

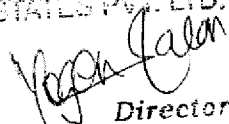
DEED OF CONVEYANCE

THIS DEED made on _____ day of _____ **TWO THOUSAND AND TWENTY FIVE**

BETWEEN

TARACHAND ESTATES PRIVATE LIMITED (CIN. U45400WB2010PTC151876 and Income Tax PAN AADCT6207E), a Private Limited Company incorporated under the Companies Act 1956 and an existing company within the meaning of the Companies Act 2013, having its registered office at Room No. 5A, Stephen House, 4 B.B.D. Bag East, Kolkata – 700 001, duly represented by its director namely **Mr. YOGESH JALAN (Date of Birth: 25-05-1969, Income Tax PAN AESPJ6165K and Aadhaar No. 238999558983)**, son of Mr. Tarachand Jalan, by faith: Hindu, by occupation: Business, working for gain at Room No. 5A, Stephen House, 4 B.B.D. Bag East, Kolkata – 700 001, hereinafter referred to as the **"VENDOR"** (which term or expression shall, unless excluded by and/or repugnant to the subject or context, be deemed to mean and include its successor(s) in interest/ office and assigns) of the **FIRST PART;**

AND

TARACHAND ESTATES PVT. LTD.

Director

[If the Purchaser is the Company]

_____(CIN _____), a company incorporated under the provision 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 assignees) of the SECOND PART:

[or]

[If the Purchaser is the Partnership Firm or a LLP]

_____ a partnership firm (or a Limited Liability Partnership) registered under the Indian Partnership Act, 1932 (or registered under the Limited Liability Partnership Act 2008) having its principal place of business at _____ (PAN _____), represented by its authorized Partner, _____ (Aadhaar No. _____) 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 successor in interest, executors, administrators, and permitted assignees including those of the respective partners) of the SECOND PART:

[or]

[If the Purchaser is an Individual]

(1) Mr. / Ms. _____ (Aadhaar No. _____) son / daughter of _____, aged about _____, residing at _____, PAN _____) and (2) Mr. / Ms. _____ (Aadhaar No. _____) son / daughter of _____, aged about _____, residing at _____, PAN no. _____) hereinafter jointly referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, legal representatives, and permitted assignees) of the SECOND PART:

[or]

[If the Purchaser is a HUF]

Mr. _____ (PAN _____) son of _____, aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business/ residing at _____, PAN _____) hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its Heirs, representatives, executors, administrators, successor in interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successor in interest and permitted assigns,) of the SECOND PART:

In this deed, the 'Vendor' and the 'Purchaser' are collectively referred to as the 'Parties'.

WHEREAS:

A. By and under a Deed dated 28th January 2011 registered with the office of the Additional Registrar

of Assurances-II, Calcutta and recorded in Book No. I, CD Volume No. 6, Pages from 2930 to 2956, being No. 01416 for the year 2011, between Deepak Basu, the Receiver appointed by the order dated 24th January 1973 by Hon' ble High Court at Calcutta in Partition and Administration Suit No. 373 of 1971, therein referred to as the 'Vendor' of the first part and Ira Mullick, Prashanta Kumar Dutt, Souvik Kumar Dutt, Sraboni Dutta alias Sujata Duttam Sumitra Roy, Sharmistha Dhar alias Sharmistha Roy, therein collectively referred to as the 'Confirming Party' of the second part and M/s Tarachand Estates Private Limited, therein referred to as the 'Purchaser' of the third part, the said Tarachand Estates Private Limited purchased and acquired **ALL THAT** the piece and parcel of land and hereditament measuring about a land area of 15(fifteen) cottah 13(thirteen) chittacks 7(seven) sq. ft. be the same a little more or less, together with the building standing thereupon lying and situate at the Municipal Premises No. 263, Bipin Behari Ganguly Street, Kolkata – 700 012 (hereinafter referred to as the said **PROPERTY/PREMISES** and morefully mentioned and described in the **FIRST SCHEDULE** hereunder written).

