

DEED OF CONVEYANCE

THIS INDENTURE (“Sale Deed” / “Deed”) is made on this _____ day of _____, 2026, at Kolkata

BETWEEN

BENGAL SHRIRAM HI-TECH CITY PRIVATE LIMITED (PAN AAKCS3576J) (CIN U45203KA2006PTC040975), a Company incorporated under the Companies Act, 1956, having its registered office at No. 31, 2nd Amin Road, Sadashivnagar, Bangalore - 560080 and Corporate office at Level- 7, Block- B, “Victoria Park”, Block GN, Plot 37/2, Sector V, Salt Lake, Post Office- Nabadiganta, Police Station- Salt Lake Electronic Complex, Sector V, Kolkata – 700091, hereinafter referred to as the “**OWNER**” / “**PROMOTER**” (which term or expression shall unless repugnant to the subject or context thereof, be deemed to mean and include its successors, successors-in-interest and assigns) of the **FIRST PART**.

AND

Mr./Ms./Mrs. _____ (PAN _____) (Aadhar _____) son/daughter of _____, aged about _____ years, residing at _____, Post Office - _____ Police Station - _____ District _____, State - _____, PIN _____, (hereinafter referred to as the “**PURCHASER(s)**” / “**ALLOTTEE(s)**”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include his/her legal heirs, legal representatives, successors, executors, administrators, successors-in-interest, nominees and/or permitted assigns) of the **SECOND PART**.

The Owner/Promoter and Allottee/Purchaser shall hereinafter collectively be referred to as the “**Parties**” and individually as the “**Party**”.

WHEREAS:

- A. One Hindustan Motors Limited, having its registered office at Birla Building, 9/1, R.N. Mukherjee Road, Kolkata – 700001 (“**HML**”), was in possession and enjoyment of approximately 709 acres of land comprised in various Dag Nos./plot nos. situated in Mouza Bara Bahera, J.L. No. 105(previously J.L No.5), Mouza Khorda Bahera, J.L. No. 106(Previously J.L No. 6), Mouza Konnagar, J.L. No. 107(Previously J.L No. 7), Mouza Kotrong, J.L. No. 108(Previously J.L No. 8), Mouza Bhadrakali, J.L. No. 109(Previously J.L No. 9) and Mouza Makhla, J.L. No. 111(Previously J.L No. 11), under various Khatian Nos. within the jurisdiction of Uttarpara Police Station in the District of Hooghly, West Bengal.
- B. By virtue of an order, vide Memo No. 2675-GE(M)/5M-03/06 dated 13th September, 2006, issued by the Land and Land Reforms Department of the Government of West Bengal (“**Government Order**”), contiguous land parcel admeasuring 314 acres of land comprised in various dag/plot nos. under the Mouzas Bara Bahera, Khorda Bahera, Konnagar, Kotrong, Bhadrakali and Makhla, out of the land admeasuring 709 acres which was under the possession and enjoyment of HML, was technically resumed by the Government of West Bengal and resettled in favour of HML along with freehold rights to develop or cause to be developed a township on the said freehold land or part thereof and to sell, lease or otherwise dispose of the whole or substantial part of the said freehold land in the manner and subject to the terms and conditions contained in the Government Order.
- C. Subsequently, the Promoter has purchased the entire 314 acres of freehold land comprised in various dag/plot nos. under the Mouza Khorda Bahera, J.L NO. 106 (previously J.L. No. 6), Mouza Konnagar, J.L. No. 107 (previously J.L no. 7), Mouza Bara Bahera, J.L. No.105 (Previously J.L no. 5) , Mouza Kotrong, J.L. No. 108 (previously J.L. No. 8), Mouza Bhadrakali, J.L. No. 109 (previously J.L. No. 9) and Mouza Makhla, J.L. No. 111 (previously J.L. No. 11) under L.R. Khatian Nos. 1808, 11976, 4129, 5798, 7798, 5935 under the jurisdiction of the Uttarpara Police

Station and within the local limits of Uttarpara-Kotrung Municipality and Kanaipur Gram Panchayat in the District of Hooghly, West Bengal from the erstwhile owners HML in 5 (five) separate parts/lots (LOT-A, B, C, D & E) by way of 5 (five) separate sale deeds. Subsequently on 11th February 2026, the Promoter transferred a land measuring 42.37 acres comprised in 301, 193, 192 dag Nos./plot nos., situated in Mouza Bhadrakali, J.L no. 109 (previous J.L. No. 9) under Khatian No. 7798 and Dag/ Plot No. 432,1503,1504,1505, 1538 1559,1560,1561,1566,1591,1593,1597,1599,1667 Mouza Makhla, J.L no. 111 (previous J.L. No. 11) under Khatian No. 5935 within the jurisdiction of Uttarpara Police Station in Hooghly District, West Bengal falling within the local limits of Uttarpara Kotrung Municipality in favour of Govt of West Bengal by virtue of Deed of Conveyance vide Deed no 0645 of 2026 (“**Township Land**”).

- D. The Promoter is developing an integrated township named “SHRIRAM GRAND CITY” in a phase wise manner in conformity with the terms and conditions of the Government Order (“**Township**”). The Township shall be developed in phases, each of which constitutes a separate project.
- E. By a sale deed dated 2nd September, 2009 made between HML, therein referred to as the “Vendor” of the one part, and Bengal Shriram Hi-Tech City Pvt. Ltd., the Promoter herein, therein referred to as the “Purchaser/s” of the other part, which was registered in the office of the Additional Registrar of Assurances-III, Kolkata and duly recorded in Book – I, Volume No. 21-22 Pages 10 to 80 being Deed No. 531 for the year 2008, the said HML sold, transferred and conveyed in favour of the said Bengal Shriram Hi-Tech City Pvt. Ltd., the Promoter herein ALL THAT piece and parcel of land admeasuring 63.020 acres, being the LOT-C of the Township Land (as defined in the recitals hereinabove), comprised in L.R. Dag Nos. 4476(P) under R.S. Khatian No. 11721 L.R. Khatian No. 11976 in Mouza Konnagar, J.L. No. 107 (Previously J.L No. 7), L.R. Dag Nos. 1515,3444(P),3663,3664,3665(P),3666(P),3667(P) under R.S. Khatian No. 3847, L.R. Khatian No. 4129 in Mouza Barabahera J.L. No. 105 (previously J.L No.5) and L.R. Dag Nos. 1891(P),1897(P),1898(P),1899(P),1900(P),1901(P) under R.S. Khatian No. 1677 L.R. Khatian No. 1808 in Mouza Khordabahera, J.L. No. 106 (Previously J.L No. 6) and situated under the Uttarpara Police Station within the limits of Kanaipur Panchayat of Hooghly District in West Bengal (hereinafter referred to and identified as the “**LOT-C LAND**”).
- F. Subsequently, based on the scrutiny of the survey report filed by the office of the Block Land and Land Reforms Officer (“**BL&LRO**”), Sreerampore-Uttarpara, vide Memo No. 287/SRU/09 dated 18th (eighteenth) March, 2009, it was discovered by the party of the first part herein that there were several inconsistencies and discrepancies in the R.S. Dag Nos. corresponding or relating to the L.R. Dag Nos. of the various plots/parcels contained in the Lot-C Land purchased by it, as recited hereinabove.
- G. By a deed of declaration dated 02.09.2009 made between HML, therein referred to as the “Vendor” of the one part, and Bengal Shriram Hi-Tech City Pvt. Ltd., the Owner/Promoter, therein referred to as the “Purchaser” of the other part, which was registered in the office of the Additional Registrar of Assurances - III, Kolkata and duly recorded in Book – IV, Volume No. 6, Pages 3019 to 3040, being Deed No. 04309 for the year 2009, the various inconsistencies and discrepancies in the R.S. Dag Nos. corresponding or relating to the L.R. Dag Nos. of the various plots/parcels contained in the Lot-C Land purchased by the party of the first part were finally rectified.
- H. By a sale deed dated 2nd September, 2009 made between HML, therein referred to as the “Vendor” of the One Part, and Bengal Shriram Hi-Tech City Pvt. Ltd., the Promoter herein, therein referred to as the “Purchaser/s” of the Other Part, which was registered in the office of the Additional Registrar of Assurances-III, Kolkata and duly recorded in Book – I, Volume No. 4, Pages 112 to 138 being Deed No. 255 for the year 2008, the said HML sold, transferred and conveyed in favour of the said Bengal Shriram Hi-Tech City Pvt. Ltd., the Promoter herein ALL THAT piece and parcel of land admeasuring 63.880 acres, being the LOT-D of the Township Land (as defined in the recitals hereinabove), comprised in L.R. Dag Nos. 4499,4476(P) under R.S. Khatian No. 11721 L.R. Khatian No. 11976 in Mouza Konnagar, J.L. No. 107 (Previously J.L No. 7), L.R. Dag Nos. 148(P),150(P),151(P),152(P) under R.S. Khatian No. 5690, L.R. Khatian No. 5798 in Mouza Kotrang J.L. No. 118 (previously J.L No.18) and L.R. Dag Nos. 3444(P), 3665(P)3666(P),3667(P) under R.S. Khatian No. 3847 L.R. Khatian No. 11976 in Mouza Konnagar, J.L. No. 107 (Previously J.L No. 7) situated under the Uttarpara Police Station within the limits of Kanaipur Panchayat of

Hooghly District in West Bengal (hereinafter referred to and identified as the “**LOT-D LAND**”).

