional constructed areas or sanctionable area arising in respect of the Project Land due to green building sanction or any other change in law or rules may be utilized in additional constructions in the Project Land or any Other Phase or Future Phase lands or any parts thereof in such manner and to such extent as the Promoter may deem fit and proper and the right to avail and/or

²⁷ Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

construct the same and to sell or otherwise transfer the same shall vest in the Promoter or any person to whom the Promoter may transfer, assign and/or otherwise grant the same. The Promoter may further modify the sanctioned building plans in any manner in respect of its planning and implementation including as stated above and also insofar as the constructions on any Other Phase and/or Future Phase Lands is concerned in such manner as it may deem fit and proper.

- x. **Alterations in Planning:** The disclosures on several aspects mentioned above and including those contained in clauses C and C1 are as per current planning of the Promoter and the same are subject to any change as per the decision and discretion of the Promoter.
- y. **Other Disclosures:** The other disclosures, details and additional terms are mentioned at several places in the Deed and in the Schedules hereto and are agreed between the parties hereto.

13.23 **Acceptance and Confirmation of Purchaser:** The Purchaser accepts and acknowledges all the disclosures, details and additional terms mentioned above and connected thereto and agrees not to raise any objection or dispute with regard thereto. 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 its associated group/brands at the Roof, façade, boundary 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 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 "Eden Realty", "_____" and /or "_____" etc., ("**Said Signage**") of the Promoter being erected on the roof and/or the parapet walls and/or the facade 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 "Eden/Eden Realty/_____/_____" 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.

- 13.24 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 owners, suppliers and providers of facilities including but not limited to setting up telecom, data transmission, television, internet, transformer, compactor and any other facility primarily for the use of the Co-owners (but with possibility of outsiders being also provided services therefrom by the owners/supplier/service provider) 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 Building or any other part of the Project. Save and except the consideration, rent, charges, amounts in respect of UAV as mentioned in clause 13.22 (t) (h) to be exclusively received by the Promoter, if any other consideration, rent, hiring charges etc., is receivable from any owners/suppliers/providers as mentioned in this clause, then any surplus arising upon excluding all costs, charges and expenses and all statutory taxes, levies, cess and outgoings in respect thereof shall be credited to pro-tanto subsidize meet the Common Expenses to that extent.
- 13.25 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.
- 13.26 The Promoter may modify the sanctioned building plans in any manner in respect of its planning and implementation including as stated above and also insofar as the constructions on any Future Phase Lands is concerned in such manner as it may deem fit and proper. In case there is no or negligible demand of flat buyers in respect of the Project, the Promoter may curtail the scope of the Project by postponing/abandoning the construction of any one or more Towers in the Project for the time being without affecting its rights to construct the same at any time in future.²⁸
- 13.27 The other disclosures, details and additional terms are mentioned at several places in the Deed and in the Schedules hereto and are agreed between the parties hereto.
- 13.28 The Purchaser accepts and acknowledges all the disclosures, details and additional terms mentioned above and connected thereto and agrees not to raise any objection or dispute with regard thereto. The Purchaser has accepted its complete satisfaction on the aforesaid disclosures, details and terms in connection with the execution of the Project and the Purchaser has upon understanding the same and the intent and purport thereof provided to the Promoter its express consent as required under Section 14 of the Real Estate (Regulation and Development) Act, 2016 and rules and regulations for the time being applicable in West Bengal in respect of all acts, deeds and things done or that may be

²⁸ Clause may undergo changes as per the factual situation at the time of preparation of Sale Deed for its execution

done by the Promoter in connection with the aforesaid disclosures, details and additional/connected terms.

13.29 COMPLIANCE WITH RESPECT TO THE APARTMENT:

- (i) 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 tenable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.
- (ii) The 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 Building 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.
- (iii) 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 and 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 pieces and parcels of land measuring about _____ Sqm or _____ Acres more or less situate lying at and being L.R. Dag Nos. _____ recorded in L.R. Khatian Nos. _____ in Mouza Shibpur, J.L. No. _____ Sheet Nos. _____, being a portion of Municipal Premises No. 39/1, Shalimar Road under Police Station Shibpur, Ward No. 39, within the limits of Howrah Municipal Corporation, District Sub-Registration Office Howrah, District Howrah, West Bengal- 711103.

