

DEED OF CONVEYANCE

This Deed of Conveyance (“Deed”) made at [•] on this the [•] day of [•], 20[•] by and between

SHRISTI INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED, [CIN No. L65922WB1990PLC049541] a company incorporated under the Companies Act, 1956, having its registered office at Plot No. X-1, 2 &3, Block – EP, Sector – V, Salt Lake City, P.O. Sech Bhawan, P.S. Electronic Complex, Kolkata – 700 091, having PAN No. AABCP5074F, represented by **Mr. [•]** (Aadhar No. [•]), son of Mr. [•], by faith – [•], by occupation – [•], by nationality – [•], working for gain at [•], having personal PAN No. [•], as authorised signatory, duly authorised *vide* resolution / letter of authority dated [•] (hereinafter referred to as the “**Promoter**”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors-in-interest and assigns) of the **ONE PART**;

AND

****MR./MS. [•]** (Aadhar No. [•]), son/daughter/wife of [•], aged [•] years, by nationality [•], having his/her permanent residence at [•] and having PAN No. [•], *through his/her duly constituted power of attorney holder/guardian [•] (hereinafter singly/ jointly referred to as the “**Purchaser**”, which expression shall, unless excluded by the context or otherwise, include his/her/their heirs, executors, administrators, successors-in-interest and permitted assigns) of the **OTHER PART**.¹

*(*strike off if not applicable)*

*(**to be filled up in case of joint purchasers)*

OR

[•], a company incorporated under the provisions of the [Companies Act, 1913/Companies Act, 1956/Companies Act, 2013]*, with its registered office at [•] and having PAN No. [•] and CIN No. [•], represented herein by Mr./Ms. [•] (Aadhar No. [•]), son/daughter of Mr./Ms. [•], by nationality - Indian, aged [•] years, having PAN No. [•], duly authorised *vide* board resolution dated [•] (hereinafter referred to as the “**Purchaser**”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-interest and permitted assigns) of the **OTHER PART**.

(strike off the description which is not applicable)*

OR

[•], a partnership firm/limited liability partnership registered under the [Indian Partnership Act, 1932/Limited Liability Partnership Act, 2008]*, having its principal place of business at [•] and having PAN No. [•], represented herein by its authorised partner Mr./Ms. [•] (Aadhar No. [•]), son/daughter of Mr./Ms. [•], Indian, aged [•] years, having PAN No. [•], duly authorised *vide* resolution dated [•] (hereinafter referred to as the “**Purchaser**”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and the heirs, executors and administrators of the last surviving partner and his/her/their permitted assigns) of the **OTHER PART**.

(strike off the description which is not applicable)*

¹**Argus Comment:** To be replicated if there are more than two (2) purchasers.

OR

MR. [•] (Aadhar No. [•]), son of Mr. [•], Indian, aged [•] years, having PAN No. [•], for self and as the Karta of the Hindu Joint Mitakshara Family known as [•] HUF, having its place of business/ residence at [•] and having PAN No. [•] (hereinafter referred to as the “**Purchaser**”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

The Promoter and the Purchaser are hereinafter collectively referred to as the “**Parties**” and individually as a “**Party**”.

WHEREAS:

- I. By a registered Bengali Kobala dated 27 April 1973, Krishnagar Flour Mills Private Limited purchased from one Kalipada Das, All That piece and parcel of land admeasuring 2.46 acres be the same a little more or less, lying and situated at Mouza Ruipukur, J.L. No. 52, C.S. and R.S. Dag No. 2755 comprised in C.S. Khatian No. 125 corresponding to R.S. Khatian No. 2645. The said Kobala was registered at the Office of District Sub Registrar, Nadia and was recorded in its Book No. I, Volume No. 51, Pages 67 to 71, Being No. 3751 for the year 1973.
- II. By another registered Bengali Kobala dated 27 April 1973, Krishnagar Flour Mills Private Limited purchased from one Sibpada Das all that piece and parcel of land admeasuring 2.46 acres be the same a little more or less, lying and situated at Mouza Ruipukur, J.L. No. 52, C.S. and R.S. Dag No. 2755 comprised in C.S. Khatian No. 125 corresponding to R.S. Khatian No. 2646. The said Kobala was registered at the Office of District Sub Registrar, Nadia and was recorded in its Book No. I, Volume No. 51, Pages 72 to 76, Being No. 3752 for the year 1973.
- III. By virtue of aforesaid purchases, Krishnagar Flour Mills Private Limited became the absolute owner of the aforesaid piece and parcel of land admeasuring in aggregate to 4.92 acres.
- IV. On 12 May 2000 the name of Krishnagar Flour Mills Private Limited was changed to Chaitanya Manufactures Private Limited (“**CMPL**”) vide Fresh Certificate of Incorporation issued by Registrar of Companies, West Bengal (“**ROC**”).
- V. Out of the said 4.92 acres of land the name of CMPL was mutated in respect of 4.56 acres only in the records of concerned B.L& L.R.O . and recorded in L.R. Dag No. 7884 comprised in L. R. Khatian No. 4733 (hereinafter referred to as the “**Entire Land**”) and as more fully and particularly described in the **First Schedule** written hereunder delineated and demarcated in red colour in plan annexed hereto as Annexure – A.
- VI. By a Development Agreement dated 21.05.2007, executed between the CMPL and Shristi Infrastructure Development Corporation Limited (“**SIDCL**”) CMPL appointed SIDCL as the developer for developing the entire land by way of a mixed use development comprising of residential housing complexes, commercial spaces, shopping malls, film multiplexes, club and business hotel upon such terms and condition as stated therein. The Development Agreement dated 21.05.2007 was later amended by an Agreement dated 21.09.2009 wherein the period of completion of the development was extended.