- I. Subsequently, based on the scrutiny of the survey report filed by the office of the BLLRO, Sreerampore-Uttarpara, vide Memo No. 287/SRU/09 dated 18th (eighteenth) March, 2009, it was discovered by the party of the first part herein that there were several inconsistencies and discrepancies in the R.S. Dag Nos. corresponding or relating to the L.R. Dag Nos. of the various plots/parcels contained in the Lot-C Land purchased by it, as recited hereinabove.
- J. By a deed of declaration dated 02.09.2009 made between HML, therein referred to as the “Vendor” of the one part, and Bengal Shriram Hi-Tech City Pvt. Ltd., the Owner/Promoter, therein referred to as the “Purchaser” of the other part, which was registered in the office of the Additional Registrar of Assurances - III, Kolkata and duly recorded in Book – IV, Volume No. 6, Pages 2976 to 2996, being Deed No. 04307 for the year 2009, the various inconsistencies and discrepancies in the R.S. Dag Nos. corresponding or relating to the L.R. Dag Nos. of the various plots/parcels contained in the Lot-D Land purchased by the party of the first part were finally rectified.
- K. By virtue of the sale deeds dated 29.01.2008 and 08.12.2007 more particularly set out under Recital E and H hereinabove and the deeds of declaration dated 02.09.2009 and 02.09.2009 more particularly set out in Recital G and J hereinabove, the Owner/Promoter has become the sole owner of and is absolutely seized and possessed of or otherwise sufficiently entitled to the Lot-C and Lot-D Land respectively.
- L. The Owner/Promoter has subsequently been recorded as a “Raiyat” in respect of the Lot-C and Lot-D Land in the Record-of-Rights maintained at the office of BLLRO, Sreerampore –Uttarpara and is the absolute and lawful owner of all the Lots of the abovementioned land.
- M. Thereafter, the LOT-C LAND and LOT-D LAND has been interalia converted to non-agriculture land and presently classified as “Upanagari” vide Order No. IX-2/07(Comm)/2358/1(7)/S/2015 dated 20th April, 2015.
- N. The Promoter is presently developing residential plots and commercial units in the name and style of “Shriram Southbrook” (“**Project Shriram Southbrook**” / “**Project**”) on ALL THAT pieces and parcel of contiguous land altogether admeasuring 16.17 acres (equivalent to 65437.668 Sq. Mtrs.) out of the LOT-C & D LAND as mentioned hereinabove falling within Mouza Barabehera J.L. No. 105 (Previously J.L. No. 05), comprised in LR Dag No. 3444 under LR Khatian no. 4129 and mouza Konnagar J.L. No. 107 (Previously J.L. No. 07), and comprised in L.R. Dag No. 4476 under L.R. Khatian No. 11976 within the Kanaipur Gram Panchayat, Police Station – Uttarpara in the District of Hooghly, West Bengal, more particularly described in the Schedule A Part -I hereunder written and hereinafter referred to as the “**Project Land**”.
- O. Subsequently, pursuant to a mortgage deed No. I-1021 of 2026 dated 26.02.2026, the Promoter has availed project finance from Venus India Asset Finance Private Limited, for financing the construction work relating to the development of the Project Shriram Southbrook.
- P. The Promoter has obtained the final layout plan, sanctioned plan and approvals for the Project from Kolkata Metropolitan Development Authority (“**KMDA**”), who vide following approvals has sanctioned the Project Shriram Southbrook
- Q. The Project shall have residential plots comprising of [•] nos. of independent self contained plots spread over [•] acres of Project Land (“**Residential Project**”). Additionally the Project shall also have a commercial building comprising [•] commercial units spread over [•] acres of Project Land (“**Neighbourhood Commercial Zone**”) / “**Commercial Project**”). The Residential Project as well as the Commercial Project shall have their respective identified common areas and facilities. The Common Areas and Facilities (*as defined herein after*) for the Residential Project is as more particularly detailed in **Schedule D** hereunder. The said Project is a part of the integrated Township, i.e., Shriram Grand City.
- R. The Promoter has given to KMDA a written intimation of commencement of the development work of the Project vide its letter no. [•] as per obligation based on the “Development Permission

and Sanction issued Vide Letter No. 385/KMDA/SPU/I-5/09/SW dated 05.03.2026

- S. Promoter has registered the Project ----- under the provisions of the Act with West Bengal RERA Authority at Kolkata on _____ under registration number WBRERA/P/HOO/2025/_____.
- T. The Purchaser had applied for a residential plot as more fully described and detailed in **Part III of Schedule A** hereto for a Sale Price of Rs. _____/- (Rupees _____) in the Project Shriram Southbrook, and upon issuing the provisional allotment letter dated _____ (“**Allotment Letter**”), the Owner/Promoter had confirmed and agreed to sell the said Plot by a registered agreement for sale, being No. _____ dated _____ registered in the office of _____ in Book No - _____ Volume _____ Page _____ to _____ being of _____ (hereinafter referred to as the “**said Agreement**”) on the terms and conditions mentioned therein.
- U. The Owner/Promoter has completed/ shall complete the construction of the Plot in all material respects substantially, and the same has also been certified by the Architect. The Purchaser has inspected the Plot and has satisfied himself about the completion of the milestones relating to construction of the Plot.
- V. The Purchaser has now requested the Owner/Promoter to transfer ownership of the Plot to the Purchaser by execution of a registered deed of conveyance. The Owner/Promoter has, at the request of the Purchaser/s/Allottee/s, agreed to execute this Sale Deed. Accordingly, this Sale Deed is registered on this day and the absolute right, title, ownership and interest in the said Plot as delineated in the concerned layout plan forming of **Schedule B** and duly bordered thereon in ‘**RED**’ colour is transferred, conveyed, sold, granted to the Purchaser on this day free and clear of all encumbrances.
- W. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the Plot as specified in Recital U having an area of ----- sqft together with proportionate share in the Common Area and Facilities.
- X. The Allottee alongwith all other allottees of plots in the Project shall have only proportionate, undivided, indivisible and impartible share/interest in the Common Areas and Facilities as mentioned in Schedule D, without any individual ownership rights in all Common Areas and Facilities in the said Project.
- Y. The Owner/Promoter, at the request of the Purchaser and with the consent of the Purchaser, is hereby executing this Sale Deed on mutually agreed terms and conditions contained herein. The Owner/Promoter and the Purchaser, with free will and consent, have agreed and recorded mutual obligations amongst each other. The Owner/Promoter shall handover possession of said Plot in habitable and finished condition to the Purchaser in the manner as stipulated in Clause 3 below and hand over to the Association as may be formed, and as may be applicable, the Common Areas and Facilities.

NOW THIS INDENTURE WITNESSTH as follows:

A. DEFINITIONS

In this Sale Deed, in addition to the terms defined elsewhere in the Sale Deed, the following capitalized terms shall, unless the content otherwise requires, have the meaning as stated below:

- a) "Act" / "RERA" means the Real Estate (Regulation and Development) Act 2016 as amended/replaced from time to time and hereinafter also referred to as RERA along with the rules and regulations framed thereunder and wherever relevant shall also include the West Bengal Housing Industry Regulatory Act, 2017;
- b) "Advance Core Maintenance Charges" shall have the meaning ascribed to it in Clause 5.1(d);
- c) "Advance Township Maintenance Charges" shall have the meaning ascribed to it in Clause 5.2 (f);
- d) "Agreement / said Agreement" means the agreement for sale dated _____ entered between the Owner/Promoter and the Purchaser/s/Allottee/s;
- e) "Allottee(s)" / "Purchaser(s)" shall mean the applicant(s) in whose favour an Allotment of the Plot in the Residential Project forming part of the Project Shriram Southbrook has been made/shall be made in the future by the Owner/Promoter by issuance of an Allotment Letter;
- f) "Allotment Letter" shall have the meaning ascribed to it in Recital U;
- g) "Application Form" shall mean the application made by the Purchaser for the purchase of the Plot;
- h) "Applicable Laws" means all statute, law, regulation, ordinance, rule, judgement, order, decree, bye-law, approval of any Governmental Authority, directive, guideline, policy, requirement or other governmental restriction or any similar form of decision of or determination by, or any interpretation having the force of law or any of the foregoing by any Governmental Authority having jurisdiction over the matter in question, in effect at the relevant time in India;
- i) "Architect" shall mean person(s) and/ or firm(s) and/ or company(s) whom the Owner/Promoter may appoint from time to time as the architect for Project Shriram Southbrook/Residential Project and who is registered under the provisions of the Architect Act, 1972;
- j) "Association" / "Project Shriram Southbrook Association" / "Owners' Association" shall mean the association, society, or other body of Allotees/owners, as may be formed or caused to be formed by the Promoter in accordance with Applicable Laws, for the purposes of management, administration, operation, maintenance and upkeep of the Common Areas and Facilities pertaining to the Residential Project comprised in the Project. The Owners' Association shall be distinct and separate from any association or body of owners formed or proposed to be formed for the commercial units of the Project;
"BL&LRO" shall have the meaning ascribed to it under Recital F;
- k) "Clause" means a clause in this Deed;
- l) "Commercial Project" shall have the meaning ascribed to it in Recital Q;
- m) "Commercial Project Land" shall have the meaning ascribed to it in Schedule A;
- n) "Common Area and Facilities" shall mean the common areas, common utilities, amenities, services and facilities forming part of and appurtenant to the Residential Project, as more particularly described in Schedule D;
- o) "Core Maintenance" shall have the meaning ascribed to it in Clause 5.1 (a);
- p) "Core Maintenance Charges" shall have the meaning ascribed to it in Clause 5.1 (c);
- q) "Corpus Deposit" shall have the meaning ascribed to it in Clause 5.1 (e);
- r) "Deed / Sale Deed" means this sale deed executed by the Owner/Promoter for conveyance of the Plot in favour of the Purchaser/s/Allottee/s;
- s) "Deemed Date of Possession" shall have the meaning ascribed to it in Clause 3(d).
- t) "Force Majeure Events" shall have the meaning ascribed to it under Clause 16.8;
- u) "Governmental Authority" shall mean the Government of West Bengal or any semi-governmental, administrative, fiscal, judicial or quasi-judicial body, department, commission, authority, tribunal, agency or entity exercising powers conferred by Applicable Law;
- v) "Government Order" shall have the meaning ascribed to it under Recital B;
- w) "HML" shall have the meaning ascribed to it under Recital A;
- x) "Holding Charges" shall have the meaning ascribed to it in Clause 3.1(a);
- y) "Inspection Notice" shall have the meaning ascribed to it in Clause 3(a);
- z) "KMDA" shall have the meaning ascribed to it in Recital P;
- aa) "LOT-C LAND" shall have the meaning ascribed to it in Recital E;