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)

1. One Maharaja Sris Chandra Nandy (since deceased) was fully seized and possessed of and otherwise well and sufficiently entitled to, amongst other properties, All That the Project Land together with the right of passage leading thereto from Swarnamoyee Road over 25 feet wide strip of land together with the right of easements and appurtenances belonging thereunto.
2. By and under an Indenture of Lease dated 25th July, 1947 (hereinafter referred to as "the **said Lease**") and registered at the office of the Registrar of Assurance Calcutta in Book No. I, Volume no. 98 at Pages 125 to 141, Being no. 3207 for the year 1947 the said Maharaja Sris Chandra Nandy granted a lease in respect of, amongst other properties, the Project Land in favour of The Hanuman Estates Limited (hereinafter referred to as "**Hanuman**") for a period of 99 years commencing from 1st April 1942 on the terms and conditions contained therein.

3. On or about 23rd February, 1952 the said Maharaja Sris Chandra Nandy died intestate leaving behind him surviving his wife (Smt.) Nelima Probha Nandy and his only son Somendra Chandra Nandy as his only heirs and legal representatives who both upon his death inherited and became entitled to, amongst other properties, the Project Land, absolutely.
4. The said (Smt.) Nelima Probha Nandy and Somendra Chandra Nandy had jointly become the owners and fully seized and possessed of and otherwise well and sufficiently entitled to, amongst other properties, the Project Land each having equal fifty per cent share.
5. By and under an Indenture dated 21st June 1963 (hereinafter referred to as "the **said Sub-Lease**") and registered at the office of the Registrar of Assurance Calcutta in Book No. I, Volume no. 119, Pages 139 to 152, Being no. 3703 for the year 1963, Hanuman had sub-leased, amongst other properties, the Project Land to Asiatic Oxygen Limited for the residue of the said period of ninety-nine years on the terms and conditions contained therein.
6. The said Smt. Nelima Probha Nandy died intestate on 10th February 2002 leaving her surviving her son, the said Somendra Chandra Nandy as her only heir and legal representative who upon her death inherited and became entitled to, amongst other properties, the entirety of the Project Land, absolutely.
7. By and under a Deed of Surrender dated 3rd September, 2012 registered at the office of the District Sub-Registrar, Howrah in Book no. I, C.D. Volume No. 21, at Pages 4299 to 4311, being No. 07715 for the year 2012, the said Asiatic Oxygen Limited irrevocably and absolutely surrendered the said Sub-Lease together with all its entire estate, right, title, interest, entitlement, possession, claim and demand whatsoever in the Project Land under the said Sub-Lease and/or by operation of law and/or otherwise in any manner whatsoever in favour of Hanuman and the same accordingly stood absolutely vested in Hanuman.
8. By and under a Deed of Surrender dated 3rd September, 2012 registered at the office of the District Sub-Registrar, Howrah in Book no. I, C. D. Volume No. 21, at Pages 4312 to 4327, being No. 07716 for the year 2012, Hanuman irrevocably and absolutely surrendered the said Lease together with all its entire estate, right, title, interest, entitlement, possession, claim and demand whatsoever (including those which it became entitled to by virtue of the Deed of Surrender of Lease by Asiatic Oxygen Limited) in the Project Land under the said Lease and/or by operation of law and/or otherwise in any manner whatsoever in favour of the said owner Somendra Chandra Nandy and the same accordingly stood absolutely vested in the said Somendra Chandra Nandy.
9. By and under an Indenture of Conveyance dated 3rd September, 2012 registered at the office of the District Sub-Registrar – Howrah in Book No. I, CD Volume No. 21, Pages 4328 to 4349, Being No. 07717 for the year 2012, the said owner Somendra Chandra Nandy for the consideration therein mentioned sold, transferred and conveyed unto and in favour of Messrs. Ideal Riverview Projects Private Limited (the Vendor hereto) amongst other properties, the Project Land, absolutely and forever.