- VII. CMPL also granted a Power of Attorney dated 21.05.2007 in favour of SIDCL for execution and performance of the necessary acts in connection with the Development Agreement dated 21.05.2007.
- VIII. By virtue of an Order dated 1st March 2010 passed by the Hon'ble High Court at Calcutta in CP No.408 of 2009 connected with Company Application No. 556 of 2009, all development rights of SIDCL on the Land described in First Schedule stood transferred to and/or vested in Srivasa Infra Private Limited. Srivasa Infra Private Limited subsequently changed its name to the Shristi Housing Development Private Limited ("**SHDPL**").
- IX. Consequent to the reconstruction of SIDCL and transfer of the development rights to SHDPL, the CMPL and SHDPL executed a Supplementary Development Agreement dated 27th July, 2012, registered with the Office of the Additional Registrar of Assurances II at Kolkata, recorded in Book No. I, Volume No. 35, pages 1325 to 1344 being No. 9448 for the year 2012, reiterating the terms of the Development Agreement dated 21.05.2007 and Amendment Agreement dated 21.09.2009.
- X. CMPL also executed a Power of Attorney on 30th July, 2012, being registered in the Office of Additional Registrar of Assurances III at Kolkata and recorded in Book No. IV, Volume No. 7, pages 4640 to 4653 of the year 2012, being Deed No. 4593 in favour of SHDPL and appointed SHDPL as its constituted Attorney to execute and perform the necessary acts in connection with the Development and as described therein.
- XI. SHDPL was duly converted from private limited company to public limited company i.e. Shristi Housing Development Limited ("**SHDL**") and a Fresh Certificate of Incorporation was issued by ROC on 29 August 2013.
- XII. Thereafter, by virtue of an Order dated 16 February 2016 passed by the Hon'ble High Court at Calcutta in Company Petition No. 799 of 2015 connected with Company Application No. 683 of 2015, SHDL amalgamated into Shristi Infrastructure Development Corporation Limited ("**SIDCL**") the Promoter herein and all the development rights, along with properties, assets, rights and powers including all the debts, liabilities, duties and obligations of SHDL on the Land described in First Schedule hereunder stood transferred to and/or vested in favour of the Promoter herein.
- XIII. By a registered Deed of Conveyance executed on 9th March, 2017 and registered on 27th April, 2017 the Promoter herein had purchased from CMPL all its share of land being All That piece and parcel of the undivided share of land admeasuring 3.87 acres be the same a little more or less out of the property described in First Schedule hereunder. The said Deed was registered at the Office of Additional District Sub Registrar, Krishnanagar, Nadia and was recorded in its Book No. I, Volume No. 1302-2017, Pages 52054 to 52085, Being No. 130203180 for the year 2017. By virtue of the aforesaid purchase the Promoter herein had become the owner of the project land and had mutated its name in the records of the Krishnanagar Municipal Corporation. The Promoter had also mutated its name in the record of rights at the office of Block Land and Land Revenue Office, Krishnanagar and the land was recorded in L.R. Dag No. 7884 comprised in L. R. Khatian No. 6463..
- XIV. The Promoter had planned to develop numerous residential Towers and Commercial Buildings on the Entire land and had named the Entire Project as "**Krishnagar Sentrum**". The

Promoter had prepared a plan and obtained sanction from Krishnanagar Municipality dated 25.03.2009. The sanctioned building plan was renewed on 06.07.2015. The Promoter had already completed and had obtained Completion Certificate for the constructed portion of Commercial Building. The Promoter is developing residential portion of Krishnanagar Sentrum in a phased manner, having numerous proposed residential buildings (“Towers/Blocks”), and the residential portion is hereinafter referred to as the “**Complex**”. The Promoter had already completed and had obtained Completion Certificate for residential Tower/Block 1 and 2.