- bb) **“LOT-D LAND”** shall have the meaning ascribed to it in Recital H;
- cc) **“Other Charges and Deposit”** means as mentioned in **Part II of Schedule C** of the Agreement for Sale and includes payment for Core Maintenance Charges, Advance Core Maintenance Charges, Corpus Deposit, Township Maintenance, Advance Township Maintenance Charges, club charges, infrastructure charges, legal charges and/or Special Facilities more fully mentioned in the Payment Schedule at **Schedule C** herein;
- dd) **“Payment Schedule”** shall mean the payment schedule provided in **Schedule C**;
- ee) **“Possession Date”** shall have the meaning ascribed to it in clause 3(c);
- ff) **“Possession Notice”** shall have the meaning ascribed to it in clause 3(b);
- gg) **“Possession Period”** shall have the meaning ascribed to it in Clause 3(b);
- hh) **“Project Shriram Southbrook”** or **“Project”** shall have the meaning ascribed to it under Recital N;
- ii) **“Project Shriram Southbrook Land”** shall have the meaning ascribed to it under Recital N;
- jj) **“Regulations”** shall mean the regulations made under the Real Estate (Regulations and Development) Act, 2016;
- kk) **“Residential Project”** shall have the meaning ascribed to it in Recital Q;
- ll) **“Residential Project Land”** shall have the meaning ascribed to it in Schedule A;
- mm) **“Plot”** means the Plot described in **Schedule A Part – III** hereto within the Project Shriram Southbrook;
- nn) **“Rules”** means the West Bengal Real Estate (Regulation and Development) Rules, 2021;
- oo) **“Sanctioning Authority”** shall mean KMDA (Kolkata Metropolitan Development Authority) and/or any other competent authority that shall have the power to sanction/renew/issue any necessary approvals, clearances, and/or no objection certificates/certificates for the said Project Shriram Southbrook and or any part thereof, for the time being in force;
- pp) **“Sale Price”** shall mean the amount as detailed in Recital U;
- qq) **“Special Facilities”** shall have the meaning ascribed to it in Clause 7.2;
- rr) **“Total Payable Amount”** shall be an aggregate of the Sale Price, Other Charges and Deposits along with all applicable rates and taxes and include any other amount payable by the Purchaser/s/Allottee/s in terms of the payment schedule mentioned in **Schedule C** of this Deed and shall be collected from the Purchaser/s and/or to be paid before the grant of possession;
- ss) **“Township”** shall have the meaning ascribed to it in Recital C;
- tt) **“Township Land”** shall have the meaning ascribed to it under Recital C;
- uu) **“Township Maintenance”** shall have the meaning ascribed to it in Clause 5.2(d); and
- vv) **“Township Maintenance Charges”** shall have the meaning ascribed to it in Clause 5.2(e).

B. INTERPRETATION

- a) Reference to a person includes a reference to a corporation, partnership firm, association or other jural entity and vice versa;
- b) Words in singular shall include the plural and vice versa;
- c) Reference to a gender includes a reference to all other genders;
- d) A reference to any legislation, enactment, statutory provision or to any provision of any legislation shall be a reference to it as it may have been, or may from time to time be, amended, modified, consolidated or re-enacted;
- e) Any reference to an Article, Recital, Clause, Annexure or Schedule shall be deemed to be a reference to an article, recital, clause, annexure or schedule of this Sale Deed;
- f) The Schedules shall have effect and be construed as an integral part of this Sale Deed;
- g) The headings used herein are inserted only as a matter of convenience and for ease of reference and shall not affect the construction or interpretation of this Sale Deed;
- h) The captions and headings in this Sale Deed are for convenience and reference only and do not enter into or become a part of the substance hereof; and
- i) All pronouns include the masculine, feminine, neuter, singular or plural and the name of persons, firms, corporations, trusts or the parties, as the context may require.

1. TRANSFER OF TITLE

- 1.1. At the specific and voluntary request of and at the behest of the Purchaser/s/Allottee/s and upon receipt of the Sale Price, the Owner/Promoter hereby absolutely sells, transfers and conveys the Plot and the Purchaser/s/Allottee/s hereby purchases the Plot. It is mutually agreed and understood between the Parties that the Purchaser/s/Allottee/s shall pay the remaining balance of the Total Payable Amount as per **Schedule C** upon receiving the Possession Notice from the Owner/Promoter.
- 1.2. The right, title, ownership and interest of the said Plot is absolutely sold, conveyed, transferred, granted and assigned to the Purchaser/s/ Allottee/s free from encumbrances.
- 1.3. The Purchaser/s/Allottee/s is executing and registering this Sale Deed at free will and with free consent, under no compulsion or coercion from any person on terms and conditions mutually agreed between the Parties. The Owner/Promoter is registering the Sale Deed at the specific and voluntary request of the Purchaser/s/Allottee/s in good faith and believing upon the request and representation of the Purchaser/s/Allottee/s.
- 1.4. The Purchaser/s/ Allottee/s has/have independently examined and/or caused to be examined and made himself fully aware of and has thoroughly satisfied himself about, inter alia, the right, title and interest of the Owner/Promoter to the Project Shriram Southbrook Land, the plans sanctioned by KMDA, the necessary approvals, permissions and about the status of construction of the Project Shriram Southbrook, the Common Areas and Facilities and the said Plot, and is purchasing the said Plot pursuant to the Agreement between the Owner/Promoter and the Purchaser/s/ Allottee/s. The Purchaser/s Allottee/s undertakes and covenants not to raise henceforth any objection or claim or make any requisition regarding any of the above matter/issues and also waives the right, if any, to do so.

2. A. CONSTRUCTION OF THE RESIDENTIAL PROJECT

- 2.1. The Allottee/s has/have accepted the payment plan, layout plan, and other related documents as approved by the Sanctioning Authority, and the specifications and the Common Areas and Facilities as mentioned in **Schedule D, Part I and II** as represented by the Promoter. The Promoter shall construct the Residential Project in accordance with the development plan, layout plans approved by the concerned Sanctioning Authority and as per the specifications and particulars of construction. Any alteration or modification to the plan pertaining to the Residential Project shall be made only in accordance with the provisions of Act and the Applicable Laws. The Promoter may, however, owing to circumstances beyond its reasonable control, at its sole discretion, change such specifications to that of equivalent quality.
- 2.2. The Purchaser/s/Allottee/s hereby specifically promises to fully cooperate with the Owner/Promoter for allowing completion of the Plot and the Residential Project and also grants his consent to the Owner/Promoter for remaining in possession and control of the Plot till its completion in accordance with Applicable Laws and till the payment of the Total Payable Amount by the Purchaser/s /Allottee/s. Based on such promise from the Purchaser/s/Allottee/s, the Owner/Promoter in good faith has accepted this arrangement volunteered by the Purchaser/s/Allottee/s and accordingly the Owner/Promoter has agreed to execute and register this Deed.
- 2.3. Purchaser/s/Allottee/s further agrees that even after taking possession of the Plot, they shall have no objection to the Owner/Promoter in continuing with the construction of Common Areas and Facilities and/or any other constructions as a part of the larger project on any ground whatsoever (including nuisance). The Purchaser/s/Allottee/s shall not claim any compensation or withhold any payment payable to the Owner/Promoter for the same.
- 2.4. The Promoter/Owner have also reserved their right of usage of common areas, roads, pathways and passages, service area, amenities, facilities, utilities and other infrastructure in the Project Land for undertaking/supporting the development of the Township as well as for maintenance of services therein. This right is in the nature of an easement which runs as a covenant with the Project Land.

The Purchaser/s/Allottee/s agree/s and undertake/s hereby to execute any such separate writings/documents as may be required by the Promoter/Owner, confirming unfettered, permanent and irrevocable easmentary right in favour of the Owner/Promoter at any time hereinafter.

