

DEED OF CONVEYANCE

This **DEED OF CONVEYANCE** ("Deed") is entered into on this [] day of [] 2026
at []

BY AND BETWEEN:

(1) **CHAYA DASS**, wife of Late Sailendra Nath Dass, (PAN: ACUPD6921H) (Aadhaar

A T K MANOR DEVELOPERS LLP

Constituted Attorney Authorized Representative

No: 2372 4829 5666); and **(2) SHEILA DE**, wife of Late Dr. Gopal Chandra De, (PAN: ACRPD5961G) (Aadhaar No: 6780 5170 9282), both residing at 6, Ho Chi Minh Sarani, Post Office: Middleton Row, Police Station: Shakespeare Sarani, Kolkata 700071 and represented by their constituted attorney, ATK Manor Developers LLP through its Designated Partner Mr. _____ (PAN: _____ and Aadhar No.: _____) son of _____ permanently residing at _____, P.S. _____ and P.O. _____ appointed under Power of Attorney dated _____ registered in the office of _____, in Book No. _____, Volume No. _____ and Pages _____ to _____ being No. _____ for the year _____ (hereinafter collectively referred to as the **"OWNERS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, legal representatives, executors, administrators, successors and/or permitted assigns) of the **FIRST PART**.

AND

ATK MANOR DEVELOPERS LLP (LLPIN AAM9681) (PAN ABMFA8118L), a limited liability partnership within the meaning of the Limited Liability Partnership Act, 2008, having its registered office at 63, Rafi Ahmed Kidwai Road, Kolkata, Pincode: 700016, Post Office: Park Street, Police Station: Park Street, West Bengal, India, represented by its Designated Partner Mr. _____ (PAN: _____ and Aadhar No.: _____) son of _____ permanently residing at _____, P.S. _____ and P.O. _____, hereinafter referred to as the **"PROMOTER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest and assigns) of the **SECOND PART**.

[The Owners and the Promoter shall jointly and collectively be referred as the **"TRANSFERORS"** for the purpose of brevity and where the context so permits it shall refer to only such of it as is concerned with the relevant matter(s)/issue(s).]

AND

[If the Allottee is an Individual]

_____, (PAN: _____ and Aadhar No.: _____) son/ wife/ daughter of _____ permanently residing at _____, P.S. _____ and P.O. _____, (hereinafter referred to as the **"ALLOTTEE"**, which expression shall unless repugnant to the context or meaning thereof mean and include his/her/their heirs, legal representatives, executors, administrators, successors and/or permitted assigns) of the **THIRD PART**.

[OR]

[If the Allottee is a Company]

_____ (CIN [____]) (PAN [____]), a company within the meaning of the Companies Act, 2013, having its registered office situated at _____, P.S. _____ and P.O. _____, represented by its Director/ Authorized Representative/ Authorized Signatory Mr. _____ (PAN: _____ and Aadhar No.: _____) son of _____ permanently residing at _____, P.S. _____ and P.O. _____, authorized *vide* board resolution dated _____, (hereinafter referred to as the “**ALLOTTEE**”, which expression shall unless repugnant to the context or meaning thereof mean and include its successors-in-interest and permitted assigns) of the **THIRD PART**.

[OR]

[If the Allottee is a LLP]

_____ (LLPIN [____]) (PAN [____]) a limited liability partnership within the meaning of the Limited Liability Partnership Act, 2008, having its registered office situated at _____, P.S. _____ and P.O. _____, represented by its Designated Partner Mr. _____ (PAN: _____ and Aadhar No.: _____) son of _____ permanently residing at _____, P.S. _____ and P.O. _____, authorized *vide* resolution of the Partners dated _____, (hereinafter referred to as the “**ALLOTTEE**”, which expression shall unless repugnant to the context or meaning thereof mean and include its successors-in-interest and permitted assigns) of the **THIRD PART**.

[OR]

[If the Allottee is a Partnership]

_____ (PAN: _____), a partnership firm established under the Indian Partnership Act, 1932 and having its office at _____, P.S. _____ and P.O. _____, represented by its Partner Mr. _____ (PAN: _____ and Aadhar No.: _____) son of _____ permanently residing at _____, P.S. _____ and P.O. _____, authorized *vide* resolution of the Partners dated _____, (hereinafter referred to as the “**ALLOTTEE**”, which expression shall unless repugnant to the context or meaning thereof mean and include the partners of the firm for the time being and/or those who may be taken in and/or admitted as partner and/or partners and their respective heirs, legal representatives, executors, administrators, successors and permitted assigns) of the **THIRD PART**.

[OR]

[If the Allottee is a Trust/Society]

_____, (PAN: _____), a trust/society established under the Indian Trusts Act, 1882/Societies Registration Act, 1860 and _____ having its office at _____, P.S. _____ and P.O. _____, represented by its Trustee Mr. _____ (PAN: _____ and Aadhar No.: _____) son of _____ permanently residing at _____, P.S. _____ and P.O. _____, authorized *vide* resolution of the Trustees dated _____, (hereinafter referred to as the “**ALLOTTEE**”, which expression shall unless repugnant to the context or meaning thereof mean and include all the trustees of the trust for the time being/all the members of the governing body of the society/ trust for the time being and their successors-in-office and permitted assigns) of the **THIRD PART**.

[OR]

[If the Allottee is an HUF]

_____ (PAN: _____), (Aadhaar No: _____), son of _____, residing at _____, P.S. _____ and P.O. _____ for self and as the *Karta* of the Hindu Joint *Mitakshara* Family known as _____ **HUF** (PAN: _____), having its place of business/residence at _____ residing at _____, P.S. _____ and P.O. _____ (hereinafter referred to as the “**ALLOTTEE**”, which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees) of the **THIRD PART**.

[The Transferors and the Allottee are hereinafter collectively referred to as the “**Parties**” and individually as a “**Party**”.]

WHEREAS:

- A. The Owners are absolutely and lawfully seized and possessed of and otherwise well and sufficiently entitled to the land parcels more fully and particularly described in **Schedule A** hereto (hereinafter referred to as the “**Said Land**”). The devolution of ownership rights in favour of the Owners in respect of the Said Land is as mentioned in **Schedule B** hereto.