- XV. Subsequently, the Promoter demarcated a portion of the Entire Land admeasuring an area of about 30 cottah 35 chittack equivalent to 2009.97 square metres (hereinafter referred to as the “**Said Land**” and more fully and particularly described in the **Second Schedule** written hereunder and delineated and demarcated in green colour in plan annexed hereto as Annexure – A) for the purpose of building thereon one ground plus 13 storied residential buildings being “**Krishnanagar Sentrum – Block 3**” comprising of numerous Apartments of different sizes with exclusive balcony and provision for right to use car parking space for parking of car on the ground floor of the Building along with development of common areas and portions of the buildings and the said land on which the Buildings are to be constructed (hereinafter referred to as the “**Project**”). Apart from the Project as defined herein the Developer proposes to develop in different phases the other plots and/or buildings and/or structures of the Krishnanagar Sentrum (“**Other Components**”). The sanctioned building plan was renewed on 06.07.2015 and was further sanctioned for Block 3 and 4 on 08.02.2020 (the “**Sanctioned Plan**”).
- XVI. The Promoter has registered the Project under the provisions of the Act with the West Bengal Housing Industry Regulatory Authority at Kolkata on [•] under registration no. [•];
- XVII. The Allottee had applied for a apartment in the Project *vide* application No. [•] dated [•] and has been allotted type [•], apartment no. [•] having Carpet Area of [•] square feet, exclusive balcony having an area of [•] square feet and exclusive terrace having an area of [•] square feet and Super Built Up Area of [•] square feet, on [•] floor in Tower No. III (“**Building**”), along with right to use [•] car parking space admeasuring approximately [•] square feet on the ground floor and a *pro rata* share in the Common Areas of the Building and Project (hereinafter collectively referred to as the “**Apartment**” and as more fully and particularly described in the **Third Schedule** written hereunder, with the floor plan of the apartment delineated and demarcated in red colour in plan annexed hereto as Annexure – C);
- XVIII. Pursuant thereto the Parties executed an agreement for sale dated [•] for the said Apartment (“**AFS**”), on the terms and conditions set out therein and in accordance with Applicable Laws. The said AFS has been registered in the office of [•] and recorded in Book No. [•], CD Volume No. [•], Pages [•] to [•], being No. [•] for the year [•];
- XIX. The Promoter had completed the construction of Block 3 and by a memo bearing reference no. [•] dated [•] the Krishnanagar Municipality granted a occupancy/completion certificate under Applicable Laws in respect of the Project;
- XX. Pursuant to receipt of the occupancy/completion certificate, the Promoter has issued a possession notice dated [•] to the Purchaser as per the terms of the AFS, and the Purchaser

being in compliance with the provisions of the AFS and paying all amounts due with respect to the Apartment in accordance with the terms thereof, the Parties have now agreed to execute this Deed;

- XXI. On or before the execution of this Deed, the Purchaser has examined or caused to be examined the following and the Purchaser has fully satisfied himself/itself as to:
- (a) the floor plan, area and other dimensions and specifications of the Apartment;
 - (b) the layout plan and sanctioned plan of the Project and the Building;
 - (c) the workmanship and materials used in construction of the Project;
 - (d) the amenities, facilities and Common Areas of the Project; and
 - (e) the terms, conditions, covenants, stipulations, restrictions, reservations, and obligations, subject to which this Deed is being executed with regard to the Apartment;
- and the Purchaser has further agreed, represented and undertaken not to raise any objection or demand and/or claim for compensation and/or damage in respect thereof in any manner or on any ground whatsoever or howsoever;
- XXII. The Parties have gone through all the terms and conditions set out in this Deed and have understood the mutual rights and obligations detailed herein;
- XXIII. The Parties hereby confirm that they are executing this Deed with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;
- XXIV. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Deed and all Applicable Laws, are now willing to enter into this Deed on the terms and conditions appearing hereinafter; and
- XXV. In accordance with the terms and conditions set out in this Deed and as mutually agreed upon by and between the Parties, the Promoter hereby executes this Deed in favour of the Purchaser.

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:

1. DEFINITIONS AND PRINCIPLES OF INTERPRETATION

1.1 Definitions

In addition to terms separately defined in this Deed the following terms, words and expressions shall, unless the context otherwise requires, have the respective meanings assigned to them herein:

“Act” shall mean the West Bengal Housing Industry Regulation Act, 2017;

“AFS” shall have the meaning ascribed to such term in Recital XXVIII of this Deed;

“Amenities and Facilities” shall mean the amenities and facilities which are more fully and particularly described in the Part B of the **Fourth Schedule** hereunder written;

“Apartment” shall have the meaning ascribed to such term in Recital X **Error! Reference source not found.** of this Deed and which is more fully and particularly described in the **Third Schedule** written hereunder and delineated and demarcated in Annexure – C hereto;

“Applicable Laws” shall mean and include all applicable laws, statutes, enactments, acts of legislature or parliament, ordinances, rules, by-laws, regulations, notifications, guidelines, policies, directions, directives, orders, binding actions etc. of any governmental authority, tribunal, board, court, as updated or revised or amended from time to time, as applicable to the Project and the Complex;

“Association” shall have the meaning ascribed to such term in Clause 7.1 of this Deed;

“Building” shall have the meaning ascribed to such term in Recital X **Error! Reference source not found.** of this Deed;

“Carpet Area” shall mean the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment;

“Club” shall have the meaning ascribed to such term in Clause 8.1 of this Deed;

“Co-Buyers” or “Co-Occupiers” shall mean person or persons, who has/have purchased and/or is owning or occupying a residential apartment in the Project and shall include personnel of the Promoter or the Association or the Apex Body or the Facility Management Company or any of their respective sub-contractors, who are residing or occupying a premises within the Project;

“Common Areas” shall mean the common areas (as defined under Applicable Laws) of the Project, which are more fully and particularly described in the **Part A** of the **Fourth Schedule** hereunder written;