3. POSSESSION OF THE PLOT

The Owner/Promoter agrees and understands that there shall be timely delivery of possession of the Plot to the Purchaser/s/Allottee/s and the Common Areas and Facilities to the Association (as soon as the Association is formed). The process for grant of possession as was mentioned in the Agreement and as mutually agreed by the parties in this Deed are herein after narrated:

- a) The Owner/Promoter shall intimate the Purchaser/s/Allottee/s to come for inspection of the said Plot (“**Inspection Notice**”) within a period specified in the Inspection Notice. In case the Purchaser/s/Allottee/s fail/s to turn up for inspection within the period stipulated in the Inspection Notice, the Plot would be deemed to have been inspected and accepted by the Purchaser/s/Allottee/s. During the inspection, the Owner/Promoter shall make a list of major snags as may be indicated by the Purchaser/s/Allottee/s and clear the snags within a time period informed to the Purchaser/s/Allottee/s at the time of inspection. The decision of the Owner/Promoter with regard to the clearance of the snags will be final.
- b) The Owner / Promoter shall serve upon the Purchaser/s/Allottee/s, a notice in writing to take over possession of the Plot (“**Possession Notice**”) within the period stipulated in the said Possession Notice (“**Possession Period**”).
- c) The Purchaser/s/Allottee/s shall take over physical possession of the Plot from the Owner/Promoter on any date within the period stipulated in the Possession Notice (“**Possession Date**”) subject to the payment of the remaining Total Payable Amount in conformity with the payment schedule as stated in **Schedule C** herein and upon fulfilling the compliances mentioned in the Possession Notice and upon the complete performance, observance and fulfillment of all the terms and conditions of this Sale Deed and its connected documents by the Purchaser/s/Allottee/s.
- d) If the Purchaser/Allottee, for whatsoever reason, fail/s and/or neglect/s to participate and take over physical possession of the Plot from the Owner/Promoter within the period stipulated in the Possession Notice, the Purchaser/s/Allottee/s shall be deemed to have taken possession upon expiry of the period specified in the Possession Notice for taking over possession of the Plot (“**Deemed Date of Possession**”) for all purposes, irrespective of the actual date on which the Purchaser/s/Allottee/s take/s over the physical possession of the Plot, and such Deemed Date of Possession will be construed as the Possession Date.
- e) On and from the Possession Date or the Deemed Date of Possession, as may be applicable:
 - i. The Plot shall be at the sole risk and responsibility and cost of the Purchaser/s/Allottee/s and the Owner/Promoter shall have no liability or concern thereof;
 - ii. The Purchaser/s/Allottee/s shall become liable to pay the maintenance and other charges or any other outgoings in respect of the Plot;
 - iii. All taxes, deposits and other levies/charges, utility payments imposed, demanded or required to be paid to the authorities concerned relating to the Plot and the undivided interest in the Common Areas and Facilities shall be borne and paid by the Purchaser/s/Allottee/s;
 - iv. All other expenses necessary and incidental to the management and maintenance of the Common Areas and Facilities as determined by the Promoter/Association, as the case may be shall be borne by the Purchaser/s / Allottee/s.
- f) In the event the Owner/Promoter is unable to deliver possession of the Plot within the time frame due to Force Majeure Event and/or due to default of the Purchaser/s/Allottee/s, the Owner/Promoter shall intimate the Purchaser/s/Allottee/s of the occurrence of the same and shall complete the Residential Project within such reasonable extended period as may be intimated to the Purchaser/s/Allottee/s.

- g) The Purchaser/s/Allottee/s understand/s and agree/s that the Owner/Promoter may develop a part of the Residential Project and defer the development of the rest, without affecting the handover of Plot to the Purchaser/s/Allottee/s.
- h) The Purchaser/s/Allottee/s understand/s and agree/s that the Owner/Promoter shall handover the possession of the various plots comprised in Project Shriram Southbrook or part thereof gradually in parts/lots or in phases. The sequence of handover of possession of a particular part/lot of plots/s in the Project Shriram Southbrook will be at the sole discretion of the Owner/Promoter.
- i) It is further stated that the Allottee shall be required to take possession of the Plot in the manner provided herein irrespective of whether the Commercial Project is constructed or completed or not.
- j) The Purchaser/s/Allottee/s undertakes and remains responsible to comply and carry out all requirements, repairs, demands which are required after taking possession of the Plot.
- k) The Owner/Promoter shall compensate the Purchaser/s/Allottee/s in case of any loss caused to the Purchaser/s/Allottee/s due to defective title of the Project Shriram Southbrook Land in the manner provided in the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

3.1. Failure of Purchaser/s/Allottee/s to take Possession of Plot

- a) If the Purchaser/s/Allottee/s fail/s to participate towards taking over the possession of the Plot from the Owner/Promoter within the period stipulated in the Possession Notice, the Purchaser/s/Allottee/s shall be liable to pay to the Owner/Promoter, holding charges at the rate of Rs. _____ (Rupees _____) per month per square feet of the Plot area (“**Holding Charges**”) exclusive of taxes and duties, as may be applicable. The Owner/Promoter shall issue a demand letter to the Purchaser/s/Allottee/s for payment of Holding Charges and/or payment of other dues if any.
- b) The Purchaser/s/Allottee/s delays or fails to pay such Holding Charges and/or other charges within the time period mentioned in the demand letter and/or fails to take possession, then the Owner/Promoter shall have sole and exclusive charge on the Plot and shall be entitled to recover the dues in accordance with Applicable Law.
- c) The Owner/Promoter shall never be made liable in any manner for failure and/or delay on the part of the Purchaser/s/Allottee/s to take possession.

4. REPRESENTATIONS, WARRANTIES AND COVENANTS

4.1. Representations and Warranties of the Owner / Promoter:

- a) The Owner/ Promoter has a clear and marketable title to with respect to the Residential Project Land and has the requisite rights to carry out development and also has actual, physical and legal possession of the Residential Project Land for implementation of the Residential Project .
- b) The Owner/Promoter has lawful rights and requisite approvals from the competent authorities to carry out the development of the said Project Shriram Southbrook.
- c) No litigation is pending before any court of Law or authority with respect to ownership and title of the said Residential Project Land and/or the Plot.
- d) The Owner/Promoter has the right to enter into this Deed and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser/s/Allottee/s created herein, may prejudicially be affected.
- e) The Owner/Promoter has not entered into any agreement for sale and/or development agreement or any other agreement or arrangement with any person or party with respect to the said Residential Project Land, including the said Plot which will in any manner affect the rights of the Purchaser/s/Allottee/s under this Deed.

- f) The Owner/Promoter confirms that the Owner/Promoter is not restricted in any manner whatsoever from selling and transferring the title and ownership of the Plot to the Purchaser/s/Allottee/s in the manner contemplated in this Deed.
- g) The Residential Project Land is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title or claim over the Residential Project Land.
- h) The Owner/Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings whatsoever payable with respect to the said Residential Project to the competent authorities till the Deemed Date of Possession.
- i) That the Residential Project Land is not wakf property.
- j) No notice from a Governmental Authority or any other local body or authority or any legislative enactment, government ordinance, order, or notification (including any notice for acquisition or requisition), has been received or served upon the Owner/Promoter in respect of the Residential Project Land and/or Residential Project at the time of execution of the Sale Deed.
- k) It shall be the responsibility of the Owner/Promoter to hand over the necessary copies of documents and plans, including Common Areas and Facilities, to the Association, as and when formed.
- l) It is agreed that the Owner/Promoter shall not make any major additions and alterations in the sanctioned plans, layout plans in respect of the said Residential Project Land without the previous written consent of the Purchaser/s/Allottee/s and the Purchaser/s/Allottee/s further agree/s such consent shall not be unreasonably withheld and shall be provided within a specified time as mentioned by the Owner/Promoter. The Owner/Promoter may send a letter to the Purchaser/s/Allottee/s for the purpose of taking such consent through registered post with acknowledgement due on the address mentioned herein and incase the Purchaser/s/Allottee/s does not reply to such letter within 1 (one) week of the date of delivery of the letter, the same shall be deemed to be consent of the Purchaser/s/Allottee/s as required under Section 14 of the Act and relevant WBRERA Rules.
- m) Notwithstanding anything to the contrary contained herein, if the competent authority is of the view that certain changes in the Residential Project Land are necessary, then such changes can be carried out by the Owner/Promoter based on the approval of the competent authority and without the requirement of obtaining any further approval from the Purchaser/s/Allottee/s.
- n) The Owner/Promoter may issue rules and regulations for maintenance of the Residential Project Land and the Purchaser/Allottee shall abide by the same until the formation of the Owners' Association and issuance of bye-laws accordingly.

4.2. The Owner/Promoter agrees and acknowledges that the Purchaser/s/Allottee/s shall have the following rights in relation to the Plot as mentioned below:

- a) the Purchaser/s/Allottee/s shall have exclusive, freehold, absolute right, title, interest, ownership of the Plot;
- b) the Purchaser/s /Allottee/s shall also have undivided proportionate share in the Common Areas and Facilities. Since the share/interest of Purchaser/s/Allottee/s in the Common Areas and Facilities is undivided and cannot be divided or separated, the Purchaser/s/Allottee/s shall use the Common Areas and Facilities along with the other allottees/occupants of the Residential Project, peacefully without causing any inconvenience or hindrance to other purchaser/s/allottee/s to the Residential Project;
- c) the right of the Purchaser/s/Allottee/s to use the Common Areas and Facilities shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the Owner/Promoter shall hand over and/or give the Common Areas and Facilities to the Owners' Association after duly obtaining the completion certificate from the competent authority; and that the computation of the Total Payable Amount of the Plot includes recovery of price of land, construction of the Common Areas and Facilities, taxes, cost of providing electric wiring, fire detection and firefighting equipment in the Common Areas and Facilities, maintenance charges as

per the Deed and includes cost for providing all other facilities, amenities and specifications to be provided within the Plot and the Project Shriram Southbrook.