- B. The Owners desired to develop the Said Land and for that purpose had approached the Promoter with the proposal of development of the Said Land wherein the Owners agreed to permit the Promoter to exercise all rights, powers and authorities to develop the Said Land at its own cost and expenses.
- C. The Owners and the Promoter have entered into the Development Agreement dated 27th August, 2025 registered at the office of ARA IV, Kolkata, in Book No. I, Volume No. 1904-2025, Page Nos. 565852 to 565907, Being No. 190412914 for the year 2025 for the purpose of development of the Said Land ("**Development Agreement**"). Pursuant to the Development Agreement, a power of attorney dated 27th August, 2025 has been executed by *inter alia* the Owners in favour of the Promoter which has been registered at the office of the ARA IV, Kolkata, in Book No. I, Volume No. 1904-2025, Page Nos. 573658 to 573684, Being No. 190412915 for the year 2025 ("**Power of Attorney**").
- D. The Said Land is earmarked for the purpose of building a [commercial/ residential/ commercial cum residential] project comprising of building having ground plus ____ (G+_____) storied building (hereinafter referred to as the "**Building**") together with parking and Club facilities and the project has been named "_____" (the Said Land with the Building to be constructed thereon along with all amenities, common areas and facilities are hereinafter collectively referred to as the "**Project**").
- E. The Promoter has obtained the Sanctioned Plan being (*defined below*) for the Project from the Kolkata Municipal Corporation ("**KMC**").
- F. The Project has been registered under the provisions of the Act read with the West Bengal Real Estate (Regulation and Development) Rules, 2021 ("**WBREDA Rules**") with the West Bengal Real Estate Regulatory Authority ("**Authority**") at Kolkata under Registration No. _____, which is valid till _____.
- G. The Transferors are fully competent to enter into this Deed.
- H. The Allottee had applied for a [*bare shell/ finished*] [flat/unit] along right to use ____ nos. of car parking spaces in the Project *vide* his/her/their/its application bearing No. _____ dated [●] ("**Application**").
- I. On the basis of the Application of the Allottee and in view of the terms and conditions accepted by the Allottee under the Application, the Promoter has provisionally allotted the following in favour of the Allottee *vide* provisional allotment letter bearing No. _____ dated _____:
- (a) the Flat (more fully and particularly described in Part I of **Schedule C**); and
- (b) the right to use ____ nos. [Car Parking Space(s)] (more fully and particularly described in **Part II of Schedule C**).
- J. The tentative floor plan of the Flat is annexed hereto and marked as **Annexure 2**.

- K. Subsequently, an Agreement for Sale dated _____ (“**AFS**”) was executed between the Parties and registered at the office of [____], in Book No. [____], Volume No. [____], Pages [____] to [____], Being No. [____] for the year [____], whereby the Transferors agreed to sell transfer and convey and the Allottee agreed to purchase and acquire on ownership the said Apartment (*defined below*), subject to the terms and conditions contained in the said AFS, which terms and conditions, for all purposes and unless repugnant to the context, shall form part of this Deed and are incorporated herein by reference.
- J. The Allottee has, from time to time, paid all amounts due and payable by the Allottee under the AFS.
- K. The Promoter has since, completed construction of the said Project and pursuant thereto a completion certificate bearing reference No. _____ dated _____ has been issued by the Kolkata Municipal Corporation (“**Completion Certificate**”).
- L. The Allottee has now approached the Transferors for execution of this Deed for the sale, transfer and conveyance of the Apartment together with the rights appurtenant thereto in favour of the Allottee and the Transferors have agreed to the same.

NOW, THEREFORE, IT IS WITNESSETH THAT:

1. DEFINITIONS

In this Deed, (i) capitalised terms defined by inclusion in quotations and/or parenthesis have the meanings so ascribed; and (ii) the following terms shall have the following meanings assigned to them herein below:

- (a) “**Act**” means the Real Estate (Regulation and Development) Act, 2016 as applicable to the State of West Bengal and shall include the Rules and Regulations made thereunder;
- (b) “**Architect(s)**” shall mean architect(s) or Licensed Building Surveyor whom the Promoter may from time to time appoint as the Architect(s)/Licensed Building Surveyor for the Project;
- (c) “**Association**” shall mean the Association, Syndicate, Committee, Body, Society or Company formed by the Promoter which would comprise the Transferors and the representatives of the allottees and be formed or incorporated at the instance of the Promoter for the Common Purposes with such rules and regulations as shall be framed by the Promoter;
- (d) “**Car Parking Spaces**” shall mean the right to park medium sized car(s) if any, described in **Part - II of Schedule C** hereto;
- (e) “**Common Areas, Amenities and Facilities**” shall mean the common areas,

facilities and installations in the Building and the Said Land, as may be decided or provided by the Promoter for common use and enjoyment of the allottees and which are indicated in **Schedule D** hereto which shall be used and enjoyed in common by all the allottees;

- (f) **“Common Expenses” or “Maintenance Charges”** shall mean all costs and expenses mentioned in **Schedule E** for the management, maintenance and upkeep of the Building, the Common Areas, Amenities and Facilities and the expenses for Common Purposes;
- (g) **“Common Purposes”** shall include the purpose of managing and maintaining the Said Land, the Building and in particular the Common Areas, Amenities and Facilities, rendition of services in common to the allottees, collection and disbursement of the Common Expenses and dealing with the matters of common interest of the allottees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Units exclusively and the Common Areas, Amenities and Facilities in common;
- (h) **“Common Roof Area”** shall mean only the specified portion / area of the ultimate roof of the Building, as may be decided and demarcated by the Promoter at any time prior to handing over possession of the Apartment Unit, along with the Lift Machine Room and the water tank thereon, which only shall form part of the Common Areas, Amenities and Facilities;
- (i) **“Deposits”** shall mean the amounts mentioned in **Part-II** of the **Schedule F** hereto and to be deposited by the Allottee and shall also include any other amount that the Allottee may be required to deposit;
- (j) **“Extra Charges”** shall mean the amounts mentioned in **Part-I** of the **Schedule F** hereto and to be deposited by the Allottee and shall also include any other amount that the Allottee may be required to deposit;
- (k) **“Flat”** shall mean the Unit described in **Part – I** of **Schedule C** hereto;
- (l) **“Maintenance Agency”** shall mean the Promoter itself or any entity appointed by the Promoter for the Common Purposes or upon its formation, the Association;
- (m) **“Project Advocates”** mean M/s. Samyakk Attorneys, Advocates who have been appointed by the Promoter and have prepared this Agreement and also shall prepare all legal documentation regarding the development, construction, sale and transfer of the Said Land, the Building and the Units therein, including the Deeds of Conveyance;
- (n) **“Regulations”** means the Regulations that may be made under The Real Estate (Regulation and Development) Act, 2016 applicable to West Bengal; and

- (o) **“Sanctioned Plan”** shall mean the plans of the Building which have been sanctioned and approved by the Kolkata Municipal Corporation including Building Permit No. _____, dated _____ which shall also, wherever the context permits, include such plans, drawings, designs, elevations and specifications as are prepared by the Architect(s) and shall also include the variations, modifications, alterations and changes therein that may be made by the Transferors, if any, as well as all revisions, renewals and extensions thereof, if any.