“Common Charges and Expenses” shall mean the costs, expenses and charges related to maintenance, management, upkeep of the Common Areas and provision of facilities and amenities in the Project, including but not limited to the charges and expenses listed out in the **Fifth Schedule** written hereunder and which would have to be shared proportionately between the Co-Buyers/Co-Occupiers of the Project;

“Complex” shall have the meaning ascribed to such term in Recital X **Error! Reference source not found.** of this Deed;

“Corpus Deposit” shall have the meaning ascribed to such term in Clause 7.5 of this Deed;

“Deed” shall mean this deed of conveyance including any schedules and annexures attached hereto or incorporated herein by reference;

“Entire Land” shall have the meaning ascribed to such term in Recital V of this Deed;

“Facility Management Company” shall have the meaning ascribed to such term in Clause 7.8 of this Deed;

“**Handover Date**” shall have the meaning ascribed to such term in Clause 7.4 of this Deed;

“**Outgoings**” shall have the meaning ascribed to such term in Clause 5.8 of this Deed;

“**Possession Date**” shall have the meaning ascribed to such term in Clause 5.1 of this Deed;

“**Project**” shall have the meaning ascribed to such term in Recital XV of this Deed;

“**Rules**” shall mean the West Bengal Housing Industry Regulation Rules, 2018;

“**Said Land**” shall have the meaning ascribed to such term in Recital XV of this Deed and which is more fully and particularly described in the **Second Schedule** written hereunder and delineated and demarcated in Annexure – B hereto;

“**Schedule**” shall mean a schedule of this Deed;

“**Super Built Up Area**” shall mean the built up area of the Unit together with the proportionate share in the common parts, portions and areas of the Project, as may be determined by the Promoter’s architect; and

“**Unit(s)**” shall mean individual saleable/transferable unit capable of separate independent use and occupation and which are part of the Project constructed and developed on the Said Land.

1.2 **Principles of Interpretation**

In this Deed, unless the context otherwise requires:

- 1.2.1 headings are not to be considered as part of this Deed and they have been solely inserted for convenience and reference purposes and shall not affect the construction/interpretation of this Deed;
- 1.2.2 words importing the singular include the plural and *vice versa*, and words importing a gender include each of the masculine, feminine and neutral gender;
- 1.2.3 reference to any enactment, whether general or specific, shall include any modification, extension or re-enactment of it for the time being in force and all instruments, orders, plans, regulations, bye-laws, permissions or directions at any time issued under it;
- 1.2.4 in the event of any inconsistency between the clauses of this Deed and the schedules hereto, the clauses of this Deed shall prevail;
- 1.2.5 a reference to any agreement or document, is a reference to that agreement or document and all annexes, attachments, exhibits, schedules, appendices and the like incorporated therein, as the same may be amended, modified, supplemented, waived, varied, added to, renewed or extended, from time to time, in accordance with the terms thereof;

- 1.2.6 the word “*person*” shall mean any individual, partnership, firm, corporation, joint venture, association, trust, unincorporated organization or other similar organization or any other entity and wherever relevant shall include their respective successors and assigns and in case of an individual shall include his legal representatives, administrators, executors and heirs and in case of a trust shall include the trustee or the trustees for the time being; and
- 1.2.7 the term “*or*” shall not be exclusive, the terms “*herein*”, “*hereof*”, “*hereto*” and “*hereunder*” and other terms of similar import shall refer to this Deed as a whole and not merely to the specific provision where such terms may appear and the terms “*including*” and “*include*” shall be construed without limitation.
2. In pursuance of the aforesaid **AND** in consideration of the sum of INR [●] (Indian Rupees [●]) paid by the Purchaser to the Promoter at or before the execution of these presents, the receipt whereof the Promoter doth hereby admit and acknowledge by the instant clause and also by a memorandum of consideration hereunder written and further in consideration of the Purchaser agreeing and undertaking to observe and perform the terms, conditions, covenants, restrictions and obligations including but not limited to those mentioned in the Sixth **Schedule** hereunder, the Promoter does hereby acquit, release and discharge the Purchaser as well as the Apartment, and the Promoter does hereby grant, sell, transfer, convey, assure and assign in favour of the Purchaser, apartment no. [●] having Carpet Area of [●] square feet, exclusive balcony having an area of [●] square feet, exclusive terrace having an area of [●] square feet a(if any) nd Super Built Up Area of [●] square feet, type [●], on [●] floor in the Building, along with car parking space admeasuring approximately [●] square feet in [●] (as more fully and particularly described in the **Third Schedule** written hereunder, with the floor plan of the apartment delineated in red colour is annexed hereto as Annexure – C) **TOGETHER WITH** the right to use the Common Areas **SUBJECT TO** the terms, conditions, and provisions contained herein but otherwise free from all encumbrances, charges, liens, lispence, trusts, execution and attachment proceedings **AND** all the estate, right, title, claim, interest, demand of the Promoter into or upon the Apartment **TO HAVE AND HOLD** the Apartment hereby sold, transferred, granted, conveyed, assigned and assured or intended to be and every part or portion thereof, to or unto the use of the Purchaser absolutely and forever but at all times **SUBJECT TO** the payment in perpetuity of the proportionate share of the Common Charges and Expenses including but not limited to the common charges and expenses mentioned in the **Fifth Schedule** and the Club Subscription charges, and all other Outgoings now chargeable upon or which become payable hereafter, in respect of or in connection with the said Apartment wholly and the Common Areas proportionately, to the Promoter or the Association or the Apex Body or the Facility Management Company, as the case may be.
3. The Purchaser hereby acknowledges that, the Promoter has conveyed and handed over or shall convey and handover, the Common Areas separately to the Association in accordance with the provisions of the Act and the Rules. The Purchaser hereby undertakes to pay and bear its proportionate share of the costs and expenses, including but not limited to stamp duty and registration costs, if any, for the purpose of transfer and handover of the Common Areas to the Association, as may be demanded by the Promoter from all the Co-Buyers in the Project.
4. **THE PROMOTER HEREBY AGREES AND ACKNOWLEDGES AS FOLLOWS:**