- B. In the events recited hereinabove, the said Tarachand Estates Private Limited, the Vendor herein became entitled to entirety of the said Premises.
- C. The said Premises has been mutated in the name of the Promoter herein with the records of the Kolkata Municipal Corporation under assessee number 110440200473.
- D. The said Premises has been mutated in the name of the Transferor herein with the records of the Kolkata Municipal Corporation under assessee number 110440200473.
- E. The old building at the said Premises was occupied by various tenants/occupants and was lying in a dilapidated and precarious condition and the Kolkata Municipal Corporation had declared the existing building at the said Premises as the dangerous one by issuance of the notices under section 411 of the Kolkata Municipal Corporation Act, 1980.
- F. The Vendor and the tenants/occupants of the existing building at the said Premises had come to an understanding in terms of which it was intended to construct a new building at the said Premises upon demolition of the existing building/structure and the tenants/occupiers had agreed to vacate their occupied portions and the Promoter had agreed to rehabilitate them in the portions of the new building at the said Premises.
- G. Accordingly, the Vendor herein applied for and obtained sanction of a plan bearing No. 2024050005 dated 7th June 2024, for construction of a new building at the said Premises and has commenced construction of the new building at the said Property/Premises, hereinafter referred to as the said **Project**.
- H. The Vendor has completed construction of the Building at the said Premises in accordance with the said Plan with permissible modifications/additions/variations/alterations thereto and the Kolkata Municipal Corporation has issued the Completion Certificate No. _____ dated _____ to such effect.
- I. By and under an Agreement dated _____ (hereinafter referred to as the said **AGREEMENT FOR SALE**), the Vendor had agreed to sell and transfer and the Purchaser had agreed to purchase **ALL THAT** the Commercial/Semi – Commercial/Residential Unit No. _____ having carpet area of _____ sq. ft. be the same a little more or less (corresponding to built up area of _____ sq. ft. and super built up area of _____ sq. ft.) on the _____ floor of the building, together with the right to use the common areas/common parts and facilities in common with other allottees (hereinafter referred to as the said **UNIT** and morefully mentioned and described in the **SECOND SCHEDULE** hereunder written), at and for the consideration and under the terms mentioned and contained therein.

- J. The Vendor has accordingly put the Purchaser in possession of the said Unit and the parties herein are desirous to complete the sale and transfer of the said Unit.
- K. At or before the execution of this Indenture, the Purchaser has fully satisfied itself and represented the following:
- (a) The Purchaser has caused due diligence and has satisfied itself/himself/herself/themselves with regard to the right, title and entitlement of the Vendors in respect of the Unit and said Premises and the Building.
 - (b) The Purchaser has satisfied itself/himself/herself/themselves that the said Premises and the Building erected thereupon is free from all encumbrances and about the Vendors entitlement to develop the said Premises and also to transfer or otherwise deal with various units/constructed spaces therein without any restrictions.
 - (c) The Purchaser has duly inspected and satisfied itself/himself/herself/themselves with regard to the plan sanctioned by the Kolkata Municipal Corporation and all subsequent modifications/additions/variations/alterations thereto.
 - (d) The Purchaser has inspected and duly satisfied itself with regard to the area, specifications, finishes etc. of the said Unit.
 - (e) The Purchaser has duly satisfied itself/himself/herself/themselves with regard to the quality of construction, workmanship, specifications and structural stability of the Building and General Common Areas, Amenities and Installations and other common areas, amenities and installations exclusively reserved for the use and enjoyment of the transferees of the residential units of the Project;
 - (f) The Purchaser acknowledges that the Purchaser shall abide by the charges, rules and regulations framed by the Vendor or Association from time to time for the use and enjoyment of the Common Areas, Amenities and Installations. The Common Areas, Amenities and Installations shall be used in common with the transferees/occupiers in a reasonable manner and only for the purposes for which the same are provided. The Purchaser further acknowledges that the Purchaser shall not be entitled to use other common areas, amenities and installations exclusively reserved for the use and enjoyment of the transferees of the residential spaces/ units in the building at the Project.
 - (g) The Purchaser is fully satisfied about the terms of sale, the amounts paid and incurred by the Purchaser and various covenants contained in the said Agreement of Sale dated 9th December 2016 as well as this Indenture.
 - (h) The Purchaser acknowledges that the right of the Purchaser shall remain restricted to the said Unit and that the Purchaser will not have any right whatsoever over and in respect of the other parts and portions of the said Premises.

And has agreed not to raise any objections whatsoever or howsoever.