2. **DISCLOSURES, DISCLAIMERS AND ACKNOWLEDGEMENTS**

2.1. At or before the execution of this Deed the Allottee has fully satisfied himself/itself/herself as to the following and make the necessary representations and warranties as contained herein:

- (i) The title of Owners and the right of the Promoter in respect the Said Land described in **Schedule A** hereto;
- (ii) The right of the Owners and the Promoter to transfer and/or sell the Apartment in terms of this Deed;
- (iii) The Allottee has inspected the Sanctioned Plan, the Completion Certificate, the location, lay out plan and the dimensions of the Apartment; the nature, state, condition and measurement of the Said Land, the Project, the Apartment, the Common Areas, Amenities and Facilities, and is aware of the manner in which the same is/are presently intended to be used;
- (iv) The Allottee is fully aware of the nature and the extent of the rights and benefits granted and/or extended to the Allottee as also the several obligations to be performed and fulfilled by the Allottee (including those contained in the AFS);
- (v) The Allottee acknowledges that the right of the Allottee shall remain restricted to the said Apartment and that the Allottee shall have no right over and in respect of the other parts and portions of the Project except the right to use in common the Common Areas, Amenities and Facilities in common with the other allottees and occupiers;
- (vi) The Allottee acknowledges that the terms and conditions of this Deed are fair and reasonable and the Allottee has voluntarily and out of its own volition agreed to consummate the transaction contemplated herein;
- (vii) The Allottee has obtained independent legal advice and has also caused necessary searches/investigation of title of the Owners to the Said Land;
- (viii) The Allottee acknowledges that the said Project is a very prestigious complex and as such the Allottee agrees to abide by the terms and conditions herein

contained and those contained in the AFS, at all times;

- (ix) The Allottee hereby confirms that he/she/it is executing this Deed with full knowledge of all the laws, rules, regulations, notifications etc applicable to the Project;
- (x) The Allottee has fully satisfied himself/herself/itself as to the carpet area, built up area and super built up area of the Apartment and further acknowledges that the Building and/or the Apartment has been constructed erected and completed with the materials/specifications which have been detailed out in the AFS;
- (xi) The Allottee is fully satisfied as to the structural stability of the said Building; and
- (xii) For a regulated and disciplined use of car parking spaces, the Promoter has reserved the right to allot parking facility to the interested co-allottees applying for the same in an organised manner whereby each such interested co-allottee shall be allotted car parking space of the type applied by him/her/it in an identified dependent or independent space.

3. TRANSFER

3.1. In consideration of the payment as mentioned in **Schedule G**, the entirety whereof has been paid by the Allottee to the Promoter at or before execution hereof and the receipt whereof the Transferors do hereby and by the Memo of Consideration hereunder written admit, the Transferors:

- (i) hereby sell, transfer and convey, absolutely and perpetually, unto and in favour of the Allottee the said Flat (as more fully described in **Part I of Schedule C** hereunder and delineated, demarcated and bordered in colour Red in the plan being **Annexure 2** herein) free from all encumbrances, trusts, liens, lis pendens and attachments however;
- (ii) hereby grant an exclusive perpetual right to use the Car Parking Space (as more fully described in **Part II of Schedule C** hereunder and delineated, demarcated and bordered in colour Blue in the plan being **Annexure 3** herein) for the parking of private medium sized/standard car(s) owned by the Allottee within such space(s), subject to and on the terms and conditions recorded hereunder and in the AFS and subject further to the observance and performance by the Allottee of all the terms and conditions of the management, administration and maintenance of the Car Parking Spaces and subject further to the Allottee paying and discharging all existing and future rates, taxes, impositions, outgoings from the date of its possession and/or the deemed date of possession, as the case may be, wholly with respect to the Car Parking Spaces.
- (iii) hereby grant a non-exclusive perpetual right to use and enjoy the Common

Areas, Amenities and Facilities in common with all the other allottees in the Project (it being clarified that the Common Areas, Amenities and Facilities shall be transferred to the Association by the Promoter/ Owners and the right of the Allottee in respect of the Common Areas, Amenities and Facilities shall at all times be subject to the same and as permissible by applicable law), together with all benefits and rights hereby granted to the Allottee, subject to the observance and performance of the terms, conditions and stipulations as contained in this Deed and AFS and subject further to the observance and performance by the Allottee of all the terms and conditions of the management, administration and maintenance of the Common Areas, Amenities and Facilities and subject further to the Allottee paying and discharging all existing and future rates, taxes, impositions, outgoings from the date of its possession and/or the deemed date of possession, as the case may be, wholly with respect to the Apartment and proportionately with respect to the Common Areas, Amenities and Facilities.

- 3.2. The right of the Allottee shall be restricted to the Flat and the right to use the Car Parking Spaces and the Common Areas, Amenities and Facilities (in accordance with the terms hereof and those contained in the AFS) and the Allottee shall have no right, title or interest whatsoever in respect of the others units and garages/ car parking spaces in the Project.
- 3.3. In respect of the other spaces, properties and other rights in the Project which are not intended to be sold conveyed and transferred to the Allottee as aforesaid, the Promoter shall be entitled to use, utilise, transfer, sell, convey, alienate, part with possession, deal with or dispose of the same in any manner whatsoever on such terms and conditions as may be thought fit and proper by it in its absolute discretion, without any reference or objection of the Allottee. The Allottee hereby consents to the same and undertakes not to raise any claim or create or cause to be created for any reason, directly or indirectly, any obstruction or hindrance whatsoever regarding the same.
- 3.4. The Allottee shall use and enjoy the said Apartment in the manner not inconsistent with its rights hereunder and without committing any breach, default or violation and without creating any hindrance relating to the rights of any other allottees/occupiers and/or of the Transferors.
- 3.5. The Allottee shall be entitled TO HAVE AND TO HOLD the said Apartment hereby transferred, sold, conveyed, assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Allottee absolutely and forever in the manner consistent with its rights hereunder and without committing any breach, default or violation and without creating any hindrance relating to the rights of any other allottees/occupiers and/or of the Transferors.
- 3.6. The said Apartment is together with and subject to the mutual easements and restrictions mentioned in this Deed including in **Schedule H** hereto and the common rules, house rules, terms, conditions, restrictions, stipulations, obligations and covenants mentioned in this Deed and **Schedule I** hereto, which shall be covenants

running with the said Apartment in perpetuity.