10. As per the Indenture of Conveyance dated 3rd September, 2012 the total area conveyed therein is 63 Bighas 9 Cottahs 4 Chittacks (equal to 20.9793 Acres) but the available physical area as per land record and mutation under the WB Land Reforms Act is 18.3229 Acres. Neither the remaining portion is mutated and/or recorded in the name of the Vendor nor was the Vendor in physical possession thereof.
11. The Vendor hereto duly got its name mutated as the Vendor in respect of amongst other properties, the Project Land in the records of the Howrah Municipal Corporation and further duly applied for and got the 2(two) premises being Premises Nos.39/1 and 39/2, Shalimar Road amalgamated and renumbered as Premises No.39/1, Shalimar Road in the records of the Howrah Municipal Corporation vide Memo No.495/13-14 A.I. dated 17th April, 2013.
12. The Vendor hereto has also caused to be mutated its name in respect of the Project Land in the records of the concerned B.L & L.R.O under the provisions of West Bengal Land Reforms Act 1955. The name of the Vendor is recorded as Raiyat in the Records of Rights published under the said Act of 1955 under (i) L.R. Khatian No. 170 in respect of dags comprised in Sheet No. 169 of Mouza Shibpur, (ii) L.R. Khatian No. 9 in respect of dags comprised in Sheet No. 170 of Mouza Shibpur, (iii) L.R. Khatian No. 15 in respect of dags comprised in Sheet No. 179 of Mouza Shibpur and (iv) L.R. Khatian No. 17 in respect of dags comprised in Sheet No. 180 of Mouza Shibpur.
13. By the Development Agreement the Vendor, inter alia, did thereby grant to the Promoter the exclusive right to develop the Project Land by constructing the Building thereat or any part thereof or at the Future Phases Lands for mutual benefits and for the consideration and on the terms and conditions therein contained. Under and in terms, of the Development Agreement, it was, inter alia, agreed between the Vendor and the Promoter as follows:-
 - i. The Project Land shall be developed in one or multiple phases at the discretion of the Promoter.
 - ii. The consideration receivable from sale of Multiple Units (including the Unit) and other transferable areas shall belong to the Vendor and the Promoter in the ratio as agreed under the Development Agreement and the entire Other Charges and Deposits shall exclusively belong to the Promoter;
 - iii. All consideration and Other Charges and Deposits and other amounts shall be payable by the intending buyers to the Promoter, whose acknowledgement and receipt of the same shall bind the Promoter as well as the Vendor and the Promoter shall separately pay to the Vendor the share of the Vendor in the same.
 - iv. The Vendor would join in as party to the agreements for sale that may be entered into by the Promoter for sale of any Unit or other saleable area and also upon construction and completion of the Building at the Project 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 such Units including Designated Apartment.

14. By Power of Attorney dated 31st March 2021 and registered with Additional District Sub-Registrar, Howrah in Book I Volume No. 0502-2021 Pages 138665 to 138692 Being No. 050203556 for the year 2021, the Vendor appointed the Promoter's authorized representative named therein as its constituted attorney as and for the purposes mentioned therein.
15. The plans for construction of the Building at the Project has been sanctioned by the Howrah Municipal Corporation vide Building Permit being BRC No. 144 of 21-22 dated 31.08.2021 with modification made thereto vide addition and alteration plan dated 04.10.2024 as modified on _____²⁹
16. 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 flat being Unit No. _____ of Type _____ containing a carpet area of _____ Square feet more or less alongwith balcony with a carpet area of _____ Square

²⁹ Particulars of all modifications of the sanctioned plans done before execution of Sale Deed to be filled up

feet more or less and a total built-up area of Unit (including Balcony) of _____ Square feet more or less on the _____ floor under zone ____ of the Tower ____ named ____ 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.

- 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

1.1 Common Areas in the Building/ In The Project ³⁰:

- (i) Entrance Lobby of each Tower/block at the ground level of the Building
- (ii) Staircases, landings and passage and stair-cover on the ultimate roof of the Building.
- (iii) One or more Service rooms of the Building as the Promoter may identify to be part of Common Areas.
- (iv) Electrical wiring and fittings and fixtures for lighting the staircase, common areas, lobby and landings and operating the lift/s of the Building.
- (v) Lift, with machineries accessories and equipments and lift well for installing the same in Building.
- (vi) Electrical installations with main switch and meter and space required therefor of the Building and space for Common Electric Meters.
- (vii) Over head water tanks with water distribution pipes from such Overhead water tank connecting to the different Units of the Building.
- (viii) Waste water and sewerage evacuation pipes and drains from the Units to drains and sewers common to the Building and thereafter to the municipal drains.
- (ix) Septic Tank if any.
- (x) Reticulated LPG Gas Bank system for supply of domestic LPG to each flat, if provided.
- (xi) Portion of Roof as may be identified by the Promoter as Common Roof of the Building which shall inter alia include solar panel area if and to the extent provided with its solar panels, electric panels, wirings, accessories, etc. and space required thereto and other signage/installation areas where the Purchasers shall have only no/curtailed/limited access and uses as decided by the Maintenance In-charge and subject to the exceptions and reservations contained herein
- (xii) Common Toilets, if any in the ground floor or the roof of the Building.
- (xiii) Fire Detection & Protection System, Fire Refuge Platform and Staircase as per WBFES recommendation.
- (xiv) Such other areas, installations and/or facilities as the Promoter may from time to time specify to form part of the Common Areas of the Project

PART-II

2. Devprayag Prakriti Joint Common Areas:

- (i) Driveways and paths and passages at the Project Land except those reserved by the Promoter for exclusive use.