NOW THIS INDENTURE WITNESSETH as follows:

- I. **THAT** in pursuance of the said Agreement of Sale dated _____ **AND** in consideration of a sum of Rs. _____/= (Rupees _____ only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and also the said Unit and the Properties Appurtenant thereto hereby intended to be sold and transferred) the Vendor doth hereby sell transfer convey and/or release relinquish and disclaim all its right title interest in respect of **ALL THAT** the Commercial/Semi – Commercial/Residential Unit No. _____ having carpet area of _____ sq. ft. be the same a little more or less (corresponding to built up area of _____ sq. ft.

and super built up area of _____ sq. ft.) on the _____ floor of the building, together with the right to use the common areas/common parts and facilities in common with other allottees (hereinafter referred to as the said **UNIT** and morefully mentioned and described in the **SECOND SCHEDULE** hereunder written) **TO HAVE AND TO HOLD** the same absolutely and forever, hereby sold transferred and conveyed and every part or parts thereof unto and to the use of the Purchaser absolutely and forever subject to the terms and conditions hereinafter appearing.

II. **AND THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

- a. The Vendor is now lawfully seized and possessed of and/or otherwise well and sufficiently entitled to and has good right full power and absolute authority to grant convey transfer sell and assign the said Unit hereby granted sold conveyed transferred assigned or intended so to be and every part thereof unto and to the use of the Purchaser in the manner as aforesaid.
- b. The said Unit hereby sold granted and conveyed or expressed or intended so to be is now free from all claims demands encumbrances liens attachments leases lispdens debuttar or trust made or suffered by the Vendors or any person or persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the Vendors.
- c. The Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said Unit and receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Vendors or any person or persons having or lawfully or equitably claiming as aforesaid.

III. **AND THE PURCHASER DOTH HEREBY COVENANT WITH THE VENDORS** as follows:

- a. The Purchaser and all other person(s) deriving title from and under the Purchaser shall at all times hereafter duly observe and perform the various covenants concerning or relating to the management and maintenance of General Common areas, Amenities and Installations at the Building and duly observe the various restrictions as set forth in the Third Schedule hereunder written.
- b. The Purchaser shall bear and pay all cost and impositions for stamp duty, registration charges, and other levies and impositions for and in respect of the transfer of the said Unit under these presents.
- c. The Purchaser doth hereby acknowledge to have received the vacant possession of the said Unit to its/his/her/their complete satisfaction from the Vendor.

IV. **AND IT IS HEREBY FURTHER AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO** as follows:

- a. The Undivided share in the land comprised in the said Premises and the proportionate share or interest in the Common Areas, Amenities and Installations attributable to the said Unit(s) shall always remain impartible.
- b. The right of the Purchaser shall remain restricted to the said Unit and proportionate share or interest in the Common Areas, Amenities and Installations.
- c. The said Building shall always be known as " _____ " or under any other name as may be fixed by the Vendor.

- d. The Purchaser hereby acknowledges that the covenants regarding use and enjoyment of the General Common Areas, Amenities and Installations as well as regular and timely payment of the Common Expenses for the period commencing from the date of possession or date of execution of this deed of conveyance, whichever is earlier, are "must" and non-payment thereof is likely to adversely affect the interest of the other owners and/or occupiers of the Building and that non-payment of such maintenance charges is likely to cause malicious loss and damages to the other owners and/or occupiers of the Building and as such in the event of any default on the part of the Purchaser in making payment of such maintenance charges then and in that event without prejudice to any other rights, the Vendor/Association/Facility Manager shall be entitled to and are hereby authorized (i) to disconnect the supply of water, (ii) to disconnect the supply of power back up, (iii) to prevent the use of other facilities and the same shall not be restored till such time the amounts so remaining outstanding are paid with interest at the rate of 15 per cent per annum and the Purchaser hereby further waives the right for service of notice in the event of any default in non-payment of such common expenses.
- e. The terms and also the covenants agreed between the parties herein under Agreement of Sale dated _____ and other documents executed pursuant thereto shall remain binding upon the Vendors and the Purchaser unless there is any repugnancy between the said Agreement for Sale dated _____ and this Indenture and in case of such repugnancy, the terms and covenants of this Indenture shall supersede the terms and covenants of the said Agreement for Sale dated _____ to the extent of such repugnancy.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(PREMISES)

ALL THAT the piece and parcel of land and hereditament measuring about a land area of 15(fifteen) cottah 13(thirteen) chittacks 7(seven) sq. ft. be the same a little more or less, together with the building standing thereupon lying and situate at the Municipal Premises No. 263, Bipin Behari Ganguly Street, Kolkata – 700 012, P.S. – Bowbazar, Ward No. 44, Assessee Number 110440200473 within the municipal limits of the Kolkata Municipal Corporation, butted and bounded, by as follows:-

On the North : By premises No. 29/3 Giri Babu Lane;

On the East : Partly by Premises No 262 A & B Bipin Behari Ganguly Street and partly by 30 & 31 Giri Babu Lane;

On the South : By Bipin Behari Ganguly Street;

On the West: Party by premises Nos. 264B to 264F Bipin Behari Ganguly Street and party by 10/3A Phear Lane.