- 3.7. The Allottee agrees that the right to use the Car Parking Space cannot be transferred independently without the Flat and vice versa.

4. **COVENANTS OF THE TRANSFERORS**

- 4.1. The Transferors hereby covenant with the Allottee that they:

- (i) have the right to sell, convey and transfer the said Apartment to the Allottee free from all encumbrances;
- (ii) shall, at the costs and requests of the Allottee, execute all necessary documents as may be reasonably required for more perfectly assuring the said Apartment to unto and in favour of the Allottee.

- 4.2. The Promoter hereby covenants with the Allottee that the Promoter is lawfully entitled to develop the Project and the Owners have the required rights, title and interest to transfer the Apartment in favour of the Allottee. The Owners shall compensate the Allottee in case of any loss caused to him/her/them/it due to defective right title or interest in respect of the Said Land in the manner as provided under the Act. It is further made clear that the Promoter shall not have any liability regarding the title right or interest since the same is the responsibility, obligation and liability solely of the Owners.

- 4.3. The Transferors hereby further covenant with the Allottee that they have received payments as mentioned in **Schedule G** and acknowledge the receipt thereof in the Memo of Consideration hereunder.

- 4.4. Subject to the Allottee observing, performing and complying with all covenants and conditions herein contained and those contained in the AFS and/or on its part to be observed, performed and/or fulfilled, the Allottee shall peacefully and quietly have and hold and enjoy the Apartment, without any interruption, eviction or disturbance by the Allottee or any person or persons claiming under or in trust for the Transferors.

- 4.5. The Promoter hereby further covenants that post formation of the Association as per the applicable local law, the Promoter shall execute deed of transfer/conveyance of the Common Areas, Amenities and Facilities in favour of the Association.

5. **COVENANTS OF THE ALLOTTEE**

The Allottee agrees, undertakes and covenants that it shall:

- 5.1. perform, observe and comply with all the terms, conditions, restrictions, stipulations, obligations and covenants mentioned in this Deed and the AFS and not to commit breach of or do any act contrary to any of the terms, covenants and conditions stated therein or herein;

- 5.2. pay wholly in respect of the said Apartment and proportionately in respect of the Common Areas, Amenities and Facilities, the Common Expenses, Maintenance Charges, electricity charges and all levies, duties, charges, surcharges, rates, taxes and outgoings including GST, betterment and/or development charges under any statute, rule or regulation, electricity charges etc. Common Expenses and Maintenance Charges that may be and/or become payable at any time (including enhancements thereto and/or new imposition) relating to the construction, transfer and/or maintenance of the said Apartment and/or relating to this Deed of Conveyance shall be paid by the Allottee without raising any objection thereto, within 15 (fifteen) days of demand being made and the Promoter shall not be liable for the same under any circumstance;
- 5.3. regularly and punctually pay and contribute all costs and expenses for the utilities and facilities provided and/or obtained in the said Apartment and ensure that those to the other allottees are not adversely affected by any acts or defaults of the Allottee;
- 5.4. not for any reason, directly or indirectly, make or cause any obstruction, interruption, hindrance, impediment, interference or objection in any manner relating to or concerning the transfer, sale, convey or disposal of any other unit or apartment in the Project;
- 5.5. not question the quantum or apportionment of the Common Expenses mentioned in **Schedule E** or the basis thereof;
- 5.6. comply with and honour the mutual easements, common rules and restrictions mentioned in **Schedule H**;
- 5.7. get the said Apartment mutated in its name and/or separately assessed by the Corporation/Municipality or any competent authority within 6 (six) months from the date of possession;
- 5.8. pay all amounts and deposits that are payable by the Allottee under this Deed of Conveyance and/or the AFS and/or which are the liability of the Allottee under this Deed of Conveyance and/or the AFS even if the same are demanded and/or become payable subsequent to the execution of this Deed of Conveyance;
- 5.9. pay all future betterment/development charges etc. relating to the said Apartment and/or the Common Areas, Amenities and Facilities; and
- 5.10. The Allottee hereby further confirms, acknowledges and undertakes that all covenants, restrictions and impositions contained in the AFS shall be deemed to be incorporated herein by reference and the Allottee shall at all times comply with all terms and conditions contained in the AFS in relation to the use of the Apartment, the Common Areas, Amenities and Facilities, the Car Parking Spaces and the Project, generally; and

- 5.11. The Allottee hereby acknowledges that it is his/her/its obligation to make payment of all rates, taxes and outgoings whether local state or central which may become payable in respect of his/her/it Apartment for the period commencing from as stipulated and shall be liable to make payment as and when the same becomes due and payable without raising any objection whatsoever or howsoever and in any event agrees to keep the Transferors and/or their respective successors and/or successors saved harmless and fully indemnified from and against all costs charges actions suits and proceeding including litigation cost.

6. **POSSESSION:**

At or before the execution of this Deed, the Allottee herein confirms that it has independently satisfied itself about the right, title and interest of the Owners and the Promoter in the Said Land and/or the said Apartment, the Sanctioned Plan and the constructions, including the quality and specifications thereof, the net area of the Apartment, the workmanship, the quality of materials used, the structural stability, necessary provisions have been made for the safety and security of the occupants of the Building and the completion of the Buildings, the Common Areas, Amenities and Facilities and the said Apartment and has agreed not to raise any objection of whatsoever nature. Simultaneously with the execution and registration of this Deed, vacant, peaceful, satisfactory and acceptable possession of the Apartment has been handed over by the Promoter to the Allottee, which the Allottee admits, acknowledges and accepts.

SCHEDULE A
(SAID LAND)

ALL THAT the piece and parcel of land measuring about 2 (two) Bighas 14 (fourteen) Cottahs 15 (fifteen) Chittacks and 10 (ten) Square Feet lying and situate at Municipal premises No. 6, Ho Chi Minh Sarani (previously Harrington Street), Kolkata – 700 071, Holding No. 16, Block-19, South Division, Police Station – Shakespeare Sarani, within Ward No. 63 of the Kolkata Municipal Corporation, District 24 Parganas (South).

The Said Land has been shown in the Plan annexed hereto as **Annexure 1** and thereon duly bordered in Red colour.