- 4.3. The Owner/Promoter agrees to pay all outgoing before transferring the physical possession of the Plot to the Purchaser/s/Allottee/s, which it has collected from the Purchaser/s/Allottee/s, for the payment of outgoing (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Residential Project). If the Owner/Promoter has failed to pay all or any of the outgoing collected by it from the Purchaser/s/Allottee/s or any liability, mortgage loan and interest thereon before transferring the Plot to the Purchaser/s/Allottee/s, the Owner/Promoter agrees to remain liable, even after the transfer of the property, to pay such outgoing and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

4.4. Rights and Obligation of the Purchaser/Allottee:

4.4.1. Rights of the Purchaser/s/Allottee/s

The Purchaser/s/Allottee/s shall have the following rights:

- a) upon taking possession, the rights and liberty of the Purchaser/s/Allottee/s and all persons entitled, authorised or permitted by the Purchaser/s/Allottee/s (in common with all other persons entitled, permitted or authorised to a similar right) at all times and for all purposes, to use the Common Area and Facilities for proper ingress and egress;
- b) upon taking possession to have the rights of passage of water, gas, electricity, sewerage to/from the Plot through the pipes, wires, sewer lines, drain and water courses, cables, pipes and wires which are or may at any time hereafter be, in, under or passing through the Residential Project Land or any part thereof;
- c) the right to lay cables or wires for radio, television, telephone and such other installations, at dedicated parts of the Residential Project, but upon recognizing reciprocal rights of the owners/lawful occupants of other plots in Project Shriram Southbrook;
- d) the rights of entry and passage for the Purchaser/s/Allottee/s with/without workmen to other parts of the Residential Project at all reasonable times after notice for the purpose of maintenance of the Plot or for cleaning, maintaining the sewer, drains and water courses, cables, pipes and wires causing as little disturbance as possible to the owners/lawful occupants of other plots in the Residential Project and making good any damage caused as a result thereof;
- e) the proportionate undivided right to use the Common Areas and Facilities provided by the Promoter at its discretion, in common with the allottees/lawful occupants of other plots in the Project Shriram Southbrook on payment of such sums as may be prescribed from time to time by the Promoter and/or the Owners' Association, without endangering or encroaching the lawful rights of owners/lawful occupants of other plots in the Project Shriram Southbrook. The Purchaser/s /Allottee/s shall not place objects/things/articles which may hinder free use of the Common Areas and Facilities as stated above. The Allottee/s shall be entitled to erect a compound or fencing around his Plot;
- f) the Purchaser/s/Allottee/s shall have an unfettered right to deal with, transfer, alienate or dispose of the Plot by way of sale, mortgage, gift, will, assignment, exchange or otherwise pursuant to the registration of the Sale Deed subject to the fulfillment of the terms of this Deed.

4.4.2. Obligations of the Purchaser/s/Allottee/s

The Purchaser/s/Allottee/s shall have the following obligations in respect of the Plot (the obligations herein contained are in addition to the obligations contained elsewhere):

- a) to make timely payments of all amounts due under this Deed;
- b) to pay registration charges, municipal taxes, water and electricity charges, land revenue and other charges, duties, fees or sums by whatsoever name called, as per Applicable Laws;

- c) in case of a delay in payment, to pay interest at the prescribed rate towards any of the amounts due or charges payable under this Deed;
- d) to participate towards formation of Association;
- e) not enter into any parallel arrangements for maintenance;
- f) not object to the use of Common Areas and Facilities by the owners/lawful occupants of other plots in the Residential Project and for use by the occupants of other phases;
- g) not at any time cause any annoyance, inconvenience or disturbance or injury to the other owners/lawful occupants in Project Shriram Southbrook;
- h) not keep any cattle/livestock in the Plot or in Project Shriram Southbrook;
- i) maintain at his own cost, the Plot, in a good condition, state and order and shall abide by all the laws and regulations of the Government, or/and any other duly constituted authority from time to time in force, and be responsible for all notices or violations of any of the terms and conditions in this Deed and/or bye-laws of the Association;
- j) to pay to the Owner/Promoter or its nominated maintenance company/agency or Owners' Association, as the case may be, the regular maintenance expenses on pro-rata basis as Core Maintenance Charges;
- k) to pay to the Owner/Promoter or any entity nominated by the Owner/Promoter, the Township Maintenance Charges;
- l) to sign all applications, papers, documents, agreements and other relevant papers, as required, and to do all acts, deeds and things as the Owner/Promoter may require for the purpose of forming an Association. To ensure participation of self along with other Purchaser/s/Allottee/s so that the maintenance shall be started by the Association immediately and as per the terms of this Deed. The Purchaser/s /Allottee/s shall along with the Sale Deed, also provide his written consent in the format provided by the Owner/Promoter for formation of Association and the same shall be treated as deemed consent for to the Association being formed by the Owner/Promoter;
- m) not make any additions/alterations with respect to or concerning the electrical and water supply networks provided by the Owner/Promoter in concealed or exposed manner within or upto the boundary of the Plot;
- n) Purchaser/s/Allottee/s shall not use the Plot for commercial purposes or use the same for any immoral activities or manufacturing or processing works or storage purpose or any other purposes save and except exclusively for residential purpose. Further the Purchaser/s /Allottee/s shall at all times co-operate with the owners/lawful occupants of the other plots in the Project Shriram Southbrook;
- o) not do or permit to be done any act or thing which may render void or voidable any insurance of Project Shriram Southbrook Land; and
- p) to pay the Owner/Promoter, the proportionate share of all necessary sums expended by the Owner/Promoter for meeting all legal costs, charges and expenses, including professional and legal costs incurred by the Owner/Promoter in connection with formation of the Association and/or maintenance company and for preparing its rules, regulations and bye-laws; and not claim any right over and/or in respect of any open land at the Project Shriram Southbrook or in any open or covered areas of the Project Shriram Southbrook, and the portion of the Project which is not meant to be a part of the Common Areas and Facilities other than that mentioned herein.

4.4.3. The Purchaser/s/Allottee/s agree/s that, Purchaser/s/Allottee/s shall not, directly or indirectly, make, express, transmit, write, or otherwise communicate in any manner whether in writing or verbally in digital /social media as an individual and/or part of any group or otherwise, or make any remark, comment, or statement of any kind that might reasonably be construed to be derogatory, defamatory or is likely to damage the reputation or name of the Owner/Promoter, its business, directors, employees, etc. at all times. The Purchaser/s/Allottee/s agree/s that on the occurrence of any event as provided in this Clause, the Owner/Promoter shall,

notwithstanding any other remedy available under the Applicable Laws, be entitled to call upon the Purchaser/s / Allottee/s to withdraw such act/statement or set right the damage through the same medium pursuant to which the act/statement was made, within 7 (seven) days from the date of service of notice to that effect.

- 4.4.4. Notwithstanding the Purchaser/s / Allottee/s agreeing to withdraw such act / statement / set right the derogatory / defamatory remarks as stated in the above Clause, any loss or damage or expenses (including legal expenses) suffered by the Owner/Promoter in this regard shall be paid along with appropriate taxes, if any, by the Purchaser/s/Allottee/s to the Owner/Promoter within 7 (seven) days of the demand made by the Owner/Promoter.

4.5. Handover of Common Areas and Facilities to the Owners' Association:

- (a) Upon the completion of the Residential Project and upon obtaining completion certificate, as per Applicable Law, the Promoter shall hand over the Common Areas and Facilities along with all the documents, plans, and papers to the Owners' Association.
- (b) Any Association, syndicate, committee, body or society by whatever name known and/or under any statute/law for the time being in force formed by any of the plot owners without the participation of the Promoter shall not be entitled to be recognized by the Promoter and shall not have any right to represent the Allottee(s) or to raise any issue relating to the Plot and/or Project and/or take over maintenance thereof. The maintenance of the Common Area and Facilities shall be made over to the Association and upon such making over, the Association shall be responsible for the maintenance of the Common Area and Facilities.
- (c) It is expressly clarified that the said Association, upon its formation and handover of the Common Area and Facilities as morefully described in Schedule D hereinbelow by the Owner/Promoter after the completion of the Residential Project, shall be responsible for the management, maintenance, upkeep, security, administration and control of the Common Area and Facilities and for collecting Core Maintenance Charges for up-keep and maintenance of all Common Area and Facilities.
- (d) The Allottee shall be bound to take possession of the Plot upon issuance of the completion certificate irrespective of whether all the phases of the Residential Project have been completed or not. The Allottee's rights and interest shall be restricted to the Plot and the Allottee shall not have any be entitled to claim any right, title or interest in respect of any other portion of the Residential Project.
- (e) The Allottee also agrees that some Common Areas and Facilities which are meant for common use and enjoyment of the allottees of the Commercial Project and the Residential Project although they may be located in the Residential Project Land. The Allottee agrees not to object to the sharing of such Common Area and Facilities with the allottees of the Commercial Project. The Allottee unconditionally and unequivocally acknowledges and agrees that the allottees of the Commercial Project shall be entitled to enjoy such Common Area and Facilities which are common to the Residential Project as well as the Commercial Project. Similarly, if any common area and facility forming a part of the Commercial Project is made available for common enjoyment of the Allottees of the Residential Project, the Allottee shall be required to make payment of the common area maintenance charges attributable to such common areas and facilities even if the same is housed in the Commercial Project Land without any protest or objection in the manner and proportion and in such sums as may be determined by the Promoter or the maintenance agency or the respective owners associations jointly, as the case may be.