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

THE SECOND SCHEDULE ABOVE REFERRED TO:

(UNIT)

ALL THAT the Commercial/Semi – Commercial/Residential Unit No. _____ having carpet area of _____ sq. ft. be the same a little more or less (corresponding to built up area of _____ sq. ft. and super built up area of _____ sq. ft.) with _____ flooring on the _____ floor of the building, together with the right to use the common areas/common parts and facilities in common with other allottees. The said Unit is demarcated in the Plan annexed hereto.

THE THIRD SCHEDULE ABOVE REFERRED TO
(PURCHASER'S COVENANTS)

The Purchaser doth hereby covenant:

- a. Not be entitled to have any claim of whatsoever nature over and in respect of the Common Areas, Amenities and Installations excepting the right to use and enjoy the General Common Areas, Amenities and Installations along with all other transferees and/or purchasers of the said Project in terms of this Agreement.
- b. To co-operate with the Vendor or the agent or facility manager appointed by the Vendor in the management and maintenance of the Building until formation of the Association.
- c. To observe and perform the rules, regulations and restrictions from time to time in force for the quiet and peaceful use enjoyment and management of the building and in particular the General Common Areas, Amenities and Installations and to abide by and observe all the rules and regulations framed from time to time either by the Vendor or by the agent/ facility manager appointed by the Vendor or by the Association without raising any objection thereto.
- d. To become member of such Association upon its formation and to pay the share(s) of deposits subscription and such fees and charges as may be levied and decided by the Vendor and/or the Association and not to raise any dispute thereto.
- e. To allow the Vendor and its authorized representatives with or without the workmen to enter into the said Unit(s) at all reasonable times and General Common Areas, Amenities and Installations and to view examine the state and condition thereof.
- f. To ensure that all interior work of furniture, fixtures and furnishing of the Unit or any repairs or renewals thereto, are carried out during the daylight hours only, without creating noise beyond the tolerable limits creating inconvenience to other allottees/co-owners and in accordance with the rules, regulations and guidelines framed by the Vendor and the Association.
- g. To regularly and punctually pay/reimburse electricity charges and other utility charges and outgoings for the Unit.
- h. To bear and pay the municipal rates taxes levies and other outgoings relating to the Unit(s) to the Vendor or to the agent/ facility manager or to the Association upon its formation for the period commencing from the date of possession or date of execution of the proposed deed of conveyance, whichever is earlier until the apportionment/ assessment of the Unit as a separate unit.
- i. To bear and Pay the municipal rates taxes levies and other outgoings relating to the Unit directly to the concerned authorities after separate apportionment/ assessment of the Unit.
- j. To make good all defects, decays and want of repair in the said Unit within seven days of any notice in writing by the Vendor to the Purchaser thereabout.
- k. To use the said Unit for lawful showroom purpose and for no other purposes whatsoever without the consent in writing of the Vendor first had and obtained.
- l. To abide by all pollution control laws, guidelines and regulations.