SCHEDULE B
(DEVOLUTION OF TITLE)

- 1) One Bhola Nath Bhur was at all material times seized and possessed of and otherwise well and sufficiently entitled to 2 (two) Bighas 14 (fourteen) Cottahs 15 (fifteen) Chittacks and 10 (ten) Sq.Ft. more or less together with the structures standing thereon comprised in Premises No. 6, Harrington Street, Holding No. 16, Block 19, in the South Division of City of Calcutta.
- 2) By an Indenture dated 20th February 1964 executed by Bhola Nath Bhur

therein referred to as the Settlor of One Part, Bhola Nath Bhur transferred the above property unto himself (as trustee). The Indenture further records that after the death of Bholanath Bhur, his eldest son Subal Chandra Bhur and his wife, Pritilata Bhur shall act as trustees of the trust and after their deaths, the trust shall come to an end and the title of the above property shall jointly devolve upon his grand-daughters namely Chaya Dass and Sheila De in equal shares. The said Indenture was registered at the office of the Registrar of Calcutta in Book No. I, Volume No. 81, Page Nos. 95 to 105, Being No. 1932 for the year 1964.

- 3) Subsequently, the name of Harrington Street was changed to Ho Chi Minh Sarani.
- 4) The said Bholanath Bhur died on 14th December, 1984 and before his death, he had executed a Will dated 23 September 1977 registered in the office of Registrar of Calcutta in Book No. III, Volume No. 9, Pages 25 to 32 being No. 00445 for the year 1977 (which was probated on 8 May 2003 by the Ld. Chief Judge, City Civil Court, Calcutta in Probate Case No. 28/2001). However, in the said Will, no addition, alteration, modification or revocation of the provisions of the said Indenture dated 20th February, 1964 was made in respect of the above property.
- 5) After the death of Bholanath Bhur, his eldest son Subal Chandra Bhur and his wife, Pritilata Bhur became the trustees of the trust as provided for in the said Indenture dated 20 February 1964.
- 6) Pritilata Bhur died on 23rd June 2001 and before her death, she had executed a Last Will and Testament dated 10 March 2001 (subsequently probated by an order dated 20 February 2004 passed by the Hon'ble High Court at Calcutta in PLA No. 14 of 2004). In the said Will, Prity Lata Bhur made no provision in respect of the above property.
- 7) Subal Chandra Bhur died on 24th February, 2004 and before his death, had executed a Last Will and Testament dated 12 December 2001 (subsequently probated by an order dated 7 May 2004 passed by the Hon'ble High Court at Calcutta in PLA No. 110 of 2004). In the said Will, Subal Chandra Bhur made no provision in respect of the above property.
- 8) Therefore, by virtue of the terms of the Indenture dated 20th February 1964 the trust came to an end after the demise of the said Bhola Nath Bhur, Subal Chandra Bhur and Pritilata Bhur, and the Said Land devolved jointly upon the said Chaya Dass and Sheila De i.e., the Owners herein in equal proportions.
- 9) By a Deed of Partition dated 1st July 2008 made between Sheila De therein the First Party and Chaya Das therein the Second Party. The said Property being the entire premises No. 6, Ho Chi Minh Sarani was partitioned into three lots being (i) Lot B exclusively allotted to Chaya Dass (ii) Lot C exclusively

allotted to Sheila De and (iii) Lot D being the said Property B was jointly allotted to both the parties and (iv) Lot E was the Common Passage for common use by both the parties. The said Deed of Partition was registered at the office of A.R.A-II, Kolkata, in Book No. I, CD Volume No. 6, Page Nos. 4149 to 4165, Being No. 02225 for the year 2009. The partition carried out under the above Deed of Partition dated 1st July 2008 was however never acted upon by and it was never the intention of the Owners to divide and demarcate the Said Land by metes and bounds.

- 10) Vide development agreement dated 27th August, 2025 (“**Principal Development Agreement**”) made between the Owners herein and the Promoter herein, the Owners granted development rights in respect of the Said Land in favour of the Promoter to be exercised by the Promoter in accordance with the terms and conditions contained therein. The Principal Development Agreement was registered at the office of ARA IV, Kolkata, in Book No. I, Volume No. 1904-2025, Page Nos. 565852 to 565907, Being No. 190412914 for the year 2025.
- 11) Pursuant to the Principal Development Agreement, the Owners issued and registered a Power of Attorney dated 27th August, 2025 in favour of the Promoter authorizing the Promoter and granting necessary powers in favour of the Promoter to perform its obligations under the Principal Development Agreement. The said Power of Attorney was registered in the office of the ARA IV, Kolkata, in Book No. I, Volume No. 1904-2025, Page Nos. 573658 to 573684, Being No. 190412915 for the year 2025.

SCHEDULE C

PART - I

(FLAT)

All That the [*bare shell/finished*] [residential/ commercial] Flat No. ____ on the ____ floor of the Building constructed on the Said Land forming part of the Project (described in **Schedule A** above), containing ____ beds rooms, ____ living room, ____ bothrooms, ____ kitchen and having a carpet area of ____ square feet more or less, built up area of ____ square feet more or less and super built up area of ____ square feet more or less with the areas of the Balcony/Verandah and the Private Open Terrace, if any, being respectively _____ square feet more or less and _____ square feet more or less. The total carpet area of the Flat and the Balcony/Verandah and Private Open Terrace is _____ square feet more or less.

The Plan showing Flat delineated in Red colour is annexed hereto as **Annexure 2**.

PART - II

(CAR PARKING SPACE)

ALL THAT the right to use:

- (i) ____ (____) numbers of covered car parking spaces on the ____ floor bearing Nos. ____, __ and ____;
- (ii) ____ (____) numbers of open car parking spaces on the ____ floor bearing Nos. ____, __ and ____;
- (iii) ____ (____) numbers of basement car parking spaces in the basement bearing Nos. ____, __ and ____; and
- (iv) ____ (____) numbers of mechanical car parking spaces containing the space to park ____ Nos. of cars on the ____ floor bearing Nos. ____, __ and ____.

in the Building being constructed on the Said Land forming part of the Project (described in **Schedule A** above) to be earmarked and/or to be identified and designated by the Promoter

The Plans showing the above car parking spaces delineated in Red colour is annexed hereto as **Annexure 3**.