- 4.1 That subject to the provisions of this Deed, the interest which the Promoter does hereby profess to transfer subsists and that the Promoter has full right, power and absolute authority to grant, sell, transfer, convey, assign and assure the Apartment unto the Purchaser and the Common Areas unto the Association;
- 4.2 That subject to the observance and performance of the terms and conditions, covenants, stipulations, restrictions and obligations contained herein by the Purchaser, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to enter into and to hold and enjoy the Apartment and/or every part thereof and to receive rents, issues and profits thereof without any interruption, distribution, claim or demand whatsoever from or by the Promoter or any person or persons claiming through, under or in trust for it; and
- 4.3 That the Promoter shall, subject to the observance and performance of the terms and conditions, covenants, stipulations, restrictions and obligations contained herein by the Purchaser, from time to time and at all times hereafter, upon every reasonable request and at the cost of the Purchaser, make, do, acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds and things whatsoever for further, better or more perfectly and absolutely assuring the Apartment unto the Purchaser and the Common Areas unto the Association.
5. **THE PURCHASER, WITH INTENTION TO BRING ALL PERSONS INTO WHOSOEVER'S HANDS THE APARTMENT MAY COME HEREBY COVENANTS AND AGREES WITH THE PROMOTER AS FOLLOWS:**
- 5.1 That the Promoter [has already given the delivery of vacant, peaceful, satisfactory and acceptable possession of the Apartment on [•] / shall simultaneously with the execution of this Deed give delivery of vacant, peaceful, satisfactory and acceptable possession of the Apartment] (hereinafter referred to as the "**Possession Date**") to the Purchaser, which the Purchaser hereby admits, acknowledges and accepts;
- 5.2 That the Purchaser shall observe, perform and fulfil the covenants, stipulations, restrictions and obligations required to be performed by the Purchaser herein, including but not limited to those mentioned in the **Sixth Schedule** hereunder written;
- 5.3 That since the share /interest of the Purchaser in the Common Areas is undivided and cannot be divided or separated, the Purchaser shall use the Common Areas along with other Co-Buyers and/or Co-Occupiers of the Project, without causing any inconvenience or hindrance to them;
- 5.4 That the Purchaser's right at all times shall be limited to the Apartment and the Association's right at all times shall be limited to the Common Areas, and the Purchaser and the Association shall neither have nor claim any manner of right, title and/or interest over or in respect of any other part or portion of any other areas, i.e. areas and facilities falling outside the Project, and the remaining part and portion of the Complex shall not form a part of the declaration to be filed with the concerned competent authority in accordance with Applicable Laws;
- 5.5 That, on and from the Possession Date, the Purchaser shall at all times make timely payment of the proportionate Common Charges and Expenses to the Promoter or the Association or or the Apex Body the Facility Management Company, as the case may be, in the manner and

at such intervals and at such rates as may be decided by the Promoter or the Association or the Apex Body or the Facility Management Company, as the case may be, failing which the Promoter or the Association or the Apex Body or the Facility Management Company, as the case may be, shall be entitled to take such action as it may deem fit;