5. MAINTENANCE OF THE SAID PLOT / RESIDENTIAL PROJECT

5.1. Management and Maintenance of the Project Shriram Southbrook - "Core Maintenance":

- a) The Owner/Promoter shall be responsible for the management, upkeep and maintenance of the Common Areas and Facilities as well as the Residential Project, as the case may be, till the handover of the same to the Owners' Association. The same shall be referred to as the "Core Maintenance". The Owner/Promoter may entrust the Core Maintenance to one or more agencies of its choice for the

- specified period as the Owner/Promoter may deem fit or till formation of Owners' Association, whichever is earlier, subject to the terms and conditions as may be decided in due course.
- b) For the purpose of smooth and hassle-free management, upkeep and maintenance of the Common Areas and Facilities and the Residential Project, the Purchaser/s/Allottee/s is/are liable to abide by the bye-laws as shall be formulated by the Owner/Promoter for Project Shriram Southbrook.
- c) The Purchaser/s/Allottee/s shall be liable to pay the Core Maintenance Charges at the rate of Rs.---- --/- per month per square feet of the Plot area from the Possession Date for the purpose of Core Maintenance (“**Core Maintenance Charges**”) irrespective of completion of any of the Common Areas and Facilities. The above rates are based on the preliminary estimate made by the Owner/Promoter as on date. Final rate of Core Maintenance Charges shall be decided by the Owner/Promoter and informed to the Purchaser/s /Allottee/s before possession.
- d) The Purchaser/s/Allottee/s will be required to pay to the Owner/Promoter, or such person as may be designated by the Owner/Promoter in advance, a sum equivalent to 24 (twenty four) months of Core Maintenance Charges as intimated by the Owner/Promoter before taking possession of the Plot as “**Advance Core Maintenance Charges**”.
- e) The Purchaser/s/Allottee/s will also be required to pay to the Owner/Promoter, the amount as per the details given below before taking possession of the Plot as “**Corpus Deposit**” of **Rs. _____/- (Rupees _____)**. This amount shall be transferred to the Owners' Association, subject to the terms stated herein. The Corpus Deposit is non-interest bearing.
- f) The Core Maintenance Charges shall become payable by the Purchaser/s/Allottee/s as aforesaid on and from the Possession Date or the Deemed Date of Possession, as may be applicable, or the date as may be decided by the Owner/Promoter at its sole discretion. The Owner/Promoter shall maintain the Common Areas and Facilities till the date of formation of the Owners' Association. During such period, the Owner/Promoter shall use the amount received on account of ‘Advance Core Maintenance Charges’ from the Purchaser/s/Allottee/s. After handover of Core Maintenance to the Association, if any amount out of Advance Core Maintenance Charges received from the Purchaser/s/Allottee/s is lying unutilized or unadjusted for certain number of months depending upon the timing of handover of the Plots, the same shall be handed over to the Association without interest. After the completion of the 24 (twenty-four) months' period, the Purchaser/s/Allottee/s shall be responsible to pay the Core Maintenance Charge by the 7th (seventh) day of each month or quarter in advance, at the discretion of the Owner/Promoter. The Owner/Promoter shall not be required to provide the accounts of maintenance expenses spent by the Owner/Promoter during the period such maintenance is undertaken by the Owner/Promoter.
- g) In the event the Owner/Promoter finds the aforesaid sum being insufficient to meet the Core Maintenance for any reason, including in case of escalation in the cost of labour and other materials used for Core Maintenance, the Owner/Promoter shall be entitled to seek proportionate increase in these charges.
- h) Any tax liability on account of the Core Maintenance Charges shall be borne by the Purchaser/s/Allottee/s.
- i) In case the Purchaser/s/Allottee/s fail/s to pay the Core Maintenance Charges to the Owner/Promoter within the stipulated period mentioned hereinabove, then:
- i. Interest at the rates as communicated at the time of possession will be payable by the Purchaser/s/Allottee/s.
 - ii. The Promoter reserves the right to set off any dues, including but not limited to Core Maintenance Charges, against the Corpus Deposit received from the Allottee
- j) After handover of Core Maintenance to the Association, unadjusted amount of Corpus Deposit the same shall be handed over to the Association without interest. Notwithstanding any agreements executed with other customers of the Residential Project, the Promoter shall be entitled to withhold the transfer of the collected Corpus Deposit to the Owner's Association until all maintenance dues have been fully paid by all customers.

5.2. Management and Maintenance of the Township – “Township Maintenance”:

- a) The proposed Township comprises of areas intended to be used for other purposes and are in no way directly, indirectly or in any manner whatsoever connected to Project Shriram Southbrook. The brochure and/or other advertising materials in any format made available in public domain are merely to acquaint the Purchaser/s/Allottee/s with the Township along with Project Shriram Southbrook as well as the Township and such brief description of the overall development plan is not intended to convey to the Purchaser/s/Allottee/s any impression of any right, title or interest in any of the zones to be developed in or about the land(s) falling outside Project Shriram Southbrook.
- b) The Purchaser/s/Allottee/s acknowledge/s and accepts that the Township shall be developed over a period of time, as per the Owner’s/Promoter’s decision with diverse product clusters that are intended to be applied to different uses. The Purchaser/s/Allottee/s shall not raise any objection and impediment to the same. The Owner/ Promoter shall have the right and absolute authority to deal with the land comprising the entire Township, phasing of zones, including but not limited to, the creation of further rights in favour of any other party at their sole discretion, including making such alteration/ modification to the master plan or the sanction plan as the Owner/ Promoter may deem fit. In furtherance thereof, the Owner/ Promoter shall have the absolute right and entitlement to enter into any agreements and/or arrangements, including but not limited to agreements for transfer or parting of possession with any parcels of land in which Township is comprised, and the Purchaser/s/Allottee/s hereby agree to not raise any objections or disputes regarding the same.
- c) The Owner/ Promoter is free and entitled to carry on /cause to carry on any development activities on the said balance portions/phase at any time as it deems fit, and the Purchaser/s/Allottee/s of the Project Shriram Southbrook will not have any right to object to such development or claim any interest therein.
- d) The Owner/ Promoter shall be responsible for the maintenance of the Township, its infrastructure including but not limited to Township roads, entry scape, street lighting, drainages, electricity, parks, gardens and facilities as developed by the Owner/ Promoter over a period of time. The same shall be referred to as the “**Township Maintenance**”. The Owner/Promoter may also entrust the Township Maintenance to one or more maintenance company(ies) of its choice for the specified period as the Owner/Promoter may deem fit. The Owner/Promoter shall continue with the maintenance as above till the handover of the same to the concerned local authority or any other Governmental Agency(ies) in stages as may be applicable.
- e) It is clearly stated by the Owner/Promoter to the Purchaser/s/Allottee/s that the Project Shriram Southbrook is a part/subset of the integrated Township i.e. Shriram Grand City and the Purchaser/s/Allottee/s of Project Shriram Southbrook will be enjoying the infrastructure and benefits of the Township, to be developed in phases within such time as may be decided by the Owner/Promoter, along with the other purchaser/s/allottee/s. Therefore, the Purchaser/s/Allottee/s shall pay Township Maintenance Charges at the rate of Rs. _____ (Rupees _____)/ per month per square feet of the Plot area for maintenance of the Township (“**Township Maintenance Charges**”). The above rates are based on the preliminary estimate made by the Owner/ Promoter as on date. Final rate of Township Maintenance Charge shall be decided by the Owner and informed to the Purchaser/s /Allottee/s by the Owner/Promoter before possession.
- f) The Purchaser/s/Allottee/s will be required to pay the Owner/Promoter in advance a sum equivalent to 24 (twenty four) months of Township Maintenance Charges as intimated by the Owner/Promoter before taking possession of the Plot as “**Advance Township Maintenance Charges**”.
- g) The Township Maintenance Charges shall become payable by the Purchaser/s/Allottee/s as aforesaid on and from the Possession Date or Deemed Date of Possession or a date as shall be decided by the Owner/Promoter. The Owner/Promoter shall use the Advance Township Maintenance Charges received from the Purchaser/s/Allottee/s for a period of 24 (twenty four) months from the date of

completion. After the completion of the said period, the Purchaser/s/Allottee/s shall be responsible to pay the Township Maintenance Charges to the Owner/Promoter by 7th (seventh) of each month in advance without any abatement.

- h) In the event the aforesaid sums are found to be insufficient to meet the Township Maintenance Charges for any reason, including in case of escalation in the cost of labour and other materials used for Township Maintenance, the Owner/Promoter shall be entitled to and reserve their right to seek proportionate increase in these charges.
- i) Any tax liability, present or future, on account of Township Maintenance Charges shall be borne by the Purchaser/s/Allottee/s.
- j) The Purchaser/s/Allottee/s hereby agrees to purchase the Plot on the specific understanding that the right to use of Common Areas and Facilities shall be subject to timely payment of maintenance charges, as determined by the Owner/Promoter/ Association or any maintenance agency appointed by any of them and adherence by the Purchaser/s/Allottee/s to all the terms and conditions specified by the maintenance agency or the Association of Purchaser/s/Allottee/s from time to time.