SCHEDULE D **(COMMON AREAS, AMENITIES AND FACILITIES)**

1. The Said Land;
2. Garden, Swimming Pool, Green Landscape and Children Play Area, Adda Zone.
3. Underground Water Supply, Electricity, Drainage, Sewerage System
4. 24 Hours Water Supply.
5. 24 Hours Security with CCTV System for Security and Surveillance.
6. Complete Fire Fighting System.
7. Adequate Power Supply.
8. 24 Hours alternate Power Supply Source for common Area and Lift
9. (Alternate Power Back-up for the Apartments shall also be provided after calculating the load factor) (Optional)
10. Intercom Facility from Security Room to Apartments.
11. Society Office.
12. Community Hall.
13. Gymnasium.
14. Swimming Pool
 - a. Indoor Games: Carrom, Chess, Snooker table & board games.

SCHEDULE E **(MAINTENANCE CHARGES/Common EXPENSES)**

- (a) **Association:** Establishment and all other capital and operational expenses of the Association.
- (b) **Common Utilities:** All charges and security deposits for supply, operation and maintenance of common utilities.

- (c) **Electricity:** All charges for the electricity consumed for the operation of the common machinery and equipment.
- (d) **Litigation:** After handing over of possession all litigation expenses incurred for the Common Purposes and relating to common use and enjoyment of the Common Areas, Amenities and Facilities.
- (e) **Maintenance:** All costs for maintaining, operating, replacing, repairing, white- washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the Common Areas, Amenities and Facilities, including the exterior or interior (but not inside any unit/apartment) walls of the Building.
- (f) **Operational:** All expenses for running and operating all machinery, equipments and installations comprised in the Common Areas, Amenities and Facilities of the Said Land, including lifts, generator, changeover switches, CCTV, if any, EPABX, if any, pumps and other common installations including, their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the Common Areas, Amenities and Facilities.
- (g) **Rates and Taxes:** Property tax, surcharge, Multistoried Building Tax, Water Tax and other levies in respect of the Building and/or the Said Land save those separately assessed on the Allottee.
- (h) **Staff:** The salaries of and all other expenses on the staff to be employed for the Common Purposes, viz. manager, caretaker, clerks, security personnel, liftmen, sweepers, plumbers, electricians, etc. including their perquisites, bonus and other emoluments and benefits.
- (i) **General & Out Pocket Expenses:** All other expenses and/or outgoings including litigation expenses, if any, as may be incurred by the Promoter/Maintenance Agency/ Association for the Common Purposes.

SCHEDULE F
(EXTRA CHARGES AND DEPOSITS)
(PART I – EXTRA CHARGES)

The Allottee has paid the following sums as Extra Charges:

- (i) Generator Power Backup (Rs. _____/- per KVA) as per requirement: Rs. _____/- (Rupees _____ only)
- (ii) Legal Charges per apartment: Rs. _____/- (Rupees _____ only)
- (iii) Mutation Costs & Expenses: Rs. _____/- (Rupees _____ only)

- (iv) CESC Cost & Expenses for Electricity Infrastructure: Rs. _____/- (Rupees _____ only)
- (v) Charges for providing Club Amenities & Facilities: Rs. _____/- (Rupees _____ only)
- (vi) Goods and Services Tax (GST) payable on the Total Price and/or on sale / transfer of the Apartment to the Allottee and payment of the same shall be made on or before the date the same is payable as per law or alongwith the payment of the respective installment or within 15 (fifteen) days of demand by the Promoter, whichever is the earliest.
- (vii) Betterment and/or development charges and any other tax, duty levy, cess, or charge that may be imposed or charged, if any, in connection with construction or transfer of the Apartment in favour of the Allottee.
- (viii) Stamp duty and registration fee and all other taxes, levies and other allied expenses relating to this Deed and all other papers and documents that may be required to be executed and/or registered in pursuance hereof and/or relating to the Apartment and any additional/deficit stamp duty, additional/deficit registration fee, penalty, interest or any other levy, if any, that may be imposed in this regard at any time together with miscellaneous expenses for registration of each document.
- (ix) Price, cost, charges and expenses levied by the Promoter for any additional or extra work done and/or any additional amenity or facility provided and/or for any changes, additions, alterations or variation made in the Apartment, and/or the agreed specifications, including the costs, charges and expenses for revision/registration/regularization of the Sanctioned Plan in relation to the Apartment.

(PART II – DEPOSITS)

The Allottee has paid the following sums as Deposits:

(a)	CESC electricity meter deposit:	At actuals
(b)	Maintenance deposit:	Rs. _____/- (Rupees _____ only)
(c)	Sinking fund:	Rs. _____/- (Rupees _____ only)

(d)	Municipal rates and taxes deposit: Rs. _____/- (Rupees _____ only)
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Applicable Goods and Services Tax and any other tax, duty, levy, cess, etc., if applicable, on the above amounts shall be paid by the Allottee in addition to the above.

SCHEDULE G
(PAYMENT MADE BY THE ALLOTTEE)

<u>Flat</u>	
Floors	[•]
Flat No.	[•]
Details of areas	
Particulars	Area (sq. ft.)
Flat (Carpet Area)	[•]
Carpet Area of the Balconies comprising of:	
i) regular balcony(ies)	[•], [•] and [•]
ii) triple height balcony(ies)	[•], [•] and [•]
iii) kitchen/service balcony	[•]
iv) private open terrace	[•]
Car Parking Space(s)	
Type	Location

Covered	[•]
Open	[•]
Stack	[•]
Apartment Consideration	

**SCHEDULE H
(MUTUAL EASEMENTS & RESTRICTIONS)**

The under mentioned rights easements and quasi easements privileges of the Allottee to be enjoyed along with other co-occupiers.

- (i) The Allottee(s) shall be entitled to all rights privileges vertical and lateral supports easements, quasi-easements and appurtenances whatsoever belonging to or in any way appertaining to the Apartment or therewith usually held used occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto which are hereinafter more fully specified EXCEPTING AND RESERVING UNTO THE Association the rights easements quasi easements privileges and appurtenances.
- (ii) The right of access and passage in common with the Association and/or the other allottees and occupiers of the Building at all times and for all normal lawful purposes connected with the use and enjoyment of the staircase, lifts and electrical installations and all other covered common areas installations and facilities in the Building and the Said Land.
- (iii) The right of way in common as aforesaid at all times and for all purposes connected with the reasonable use and enjoyment of the Apartment with or without vehicles over and along the drive-ways and pathways excepting area which are reserved and PROVIDED ALWAYS and it is hereby declared that nothing herein contained shall permit the Allottee or any person deriving title under the Allottee or the servants, agents, employees and invitees of the Allottee to obstruct in any way by vehicles deposit of materials rubbish or otherwise the free passage of or other person or persons including the other allottees and the Association along such drive way and path ways as aforesaid.
- (iv) The right of support shelter and protection of the Apartment by or from all parts of the Building so far they now support shelter or protect the same.
- (v) The right of passage in common as aforesaid electricity water and soil from and to the Apartment through pipes drains wires and conduits lying or being in under through or over the Building and the Said Land so as far as may be reasonable necessary for the beneficial occupation of the Apartment and for all purposes whatsoever.