- m. To reimburse any expenditure that may have been incurred by the Vendor or the Association for repairing or replacing anything pertaining to General Common Areas, Amenities and Installations due to the reasons of damage caused by the Purchaser.
- n. Unless the right of parking motor car is expressly granted by the Vendor, the Purchaser shall not part or allow to permit to be parked by his/her/their employees, agents, visitors, guests, customers etc. any motor car, two wheeler vehicles or any other vehicle at any place in the said Premises (including at the open space surrounding the building) AND if the right of car park is so expressly granted by the Vendor, then the Purchaser shall use the car parking space so granted, only for the purpose of parking of his/her/their motor car.
- o. Not to use the common areas and installations and in particular the open space on the top roof of the Building for any undesirable purpose or such purpose which may cause any nuisance or annoyance to the other co-owners.
- p. To keep the common areas, open spaces, parking areas, paths, passages, staircase, lobby, landings etc. in the said premises free from all obstructions or encroachments and in a clean and orderly manner and not to store any goods or things in the staircase, lobby, landings, pathways, passages or in any other common areas.
- q. Not to put any nameplate or letter box or neon-sign or board in the common areas or on the outside walls of the building save at the place as approve or provided by the Vendor PROVIDED THAT nothing contained herein shall prevent the Purchaser to put a decent nameplate outside the main gate of the 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 said Unit.
- r. Not to do or cause to be done or permit to be done anything whereby the insurance premium of the Building shall increase in insurance premium of the Building or which shall result in cancellation of insurance policy of the Building.
- s. Not to change the color scheme of the Building or change the outer elevation, the exterior and common areas of the Building without the written consent of the Vendor or Association.
- t. Not to deposit or throw or permit to be deposited or thrown any rubbish or waste or refuse anywhere in the said Premises save to such extent and at such place or places as be permitted and specified by the Vendor and the Association upon its formation.
- u. Not to commit or permit to be committed any alteration or changes in the electrical, water, sewerage, drainage, air conditioner and other pipes, conduits, cables and other fixtures and fittings serving in common to the said Unit and other units in the building at the said Premises.
- v. To keep the Unit(s) and partition walls, sewers, drain pipes, cables, wires, entrance and main entrance serving any other unit in the said building in good and substantial repair so as to support shelter and protect and keep habitable other units/ parts of the building and not to do or cause to be done anything in or around the said Unit which may cause or tend to cause or tantamount to cause or effect any damage to any flooring or ceiling or any other portion over below or adjacent to the said Unit. In particular and without prejudice to the generality of the foregoing, the Purchaser shall not make any form of alteration in the beams and columns passing through the said Unit for the common areas for the purpose of making changing or repairing the concealed wiring or piping or otherwise.
- w. Not to let out transfer or part with the possession of the parking spaces (the right in respect whereof is agreed to be granted hereunder) independent of the said Unit nor vice versa Provided That such restriction on the Purchaser shall not apply in case the Purchaser desires to let out or transfer the rights of parking the car(s) to any other co-owner in the Building at the Premises.
- x. Not to use the Unit(s) or permit the same to be used for any illegal or immoral purpose or for any obnoxious, injurious, noisy, dangerous trade or activity or for any purpose other than for which the said Unit(s) has been sanctioned by the sanctioning authorities.
- y. To keep at his/its own costs, the said Unit is a good and tenantable repair and well maintained condition and abide by all laws, bye-laws, rules, regulations and restrictions of the Government,

Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, CESC Ltd., Kolkata Police, Fire Department and/ or any statutory authorities or local bodies as regards user and maintenance of the building and to make such additions and alterations in or about or relating to the said Unit and/ or the said Building as be required to be carried out by them or any of them, independently or in common with the other co-owners as the case may be without holding the Vendors in any manner liable or responsible therefor and to pay all costs and expenses therefor wholly or proportionately as the case may be and to be answerable and responsible for all deviation or violation of any of the conditions or rules or bye-laws and to observe and perform all terms and conditions contained herein on handing over the possession.

- z. To bear and pay and discharge exclusively the following expenses and outgoings, for the period commencing from the date of possession or date of execution of this deed of conveyance, whichever is earlier:
 - (i) Municipal rates taxes levies and other outgoings relating to the Unit(s) to the Vendor or to the agent/ facility manager or to the Association upon its formation for the period commencing from the date of delivery of possession until the apportionment/ assessment of the Unit as a separate unit.
 - (ii) Municipal rates, taxes, levies and other outgoings relating to the Unit(s) directly to the concerned authorities after separate apportionment/ assessment / mutation of the Unit(s).
 - (iii) Other taxes, levies, cesses, impositions and other outgoings whether existing or as may be imposed or levied at any time in future in respect of the said Unit or Building or the said Premises and the same shall be paid by the Purchaser wholly in case the same relates to the said Unit and proportionately in case the same relates to the Building or the said Premises.
 - (iv) Proportionate share of costs, charges and expenses payable to the Vendor or to the agent/ facility manager or to the Association upon its formation for maintenance, repair, replacement, running and operation of common generator to be installed at any part or portion of the said Premises and also charges for using, enjoying and/ or availing power in the said Unit from such Generator to be provided to the Purchaser during power failure of CESC in the said Unit.
 - (v) Electricity and other utility charges and outgoings for the Unit(s)
 - (vi) The proportionate amount of common expenses and to pay such common expenses with interest at the applicable rate in the event of default or delay in payment of the said common expenses.
 - (vii) Charges for using, enjoying and/ or availability any other utility or facility, if exclusively in or for the said unit, wholly and if in common with other co-owners, proportionately to the Vendor or to the agent/ facility manager or to the Association upon its formation or the appropriate authorities as the case may be.
 - (viii) All penalty, surcharge, interest, costs, charges and expenses arising out of 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 (including Delay Payment Surcharge as charged by the CESC Ltd. from its consumers for the delay payment of its bills).
- aa. To abide by all pollution control laws and regulations.
- bb. Not to use the Unit(s) or permit the same to be used for a place of religious worship, boarding house, guest house, or club.
- cc. Not to keep, raise and breed any animal, reptile or bird in the Unit or anywhere else at the Premises except the pets under approval of the Vendor and the Association upon its formation provided they are not kept or bred for any commercial purpose and are housed within the said Unit and abided by all applicable rules and regulations.
- dd. Not to make any animal sacrifices at the common areas.