- 5.6 that the Common Charges and Expenses shall be proportionately divided by the Promoter or the Association or the Apex Body or the Facility Management Company, as the case be, from time to time in this regard amongst the Co-Buyers and/or Co-Occupiers of the Project. ;
- 5.7 That the right of the Purchaser to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges, including but not limited to the Common Charges and Expenses as determined and thereafter billed by the Promoter or the Association or the Apex Body or the Facility Management Company, as the case maybe, and performance by the Purchaser of all his/her/its obligations in respect of the terms and conditions specified by the Promoter or the Association or the Apex Body or the Facility Management Company, as the case maybe, from time to time;
- 5.8 That the Purchaser shall bear and pay all the municipal taxes, rates, levies, surcharge, deposits including security deposits, assessments, together with interest thereon and all other outgoings (hereinafter referred to as "**Outgoings**") related to the Apartment on and from the Possession Date. However, so long as the Apartment is not separately assessed for municipal taxes, rates, levies surcharges and other outgoings, the Purchaser shall be liable to and will pay his/her/its proportionate Outgoings attributable to the Apartment to the Promoter or the Association or the Apex Body, as the case may be. Further, on and from the Possession Date, the Purchaser shall be liable to pay proportionately all Outgoings for the Common Areas on the basis of bills to be raised by the Promoter or the Association or the Apex Body or the Facility Management Company, as the case may be, such bills being conclusive proof of the liability of the Purchaser in respect thereof;
- 5.9 That the Purchaser shall be liable and responsible at its own cost and expenses to apply for and obtain the mutation of the Apartment in the records of the concerned authorities within a period of three (3) months from the date hereof and shall keep the Promoter indemnified against any loss, claims and/or demand that may be incurred by or may arise against the Promoter due to non-fulfilment and/or non-observance of this obligation by the Purchaser;
- 5.10 That the Apartment along with the right to use the car parking area shall be treated as a single indivisible unit for all purposes;
- 5.11 That the Purchaser shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies/penalties imposed by the competent authority(ies) with respect to the Apartment;
- 5.12 That the Purchaser acknowledges and accepts that certain infrastructure, areas and facilities of the Project including drainage, sewerage, approach road, street lighting, fire-fighting equipment, club (for exclusive use of all the owners/occupiers of any apartment of any residential building within the Complex) and the water supply network, transformer, D. G. Backup, STP (if any) are being shared by the co-buyers and co-occupiers of all components of the Complex, i.e. the Project, the other residential buildings, the hotel (if any) and the retail space comprised in the Entire Land and the Allottee shall not raise any objection and impediment to the same; and the Allottee shall, and shall ensure that the Association shall,

sign and execute such papers and documents, and do all such acts, deeds, and things as may be necessary from time to time for sharing of such infrastructure, areas and facilities;

- 5.13 That the Purchaser has fully understood that the Complex is being constructed and/or developed in phases and the Purchaser hereby agrees and undertakes that the Promoter or its nominees shall be at liberty at all times to construct the remaining parts and portions of the Complex and/or entire Krishnagar Sentrum and the Purchaser shall absolutely be precluded from causing and will not cause any obstructions, obstacles, impediments, hindrances or object in any manner and/or of any nature whatsoever to such constructions and/or development of the remaining parts and portions of the Complex;
- 5.14 That the Purchaser shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter or the Association or the Apex Body or the Facility Management Company;
- 5.15 That wherever in this Deed it is stipulated that the Purchaser has to make any payment, in common with other Co-Buyers in the Project, the same shall be in the proportion which the Carpet Area of the Apartment bears to the total Carpet Area of all the apartments in the Project;
- 5.16 That the Purchaser shall ensure that the Association and/or Apex Body shall grant to the Promoter, the Facility Management Company and the Co-Buyers and/or Co-Occupiers of the Project and all their successors-in-interest/title unfettered and perpetual easements over, under and above all Common Areas;
- 5.17 That the Purchaser shall use the Apartment or any part thereof or permit the same to be used only for residential purposes. Further, the Purchaser shall use the parking space only for the purpose of keeping or parking vehicles;
- 5.18 That the Purchaser agrees that the Promoter, the Association and/or the Apex Body and the Facility Management Company, shall have the right of unrestricted access to all Common Areas, parking spaces and other areas of the Project, for providing necessary maintenance services and/or carrying out electrical, plumbing and other works either over-ground or under-ground, as may be required for the Project or the Complex, and the Purchaser agrees to permit the Promoter, the Association and/or Apex Body and the Facility Management Company to enter into the Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect; and
- 5.19 That the Purchaser hereby accepts, confirms and declares that the covenants of the Purchaser as contained in this Deed shall (A) run perpetually; and (B) bind the Purchaser and his/her/its successors-in-title or interest and that the Purchaser shall be responsible for any loss or damages arising out of breach of any of the conditions contained in this Deed.

6. **DEFECT LIABILITY**

- 6.1 It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per this Deed relating to the Apartment, is brought to the notice of the Promoter by the Purchaser, within a period of five (5) years, from the date of handing over of possession to the Allottee or expiry of two (2)

months from receipt by the Promoter, of the completion certificate or the occupancy certificate, as the case may be whichever is earlier, the Promoter shall be responsible to rectify such defects in the manner specified under Applicable Laws. Provided that, the Promoter shall not be liable for any defect or deficiency occasioned on account of any act or omission on the part of the Purchaser or any authority or third party over whom the Promoter has no control or any defect or deficiency which is not attributable to the Promoter. Provided further that, the Promoter shall not be liable for any manufacturing or other defects of any branded inputs or fixtures or services of any third party, unless it results in a structural defect.

6.2 Notwithstanding anything stated hereinabove, the Promoter shall not be liable for defects pertaining to the following:

6.2.1 Equipment (including but not limited to, lifts, generators, motors, sewerage treatment plants, transformers and gym equipment) which carry manufacturer's guarantees for a limited period;

6.2.2 Fittings relating to plumbing, sanitary, electrical, hardware, etc. having natural wear and tear;

6.2.3 Allowable structural and other deformations including expansion quotient; and

6.2.4 Works such as painting, which are subject to wear and tear.

7. **ASSOCIATION & COMMON AREAS**

7.1 The Purchaser hereby acknowledges that all the apartment owners in the Project are required to form an association as per Applicable Laws ("**Association**") which can be a joint association in common with other adjoining phases and that the formation of the Association has been enabled and facilitated by the Promoter in accordance with Applicable Laws and within the time period prescribed thereunder.