- (vi) The right with or without workmen and necessary materials for the Allottee to enter from time to time upon the other parts of the Building(s) and the Said Land for the purpose of repairing so far as may be necessary the pipes drain wires and conduits aforesaid and for the purpose of rebuilding, repairing repainting or cleaning any parts of the Apartment in so far as such repairing or cleaning as aforesaid cannot be reasonably carried out without such entry and in all such cases upon giving twenty four hours' previous notice in writing of its intention so to enter to the other allottees and occupiers of the other spaces and portion of the Building(s).

SCHEDULE I
(HOUSE RULES AND COVENANTS)

The Allottee has agreed undertaken and covenanted to:

- (a) to co-operate with the Promoter/Maintenance Agency/Association in the management maintenance control and administration of the Project and the Premises and other Common Purposes.
- (b) to use the Apartment only for the private dwelling and residence in a decent and respectable manner and for no other purposes whatsoever without the consent in writing of the Promoter and obtained and shall not do or permit to be done any obnoxious, injurious, noisy, dangerous, hazardous, illegal or immoral activity at the Apartment or any activity which may cause nuisance or annoyance to the allottees.
- (c) Without prejudice to the generality of the foregoing, not to use the Apartment or any part thereof or any part of the Project as Guest House, Boarding & Lodging House, Hotel, Nursing Home, Meeting Place, Club, Eating & Catering Centre, Hobby Centre or slaughter of animals or any commercial, manufacturing or processing work etc., whatsoever or keep pets or animals which can be a danger to other allottees.
- (d) Not to put up or affix any nameplate or letter box or neon-sign or sign board or other similar things or articles in the Common Areas, Amenities and Facilities or on the outside wall of the Apartment and/or Building or anywhere in the Project **PROVIDED HOWEVER THAT** nothing contained herein shall prevent the Allottee to put a decent nameplate outside the main gate of his/her/their/its Apartment. It is hereby expressly made clear that in no event the Allottee shall open out any additional window or any other apparatus protruding outside the exterior of the Apartment save that the Allottee shall have the right install window/ split air-conditioners at the place/s provided therefor in the Apartment.
- (e) Not to partition or sub-divide the Apartment nor to commit or permit to be committed any form of alteration or changes in the Apartment or in the beams, columns, pillars of the Buildings at the Project passing through the

Apartment or the Common Areas, Amenities and Facilities for the purpose of making changing or repairing the concealed wiring and piping or otherwise nor in pipes, conduits, cables and other fixtures and fittings serving the other Apartments in the Project nor to hang from or attach to the beams or rafters any articles or machinery which are heavy or which may affect or endanger or damage the construction of the Buildings at the Project or any part thereof.

- (f) Not to close or permit the closing of verandahs or lounges or balconies or lobbies and common areas.
- (g) Not to install or keep or operate any generator in the Apartment or in the balcony/verandah if attached thereto corridor, lobby or passage of the floor in which the Apartment is situate or in any other Common Areas, Amenities and Facilities of the Buildings at the Project or the Said Land save the battery operated inverter inside the Apartment.
- (h) Not to hang or put any clothes in or upon the windows balconies and other portions which may be exposed in a manner or be visible to the outsiders.
- (i) To maintain at his/ her/ its own costs, the Apartment and the balcony, in the same good condition state and order in which it be delivered to him/her/them/it and to abide by and observe and perform all the relevant laws, norms, terms, conditions, rules and regulations and restrictions of the Government, local Authority, CESC Limited, Fire Service Authorities, Pollution Control authority and/or any statutory authority and/or local body with regard to the user and maintenance of the Apartment as well as the user operation and maintenance of lifts, generators, tube- well, water, electricity, drainage, sewerage and other installations and amenities at the Project.
- (j) To draw electric lines/wires, television cables, broadband data cables and telephone cables to the Apartment only through the ducts and pipes provided therefor, ensuring that no inconvenience is caused to the Promoter or to the other allottees. The main electric meter shall be installed only at the common meter space in the said Project. The Allottee shall under no circumstances be entitled to affix, draw or string wires, cables or pipes from, to or through any part or portion and outside walls of the Building.
- (k) Not to sub-divide the Apartment and Car Parking Space under any circumstances.
- (l) Not use or permit to be used the Apartment or the Common Areas, Amenities and Facilities or the Car Parking Space, if any, in such manner or commit any such act, which may in any manner cause nuisance or annoyance to other allottees/ occupants of the Project and/or the neighboring properties and not to make or permit to be made any disturbance or to do or permit anything to be done that will interfere with the rights, comforts or convenience of other allottees/ occupants of the said Project.

- (m) Not carry on or cause to be carried on any obnoxious or injurious activity in or through the Apartment, the Car Parking Space, if any and the Common Areas, Amenities and Facilities.
- (n) Not to keep any heavy articles or things that are likely to damage the floors or install or operate any machine or equipment save the usual home appliances.
- (o) Not to alter the outer elevation or façade or colour scheme of the Buildings at the Project (including grills, verandahs, lounges, external doors and windows etc.,) or any part thereof in any manner whatsoever.
- (p) Not to install grills the design of which have not been suggested or approved by the Promoter or the Architects.
- (q) Not to fix or install any antenna on the roof or any part thereof nor shall fix any window antenna.
- (r) The Allottee shall not park any motor car, two wheeler or any other vehicle at any place in the Project (including at the open spaces at the Project) nor claim any right to park in any manner whatsoever or howsoever Provided that if the Allottee has been granted Car Parking Space, the facility of such parking shall be subject to the following conditions:-
 1. The Allottee shall use only the space for Car Parking Space identified for him/her/them/it as per **Part II of Schedule C** hereto for parking;
 2. The Allottee to whom the Car Parking Space is allotted shall pay the Car Parking Maintenance Charges punctually and without any delay or default;
 3. The Allottee shall use the Car Parking Space, only for the purpose of parking of his/her/their/it medium sized motor car that could comfortably fit in the allotted Car Parking Space.
 4. No construction or storage of any nature shall be permitted on any Car Parking Space nor can the same be used for rest, recreation or sleep of servants, drivers or any person whosoever.
 5. The Allottee shall not park any vehicle of any description anywhere within the Project save and except his/her/their/its designated Car Parking Space, if agreed to be granted to him.
 6. The Allottee shall not grant transfer let out or part with the Car Parking Space independent of the Flat nor *vice versa*.