- ee. Not to install or keep or operate any generator in the Unit or in any common areas save and except the battery operated inverters inside the Unit.
- ff. Not make any constructions (temporary or permanent) on the car parking spaces, roof/terrace and common areas of the said Project.
- gg. Not to do or cause to be done in and around the Unit which may cause or tend to cause or tantamount to cause or effect any damage to flooring or ceiling of the Unit or other parts of the Building.
- hh. Not to overload and/ or draw any excess electricity so as to cause overloading of the electricity connection.
- ii. Not to induct any tenant/licensee to occupy the Unit unless such tenant/licensee is introduced to the Vendor or the Association upon its formation so that he/she may be recognized as a bonafide occupant for the security purpose.
- jj. Not to erect external wireless or television antenna.
- kk. Not to sub-divide the Unit(s) and attributes/ appurtenances thereto.
- ll. Not to bring or permit to remain upon the Unit(s) any machinery goods or other articles which shall or may strain or damage any part or portion of the Building.
- mm. Not to shift or obstruct any windows or lights and not to put box grills/collapsible gates.
- nn. Not to do or permit any opening, structural change or change in elevation without the consent in writing of the Vendor or the Association.
- oo. Not to install any exterior loudspeakers without the permission of the Vendor and the Association upon its formation.
- pp. Not to hang or display any clothes or articles of any kind on the outside of the windows or the places of outside windowsills, outside walls, balconies and parking spaces.
- qq. Not to do anything or cause to be done anything whereby the structural stability of the Building shall be adversely affected.
- rr. Not to do anything or cause to be done anything whereby the common amenities shall be damaged or adversely affected.
- ss. Not dispute or object to the location of the parking space(s) (if any) identified by the Vendor for use by the Purchaser.
- tt. Not to transfer or deal with the parking spaces in exclusion of the Unit.
- uu. Not to make any constructions on the car parking spaces, roof/terrace and common areas.
- vv. Not to do anything whereby the other unit owners or the co-purchasers or the co-transferees are obstructed or prevented from enjoying their respective units quietly and exclusively.
- ww. Not to bring nor store in the Units(s) any article or substances of combustible inflammable or dangerous nature and to comply with all recommendations of the fire authority as to fire precautions.
- xx. Not to discharge into any serving pipe any oil grease or other material or substances which might be or become a source of danger or injury to the drainage system of the said Premises or portion thereof.
- yy. To observe such other covenants as be deemed reasonable and framed by the Vendor and/ or the Association.
- zz. Not to install any air conditioner and/or exhaust fan except at the place(s) approved by the Vendor or the Association upon its formation.
- aaa. Not to puncture window/wall of the Building and create any shades awnings, window guards, ventilators in the Building excepting such as approved by the Vendor or the Association upon its formation.
- bbb. To abide by the charges, rules and regulations framed by the Vendor or Association from time to time for the use and enjoyment of the Common Areas Amenities and Installations.

IN WITNESS WHEREOF the parties hereto have put their respective hands and seals the day, month and year first above written.

EXECUTED AND DELIVERED by the abovenamed **VENDOR**
at Kolkata in the presence of:

1.

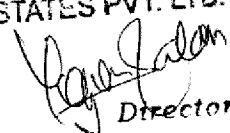
2.

EXECUTED AND DELIVERED by the abovenamed **PURCHASER**
at Kolkata in the presence of:

1.

2.

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. _____/(Rupees
_____ only) being the consideration amount in the manner as follows:-

TARACHAND ESTATES PVT. LTD.

Director