6. RIGHT TO ENTER THE PLOT FOR REPAIRS

The Promoter/Maintenance Company/notified agency shall have rights of unrestricted access of all Common Areas and Facilities for providing necessary maintenance services and the Allottee agrees to permit Promoter and/or Maintenance Company and/or notified agency to enter into the Plot 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.

7. USAGE

7.1. Service Areas:

The service areas, if any, located within the said Residential Project for services including but not limited to electric sub-station, transformer, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment etc. and other permitted uses as per sanctioned plan.

7.2. Special Facilities:

- a) The Owner/Promoter proposes to set up a club with facilities, including a swimming pool, gymnasium and banquet space with kitchen as a part of the Residential Project. The said club shall be constructed during the construction of the Residential Project (“**Special Facilities**”) which will be completed before the handover of the Residential Project. The said Special Facilities shall be accessible to all the purchaser/s/allotees /lawful occupants of the various plots in Project Shriram Southbrook. The facilities proposed within the said club may vary at the discretion of the Owner/Promoter.
- b) The Promoter further confirms that the Special Facilities, being developed as a part of the Residential Project shall be utilized by the allottee/s of all the plots in the Project.
- c) The Special Facilities will be managed, operated and maintained by the Owner/Promoter or an agency appointed by the Owner/Promoter for the said purpose or may be handed over to the Association. The costs/charges for the upkeep and maintenance of the Special Facilities will be determined by the Owner/Promoter and/or maintenance agency at its sole discretion and the cost/charge shall be borne and paid by the Purchaser/s/Allottee/s and by the occupants of the various plots in the Project Shriram Southbrook within such period as informed by the Owner/Promoter and/or maintenance agency at the time of start of the operation / hand over of the Special facilities and/or from time to time. It is expressly specified that the Core Maintenance

Charges do not include the charges to be paid for the upkeep and maintenance of the Special Facilities.

- d) The detailed terms and conditions of membership and rules and regulations governing use of the Special Facilities will be formulated and circulated to all the allottees/lawful occupants of various plots in the Residential Project before the same are operational. Any person accessing the Special Facilities will be required to abide by these rules and regulations.
- e) Any person accessing the Special Facilities will have to pay charges as per usage basis for specific facilities. The rate of charges will be determined by the Owner/Promoter and/or maintenance agency before the same is made operational and intimated to all allottees/lawful occupants of various plots in the Residential Project.
- f) All Purchaser/s/Allottee/s will get access to the Special Facilities as and when the same is ready for operation and shall be entitled to right of use subject to payment of charges and observance of applicable rules, regulations and bye-laws. No right or lien of any nature whatsoever will be created or deemed to be created in favour of the Purchaser/s/Allottee/s in respect of the assets of the Special Facilities.
- g) The right to use of Special Facilities shall be transferable along with the transfer of the Plot from one person to another.
- h) The charge for operation and maintenance of the Special Facilities will be handed over to the Association simultaneously with the handover of maintenance of the Common Areas and Facilities to the Association or at a later date as decided by the Owner/Promoter.

8. COMPLIANCE WITH RESPECT TO THE PLOT

- 8.1. The Purchaser/s/Allottee/s shall, after taking possession, be solely responsible to maintain the Plot at his own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Plot, or the Common Areas and Facilities which may be in violation of any laws or rules of any authority or change or alter or make additions to the Plot and keep the Plot and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter and likewise of the Plot is not in any way damaged or jeopardized.
- 8.2. The Purchaser/s/Allottee/s further undertakes, assures and guarantees that he/she would not put any signboard / nameplate, neon light, publicity material or advertisement material etc., on the face facade of the Plot or anywhere on the exterior of the Project Shriram Southbrook, or Common Areas and Facilities. Further the Purchaser/s/Allottee/s shall not store any hazardous or combustible goods in the Plot.
 - 8.2.1. The Purchaser/s/ Allottee/s shall not use any open fire and/or activities causing pungent or obnoxious smell or smoke.
 - 8.2.2. The Purchaser/s/ Allottee/s shall not create any disturbance in the neighbourhood by using high volume music or sound.
- 8.3. The Purchaser/s/Allottee/s shall plan and distribute its electrical load in conformity with the electrical systems installed by the Owner/Promoter and thereafter the Association and/or maintenance agency appointed by Association. The Purchaser/s/Allottee/s shall be responsible for any loss or damage arising out of breach of any of the aforesaid conditions and shall be liable for immediate removal of the appliance or equipment which is identified by the Promoter/ Owner' Association, as the case may be to be incurring the extra load.

9. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES

- 9.1. The Parties are entering into this Sale Deed for the sale and transfer of the Plot with the full knowledge of all laws, rules, regulations, and notifications applicable to the said Project Shriram Southbrook.
- 9.2. The Owners' Association shall be solely liable and responsible for applying or obtaining the renewal of all no objection certificate and approvals from the appropriate authorities as shall be required from time to time for smooth functioning of the Project Shriram Southbrook.

10. ADDITIONAL CONSTRUCTIONS

The Owner/Promoter may make additions/ put up additional structures anywhere in the Project Shriram Southbrook in the manner as permissible by competent authority.

11. APARTMENT OWNERSHIP ACT AND OWNERS' ASSOCIATION

- 11.1. The Purchaser/s/Allottee/s hereby agree/s and undertake/s to become a member/s of the Owners' Association, formation of which shall be enabled or facilitated by the Owner/Promoter in accordance with the provisions of the West Bengal Plot Ownership Act, 1972 (as amended from time to time) and rules, regulations and bye-laws, framed thereunder or such other law as may be applicable. The Purchaser/s/Allottee/s shall sign and execute all applications for membership and other papers, bye-laws, declaration, documents, declarations, affidavit, letters, forms as may be necessary to form the Association and/or run the said Association. The Purchaser/s/Allottee/s shall observe and comply with all the declarations, bye-laws and rules and regulations of the said Owners' Association.
- 11.2. It is expressly clarified that the said Owners' Association, upon its formation and upon being handed over the Common Areas and Facilities by the Owner/Promoter after the completion of the Residential Project, shall be responsible for the management, maintenance, upkeep, security, administration and control of the Common Areas and Facilities and for collecting Core Maintenance Charges for upkeep and maintenance of all Common Areas and Facilities.

12. WAIVER NOT A LIMITATION TO ENFORCE

- 12.1. The Owner/Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Deed, waive any breach by the Purchaser/s/Allottee/s. It is made clear and so agreed by the Purchaser/s/Allottee/s that exercise of discretion by the Owner/Promoter in the case of one Purchaser/s/Allottee/s shall not be construed to be a precedent and /or binding on the Owner/Promoter to exercise such discretion in the case of other Purchaser/s/Allottee/s.
- 12.2. 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 of or of the right thereafter to enforce each and every provision. Accordingly, any waiver by any to be valid has to be in writing.

13. 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 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 any 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.

14. FURTHER ASSURANCES

Both Parties agree that for betterment of ownership and perfect transfer of title the parties shall execute, acknowledge and deliver to each other such deed, instruments, rectifications, declarations, letters as may be reasonably required in order to effectuate the provisions of this Deed.

15. NOTICES

All notices and communications to be served at the address stated at the beginning of this Deed by registered post with acknowledgement due/courier/email/hand delivery. It shall be the duty of the Purchaser/s/Allottee/s and the Owner/Promoter to inform each other of any change in address subsequent to the execution of this Deed by registered post/courier/email, failing which all communications and letters posted at the above address shall be deemed to have been received by the Owner/Promoter or the Purchaser/s/Allottee/s, as the case may be.

16. GENERAL

- 16.1. The Purchaser/s/Allottee/s shall indemnify and save harmless the Owner/Promoter against all losses, damage, liabilities, cost, expenses (including reasonable attorney fees) arising as a result of breach by the Purchaser/s/ Allottee/s of the terms and conditions of this Deed including its obligations/covenants under this Deed.
- 16.2. The Purchaser/s/Allottee/s shall not alter or subscribe to the alteration of the name of the Project Shriram Southbrook. Further the Purchaser/s/Allottee/s shall not put up any name plate, sign board, neon sign, publicity or advertisement material in the Common Areas and Facilities.
- 16.3. If the Purchaser/s/Allottee/s let out or sell the Plot, then Purchaser/s/Allottee/s shall immediately notify the Owner/Promoter/Facility Manager/the Association (upon formation) of the tenant's/transferee's address and telephone number.
- 16.4. After possession, the access and use to the Common Areas and Facilities in common with other plot-owners/ allottee/s of the said Residential Project shall be permissible to Purchaser/s/Allottee/s **BUT** the Purchaser/s/Allottee/s shall not use the Common Areas and Facilities for holding any cultural/social/functional program or for resting of any staff for any undesirable and/or objectionable uses and purposes which may cause nuisance and annoyance or obscenity.
- 16.5. The original title deeds and other title related documents pertaining to Project Shriram Southbrook as well as several other approvals of Project Shriram Southbrook will be retained by the Owner/Promoter at all times. A copy of the relevant documents will be handed over to the Association at the time of handover of the Common Areas and Facilities.
- 16.6. The terms and conditions as stated herein are as per the contractual understanding as mutually agreed between the Parties herein and are not in derogation of or inconsistent with the terms and conditions set out above or any Act, Rules and Regulations made thereunder. This Deed contains all the terms and conditions governing transfer of the Plot and handover of possession of the Plot. The Parties shall be entitled to rely only on this Deed to ascertain their rights and obligations. Pursuant to execution of this Deed, the Agreement shall no longer govern the rights and obligations of the Parties.
- 16.7. The Owner/Promoter is entitled to reserve such number of plots in the Residential Project as they may deem fit for utilizing the same as service/transit Plots by permitting the use of the same on a daily/monthly/annual basis and exploit the income there-from. The Purchaser/s/Allottee/s and/or the persons claiming through or under him shall not have the right to object or come in the way of the Owner/Promoter and the Owner/Promoter can also appoint any third party to run such activities of service/transit Plots.