7. The Car Parking Space does not confer any right of space on which such parking facility is provided.
 8. In case due to any enactment or implementation of legislation, rule, bye-law or order of any judicial or other authority, the individual exclusive Car Parking Space at the space earmarked for the Allottee is not permissible, then the Allottee shall neither hold the Promoter and/or the Owners liable in any manner whatsoever nor make any claim whatsoever against the Promoter and/or the Owners.
 9. In case the Allottee's Car Parking Space is inter-dependent with any other parking facility in the Project or any part thereof then the Allottee shall not disturb/block the ingress and egress of car/two wheeler of the other Allottees of such facility or any other Allottees in the Project.
-
- (s) To allow the Promoter/Maintenance Agency/Association and its authorized representatives with or without workmen to enter into and upon the Apartment at all reasonable times for construction and completion of the Buildings at the Project and the Common Purposes and to view and examine the state and condition thereof and make good all defects decays and want of repair in the Apartment within seven days of giving of a notice in writing by the Promoter/Maintenance Agency/Association to the Allottee thereabout;
 - (t) To install firefighting and sensing system gadgets and equipment as required under Applicable Law and shall keep the Apartment free from all hazards relating to fire.
 - (u) To keep the Apartment and walls, sewers, drainage, water, electricity, pipes, cables, wires and other connections fittings and installations, entrance and main entrance serving any other Apartment in the Project in good and substantial repair and condition so as to support shelter and protect the other units/parts of the Buildings at the Project and not to do or cause to be done anything in or around the Apartment which may cause or tend to cause or tantamount to cause or affect any damage to any flooring or ceiling of any other portion over below or adjacent to the Apartment.
 - (v) Not to store or cause to be stored and not to place or cause to be placed any goods, articles or things in the Common Areas, Amenities and Facilities.
 - (w) Not obstruct the common pathways and passages or use the same for any purpose other than for ingress to and egress from the Apartment and the Car Parking Space, if any.
 - (x) Not violate any of the rules and/or regulations laid down by the Promoter/Maintenance Agency/Association for use of the Common Areas, Amenities and Facilities.

- (y) Not throw or accumulate or cause to be thrown or accumulated any dust, rubbish or other refuse in the Common Areas, Amenities and Facilities save at the places indicated therefore.
- (z) Not to do or permit to be done any act deed or thing which may render void or voidable any policy of insurance on any apartment or any part of the Buildings at the Project or may cause any increase in the premia payable in respect thereof.
- (aa) Not to commit or permit to be committed any alteration or changes in, or draw from outside the Buildings at the Project, the pipes, conduits, cables, wiring and other fixtures and fittings serving the Apartment and any other Apartment in or portion of the Project.
- (bb) To use the Common Areas, Amenities and Facilities only to the extent required for ingress to and egress from the Apartment of men, materials and utilities and without causing any obstruction or interference with the free ingress to and egress from the Said Land by the Promoter and all other persons entitled thereto.
- (cc) To use the Common Areas, Amenities and Facilities with due care and caution and not hold the Promoter liable in any manner for any accident or damage while enjoying the Common Areas, Amenities and Facilities by the Allottee or his family members or any other person.
- (dd) Not to make any construction or addition or alteration or enclose any Common Areas, Amenities and Facilities nor display any signboard, neon sign or signage therefrom or from any part thereof nor keep or put any soil or dirt or filth thereat nor permit the accumulation of water or breeding of germs or mosquito or anything which can cause health disorder and to maintain best standard of health and hygiene nor violate or omit to install and maintain any fire-safety measures.
- (ee) Not to claim any access or user of any other portion of the Project except the Building and the Common Areas, Amenities and Facilities mentioned therein and that too subject to the terms and conditions and rules and regulations applicable thereto.
- (ff) Not to allow the watchmen, driver, domestic servants or any other person employed by the Allottee or his agents to sleep or squat in the common passage/lobby/terrace/corridors/lift room/garden etc.
- (gg) No bird or animal shall be kept or harboured in the Common Areas, Amenities and Facilities of the Project. In no event shall dogs and other pets be permitted on elevators or in any of the Common Areas, Amenities and Facilities of the Project unless accompanied. The Allottee shall not slaughter or sacrifice any animals in the Apartment and/or any part or portion of the

Project.

- (hh) Keep the Common Areas, Amenities and Facilities, open spaces, parking areas, paths, passages, staircase, lobby, landings etc. in the Said Land free from obstructions and encroachments and in a clean and orderly manner and not deposit, store or throw or permit to be deposited, stored or thrown any goods articles or things or any rubbish or refuse or waste therein or in the Common Areas, Amenities and Facilities and the Said Land.
- (ii) Not to change/alter/modify the names of the Project and/or any of the Buildings therein from those mentioned in this Deed and the AFS.
- (jj) The Allottee agrees, declares and confirms that the right, title and interest of the Allottee is and shall be confined only to the Apartment, the Car Parking Space and the other components of the Apartment and that the Promoter shall at all times be entitled to deal with and dispose of all other apartments, units, parking spaces/facilities, constructed spaces and portions of the Project in favour of third parties at such consideration and its sole discretion, which the Allottee hereby accepts and to which the Allottee, under no circumstances, shall be entitled to raise any objection.
- (kk) All other terms and conditions contained in the AFS (including specifically Schedule G thereof).

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED AND DELIVERED by the OWNERS at Kolkata in the presence of: 1. 2.	_____ Chaya Dass _____ Sheila De
SIGNED AND DELIVERED by and on behalf of the PROMOTER at Kolkata in the presence of: 1. 2.	_____ Name: Designation:
SIGNED AND DELIVERED by the ALLOTTEE at Kolkata in the presence of: 1. 2.	_____ Name:

Drafted by

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED from the withinnamed Allottee the withinmentioned sum of Rs. _____ /- (Rupees _____ only) being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION

Sl. No.	By Cheque No./ UTR Reference No.	Date	Bank, Branch	Amount	Tax Deductions	Consideration Amount (Excluding GST)
1						
2						
3						
4						
5						
6						
TOTAL						

(Rupees _____ only)

A T K MANOR DEVELOPERS LLP

Constituted Attorney Authorized Representative