³⁰ Particulars mentioned below may undergo changes at the time of sale deed as per changes made until then

- (ii) Transformer, Sub-station and Electrical installations and the accessories and wirings in respect of the Project and the space required therefore, if installed.
- (iii) CCTV at ground floor level with central security surveillance and at any other place, if so provided by the Promoter.
- (iv) Drainage and sewage pipeline and STP
- (v) Water Treatment Plant
- (vi) Underground water reservoir
- (vii) Underground water reservoir for Fire Water supply or Deep tube well for water supply with water distribution pipes to the Overhead water tanks of the Building at the Project.
- (viii) Manholes and pits.
- (ix) DG Set, its panels, accessories and wirings and space for installation of the same.
- (x) Landscape areas (soft and hard) with beautification, Trees, Water Fountains and other installations and features, if any, Play areas, Badminton Court/s, Central Lawn, jogging/ walking tracks, artificial sand lay-back area, Meditation Lawn.
- (xi) Waterbody with beautification/promenade/cabana and deck/s, installations and facilities thereat.
- (xii) Rooftop Solar Panel and area for its Installation.
- (xiii) Visitor's Car Parking Area to the extent identified by the Promoter at the Project
- (xiv) Such other areas, installations and/or facilities as the Promoter may from time to time specify to form part of the Common Areas of the Project

PART-III

Devprayag Other Phases Joint Common Areas

PART-IV

NABHAM CLUB FACILITIES

1. Amenities in Devprayag First Phase and upon the erection, Buildings at Devprayag Future Phases

PART-V

SHARED FACILITIES

- 1.** The common entry/exit gates with network of driveways and pathways connecting the Project with the Future Phases Lands or any of them
- 2.** Certain electrical, telecom, data, digital, water, drainage and sewerage lines and junctions common to the Project with the Future Phases Lands or any of them
- 3.** Transformer, Sub-station and Electrical installations and the accessories and wirings in respect of the Project and the space required therefore, if installed.
- 4.** Boundary Wall.
- 5.** Security Points/Guards

SCHEDULE E

Common Expenses shall include the following ("Common Expenses"):

- (i) **MAINTENANCE:** All costs and expenses of maintaining, repairing, redecorating, renovating, replacing, renewing, cleaning, painting, repainting, lighting, upkeep etc. of the main structure of the Building including the roof (only to the extent of leakage and drainage to the upper floors), the Common Areas at the Project, the Shared Facilities including lifts, generators, intercom, CCTV, water pump with motors, Security Guard, STP, WTP, drainage, electrical lines and Cables, roadways, pathways, and the parking spaces including EV charging system, reticulated LPG Gas Bank System, if provided, Solar Panels with its installations and all adjoining side spaces and all related, gutters and water pipes for all purposes, equipments and accessories, machinery, tools and tackles, drains and electric cables conduits and wires whether open or concealed and/or enjoyed or used by the Purchaser in common with other occupiers or serving more than one Unit/apartment and/or enjoyed or used by the Purchaser in common.
- (ii) **OPERATIONAL:** All costs, charges and expenses for running and operating all machines equipments gadgets and installations comprised in the Common Areas (including lifts, generators, intercom, water pump with motor, fittings, fixtures etc) and also the costs of repairing, renovating and replacing the same and also the Parking Spaces including EV charging system.
- (iii) **STAFF:** The salaries, remuneration and other costs and expenses of the Maintenance Agency, staffs, professionals, consultants and other persons to be employed or engaged for the Common Purposes including their bonus and other emoluments and benefits.
- (iv) **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.
- (v) **TAXES:** Municipal and other rates, taxes and levies and all other outgoings in respect of the Project Land (save those assessed separately in respect of any Unit).
- (vi) **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 and/or any contingencies.
- (vii) **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.
- (viii) **COMMON UTILITIES:** Expenses for serving/supply of common facilities and utilities and all charges incidental thereto.
- (ix) **RESERVES:** Creation of funds for replacement, renovation and/or other periodic expenses.

- (x) **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 and also on deployment of personnel and agency for its operation, security, protection and other purposes etc.
- (xi) **OTHERS:** All other expenses and/or outgoings including litigation expenses as are incurred by the Vendor, the Promoter, the Maintenance In-charge 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: _____

Address: _____

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: _____

Address: _____

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/ RTGS/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

NANU DEVELOPERS PRIVATE LIMITED & ORS.

... VENDOR

AND

PANSARI DEVELOPERS LIMITED

... PROMOTER

AND

... PURCHASER

INDENTURE

(Unit No. _____ Block _____)

DSP LAW ASSOCIATES

Advocates

4D, NICCO HOUSE

1B & 2, HARE STREET

KOLKATA - 700001.