16.8. “**Force Majeure Events**” shall mean and include any event or circumstance beyond the reasonable control of the Owner/Promoter which prevents the Owner/Promoter from performing any or all of its obligations under this Deed and shall include the following:

- (i) Act of war, hostilities (whether war be declared or not), invasion, act of foreign enemies, armed conflict, riot, civil war, civil disorder, act of terrorism, insurrection or sabotage;
- (ii) Any act, rules, regulations, notifications, circulars, bye-laws of any governmental instrumentality including any local authority, state, or central government of India or any department, instrumentality or agency thereof which may have a materially adverse effect on the development of the Project;
- (iii) Flood, cyclone, lightning, earthquake, drought, storm and/or any other calamity caused by nature
- (iv) Epidemic, pandemic, famine;
- (v) Fire, explosion or accident leading to breakage of facilities, plant or equipment or chemical contamination thereof;
- (vi) Any unforeseen circumstances or conditions or event beyond the reasonable control of the Promoter;
- (vii) Any other circumstances as may be notified by the competent authority;
- (viii) Any other calamity caused by nature affecting the regular development of the Project

Shriram Southbrook;

16.9. The Owner/Promoter may hand over management and upkeep of all Common Areas and Facilities to a professional facility management organization (“**Facility Manager**”). In this regard, it is clarified that (a) the Facility Manager shall operate, manage and render day to day services with regard to the Common Areas and Facilities (b) Facility Manager shall levy and collect the Maintenance Charges (c) the Purchaser/s/ Allottee/s shall be bound to pay the Core Maintenance Charge/s to the Facility Manager (d) the Facility Manager, being a professional commercial organization, will not be required to render any accounts to the Purchaser/s/Allottee/s and it shall not be deemed that the Facility Manager is rendering the services to the Purchaser/s/ Allottee/s for commercial considerations (e) subject to the terms and conditions of this Deed, the right to use of the Common Areas and Facilities shall vest in all the residents of the Residential Project represented by the Association (after formation) and the Facility Manager shall merely be the service provider for rendition of services with regard to the Common Areas and Facilities.

SCHEDULE ‘A’

PART I : PROJECT SHRIRAM SOUTHBROOK LAND

All That piece and parcel of land measuring about **16.17 Acres** comprised in LR Dag No. 3444(P), Mouza Barabahera under L.R. Khatian no. 4129, Police Station-Uttarpara District-Hooghly, and LR Dag No 4476(P) in Mouza- Konnagar, under L.R. Khatian no. 11976, Police Station -Uttarpara, District -Hooghly PIN-712246 within the ambit of the Kanaipur Gram Panchayat, the details of which are given herein below:

Land Details of Shriram Southbrook				
Sl. No.	Mouza	J.L. No	Dag No.	Area (Acres)
1	BARABAHERA	5	3444 (P)	7.84
2	KONNAGAR	7	4476(P)	8.33
Grand Total				16.17

Boundary of Shriram Southbrook					
Mouza	Dag No.	North	South	East	Wwest
Barabahera	3444(P)	3444(P)	4476 Konnagar	3444(P)	3444(P), Others Land
Konnagar	4476(P)	3444 Barabehera	4476(P)	4476(P)	Others Land

of which 15.62 acres shall comprise the Residential Project (“**Residential Project Land**”) and balance area of 0.55 acres shall comprise the Neighbourhood Commercial Zone/Commercial Project (“**Commercial Project Land**”).

PART- II: “ RESIDENTIAL PROJECT ”

The _____ portion of the Project “Shriram Southbrook” comprising 296 residential plots, together with such Common Areas and Common Utilities, Facilities & Amenities as are more particularly described in Schedule D hereunder written. The said **RESIDENTIAL AREA** admeasures 15.62 Acres i.e. 63,211.89 Sq.M. comprised in LR Dag No. 3444(P), Mouza Barabahera, L.R. Khatian No. 4129 LR Dag No. 4476(P), Mouza Konnagar, L.R. Khatian No. 11976 Police Station: Uttarpara, District: Hooghly, PIN: 712246 within the ambit of the Kanaipur Gram Panchayat, West Bengal.

Land Details of Residential Project					
Sl. No.	Mouza	J.L. No	Dag No.	Area (Acres)	
1	BARABAHERA	5	3444 (P)	7.29	
2	KONNAGAR	7	4476(P)	8.33	
Grand Total				15.62	

Boundary of Residential Project					
Mouza	Dag No.	North	South	East	West
Barabahera	3444(P)	3444(P)	4476 Konnagar	3444(P)	3444(P), Others Land
Konnagar	4476(P)	3444 Barabehera	4476(P)	4476(P)	Others Land

PART- III: “PLOT”

ALL THAT a self-contained Residential Plot No. _____ having an area of [•] sq.ft

TOGETHER WITH the undivided, variable, proportionate right to use the Common Areas and Facilities (described under Part I and Part II of Schedule D) in common with the allottees/lawful occupants of other plots of the Residential Project, but shall expressly exclude the land and/or areas attributable to the Neighbourhood Commercial Zone at **Shriram Southbrook** (which shall be handed over to the Association formed for the Residential Project in case of Common Areas and Facilities). The Plot is delineated in the concerned layout plan annexed hereto which is marked as **Schedule B** and duly bordered thereon in '**RED**'. It is clarified that the Allottee shall not have any right title or interest over the Commercial Project Land.

Boundary of the Plot no. -----

North
South
East
West

**SCHEDULE-B
LAYOUTPLAN**

SCHEDULE C
(Amount Payable on issuance of Possesion Notice)

Part I

Remaining Sale Price

<u>Sl No.</u>	<u>Description</u>	<u>Amount (in Rupees)</u>	<u>GST</u>	<u>Total</u>	<u>Outstanding</u>
<u>1</u>	2.5% of Sale Price				

Part II

Other Charges and Deposits

<u>Sl No.</u>	<u>Description</u>	<u>Amount (in Rupees)</u>	<u>GST</u>	<u>Total</u>	<u>Outstanding</u>
<u>1</u>					
<u>2</u>					
<u>3</u>					
<u>4</u>					
<u>5</u>					

SCHEDULE 'D'

Common Areas and Facilities

PART I - "COMMON AREAS OF RESIDENTIAL PROJECT"

1. Installations of central services such as electrical power supply system, water supply system, sewage collection & disposal system, storm water drainage sanitation system, rain water harvesting system, fire-fighting system, communication system, and in general, all apparatuses connected with installations existing for common use.
2. Water supply system through central overhead water tank, underground water reservoir, sumps as applicable.
3. Internal Road and pedestrian pathways.
4. Boundary of the Residential Project Land including entry/exitalong with security cabins/ booths.
5. Landscaped garden.

6. Designated Visitors' parking areas.
7. All other areas, parts, portion of the Residential Project necessary or convenient for its maintenance, safety etc. and in common use.

PART II - "COMMON UTILITIES, FACILITIES & AMENITIES OF RESIDENTIAL PROJECT"

1. Common Utilities & Services

- 1.1. Electrical Power Supply system
- 1.2. Water Supply system
- 1.3. Sewage Collection & Disposal system
- 1.4. Storm water drainage & sanitation system
- 1.5. Rain Water Harvesting system
- 1.6. Fire Fighting system
- 1.7. Solar Lighting system (Select locations)
- 1.8. Communication system

2. Common Facilities

- 2.1. Entry Plaza
- 2.2. Fire Control Room
- 2.3. Security Room
- 2.4. Complex Entrance Gates & Security Booth
- 2.5. Internal roads
- 2.6. Traffic Signages

3. Common Amenties

Club with Swimming Pool

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Deed of Conveyance on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

OWNER/PROMOTER (Bengal Shriram Hi-Tech City Private Limited)

Name - **Bengal Shriram Hi- Tech City Private Limited**

SIGNED AND DELIVERED BY THE WITHIN NAMED:

PURCHASER/S ALLOTTEE/S:

Name _____

WITNESSES :

(1) Signature _____

Name _____

Address _____

(2) Signature _____

Name _____

Address _____

MEMO OF CONSIDERATION

RECEIVED of and from the Purchaser/s/Allottee/s the sum of **Rs. /- (●)**, constituting ----- of the **Sale Price** of the Plot in the following manner:

SN	Date of Payment	Cheque/RTGS details	Amount (in Rs.)

Witnesses:

1.

Signature of Owner/Promoter

2.

Drafted and Prepared by me at my Office :

Advocate

Enrolment No.....