7.2 The Purchaser hereby further agrees and acknowledges that it shall be incumbent upon the Purchaser to join the Association as a member (if it/he has not already done so) and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the same and pay the necessary subscription and/or membership amounts. The Purchaser hereby authorizes the Promoter to take all necessary steps in this connection on his/her/their/its behalf, and further the Purchaser shall comply with and/or adhere to all the Applicable Laws and all the rules, regulations, guidelines, etc. formulated from time to time by the Association.

7.3 Each Unit in the Project shall represent one (1) share, irrespective of the number of persons owning such Unit and irrespective of the same person owning more than one (1) Unit. Further, in the event a Unit is owned by more than one (1) person, then the person whose name first appears in the nomenclature of this Deed as the Purchaser shall only be entitled to become a member of the Association. In the event that the Purchaser is a minor, the local guardian of such minor shall become a member of the Association. A tenant or licensee of the Purchaser shall not be entitled to become a member of the Association.

- 7.4 The Purchaser hereby agrees and acknowledges that Promoter, has handed over, or shall handover, the Common Areas, together with the relevant documents and plans pertaining thereto, to the Association within such time period and in such manner as prescribed under Applicable Laws (hereinafter referred to as the “**Handover Date**”). Save as provided herein, on and from the Handover Date, the Association shall *inter alia* become liable and responsible for the compliance, subsistence and renewal of all licenses, insurances, annual maintenance contracts and other contracts, guarantees, warranties, obligations etc., as may from time to time have been procured/ obtained/ entered into by the Promoter and the Association shall take the responsibility for proper safety and maintenance of the Project and of upkeep of all fixtures, equipment and machinery provided by the Promoter, and the Promoter shall immediately stand discharged of any liability and/or responsibility in respect thereof, and the Purchaser and the Association shall keep the Promoter and the Facility Management Company fully safe, harmless and indemnified in respect thereof. The Purchaser hereby further agrees that if Association for the project could not be formed in common with the other residential Towers of the Complex then the Association formed for the project shall be bound to form a common maintenance body with all similar associations of all Towers in the Complex for supervision of maintenance of the facilities common for occupants of the Complex within Krishnagar Sentrum (“**Apex Body**”).
- 7.5 The Purchaser acknowledges that as of the date of this Deed, the non-interest bearing security deposit of INR [●] (Indian Rupees [●]) which was deposited with the Promoter by the Purchaser has been pooled into a corpus deposit (“**Corpus Deposit**”). The Purchaser further agrees and acknowledges that such Corpus Deposit, has been or shall be, handed over to the Association by the Promoter, without any interest, after adjusting/deducting therefrom all amounts then remaining due and payable by the Purchaser and the several Co-Buyers of the Project to the Promoter together with interest thereon. Such amount(s), if any, thus transferred shall be held by the Association on behalf of and on account of the Purchaser and the several Co-Buyers of the Project *inter alia* as a sinking fund. The Purchaser undertakes to make good and pay to the Association all such amounts that, have been or may be, deducted/adjusted as aforesaid by the Promoter as due and payable by the Purchaser and/or to replenish any shortfalls caused on account of the Purchaser. Further, it is hereby agreed that the Promoter shall not be held liable, in any manner whatsoever, for any shortfall in the Corpus Deposit due to the above adjustments or otherwise after the handover of the Corpus Deposit by the Promoter to the Association and the Purchaser and the Association shall jointly and severally keep the Promoter indemnified for the same.
- 7.6 In case of failure of the Purchaser to pay the Common Charges and Expenses on or before the due date, the Purchaser authorises the Promoter or the Association or the Apex Body or the Facility Management Company, as the case may be, to adjust such outstanding amounts from the Corpus Deposit. The Purchaser hereby agrees and undertakes to bear all taxes that may be levied on the Promoter on account of making such adjustments and/or on account of the Promoter transferring/handing over the Corpus Deposit to the Association. On any such adjustments being made from the Corpus Deposit, the Purchaser hereby undertakes to make good the resultant shortfall in the Corpus Deposit within 15 (fifteen) days of a demand made by the Association with respect thereto.
- 7.7 The Promoter and/or the Association, as the case may be, shall be entitled to invest the Corpus Deposit in such securities and in such manner as the Promoter and/or Association, as the case may be, may think fit and apply the income for the purpose of repairs, maintenance, security and upkeep of the Project and such payment towards the Corpus

Deposit shall not absolve the Purchaser of its obligation to pay the applicable maintenance charges in terms of this Deed.

- 7.8 The Purchaser hereby confirms and undertakes that the maintenance, management, upkeep and administration of the Common Areas and the other facilities, amenities and services being provided in the Project, and the collection of the maintenance, management charges, etc. including Common Charges and Expenses from the several owners/occupiers of the apartments comprised in the Project, shall be carried out by a professionally qualified property management company ("**Facility Management Company**"). The Purchaser, hereby agrees to execute a tripartite agreement with the Facility Management Company and the Association and/or Apex Body, as the case may be.
- 7.9 The Purchaser acknowledges that it/he/she shall be bound by the rules and regulations which may be framed in relation to maintenance and management of the Building, the Project and/or the Complex by the Promoter or the Association or the Apex Body or the Facility Management Company, as the case may be, and in any event, by way of negative covenants, agrees not to act contrary to such rules and regulations.
- 7.10 The Purchaser expressly agrees and acknowledges that it is obligatory on the part of the Purchaser to regularly and punctually make payment of the proportionate share of the Common Charges and Expenses and further acknowledges that non-payment of the same is likely to affect the maintenance and rendition of the common services, thus affecting the right of the Co-Buyers and/or Co-Occupiers in the Project.
- 7.11 Further, the Purchaser agrees and undertakes to pay all necessary deposits/charges to the Promoter or the Association or the Apex Body or the Facility Management Company, as the case may be, including the interest free security deposit(s) payable to the concerned statutory bodies/ authorities or other entities, each as may be determined by the Promoter or the Association or the Apex Body or the Facility Management Company, as the case may be, each within such timelines as may be prescribed by the Promoter or the Association or the Apex Body or the Facility Management Company, as the case may be.
- 7.12 Without prejudice to the rights available under this Deed, in the event that any amount payable to the Promoter or the Association or the Apex Body or the Facility Management Company is not paid within 2 (two) months from the date of the notice in this regard, the Promoter or the Association, as the case may be, shall also be entitled to take such further steps as it may reasonably determine for recovery of the said amounts.

8. **CLUB FACILITIES**

- 8.1 The Purchaser shall be entitled to the facilities of a club within the Project ("**Club**") along with the Co-Buyers and Co-Occupiers of the Project. The operational costs/charges of the Club shall be paid by the purchaser as subscription charges. The annual subscription charges for the first year has been paid by the Purchaser to the Promoter. The annual/monthly subscription charges for the second year onwards shall be paid by the Purchaser to the Promoter or Association or the Apex Body or the Facility Management Company as per the invoice raised by the Promoter or Association or the Apex Body or the Facility Management Company as the case may be. The Purchaser shall bear the taxes as applicable on such subscription charges. In case of default in making the payment of Club Subscription charges for two consecutive months, the Promoter or Association or the Apex Body or the Facility

Management Company as the case may be entitled to take such further steps as it may reasonably determine for recovery of the said amounts.

8.2 It is expressly made clear that in case the Apartment is transferred in favour of a transferee the membership will automatically stand transferred in favour of the transferee and the membership of the transferor to the Club shall cease. It is hereby clarified that the Club membership can only be used by the Purchaser and his /her immediate family members in accordance with the rules and regulations of the Club.

8.3 Some of the facilities at the Club shall be available free of cost while others will be on “pay and use” basis. The rights and obligations of the Purchaser as a member of the Club and the detailed terms and conditions of membership and rules and regulations governing use of the Club facilities will be formulated by the Promoter or the Association or the Apex Body or the Facility Management Company, as the case may be, in due course and circulated to members. The Purchaser agrees, undertakes and covenants to abide by such rules and regulations and make payment of all periodic subscriptions and other expenses relating thereto.

8.4 On failure of the Purchaser to regularly pay the charges, subscription, etc. in respect of the Club, the Promoter or the Association or the Apex Body or the Facility Management Company, as the case may be, shall be entitled to restrict the Purchaser’s entry to the Club and withdraw all the privileges of the Club to the Purchaser, and the Purchaser hereby gives his/her/its unfettered consent to the same.

9. PROVISIONS OF THIS DEED APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS

9.1 It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Apartment and the Project shall equally be applicable to and enforceable against and by any occupier or subsequent purchasers of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

10. WAIVER & RIGHTS

10.1 Failure on the part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision. Each of the rights of the respective Parties hereto are independent, cumulative and without prejudice to all other rights available to them.

11. SEVERABILITY

11.1 If any provision of this Deed shall be determined to be void or unenforceable under 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 the Act or the rules and regulations made thereunder or under Applicable Laws, as the case may be, and the remaining provisions of this Deed shall remain valid and enforceable as applicable at the time of execution of this Deed.

12. STAMP DUTY & REGISTRATION

12.1 The charges towards stamp duty and registration of this Deed shall be borne by the Purchaser.

13. **GOVERNING LAW**

13.1 That the rights and obligations of the Parties under or arising out of this Deed shall be construed and enforced in accordance with Applicable Laws for the time being in force and courts at Kolkata shall have jurisdiction for this Deed.

14. **ENTIRE AGREEMENT**

14.1 This Deed, together with its Schedules and Annexures, shall constitute the entire agreement between the Parties with respect to the sale of the Apartment, and supersede all other negotiations or agreements, written or oral, concerning the subject matter hereof and thereof.

FIRST SCHEDULE

ENTIRE LAND

ALL THAT piece and/or parcel of land measuring about 4.56 Acres comprised in LR Dag No.7884 corresponding to R.S..Dag No . 2755, R.S. Khatian No. 2645 & 2646 , L.R. Khatian No. 6463, Touzi No. 7 (formerly 399) within Mouza. Ruipukur, J.L. No 52 , Holding No.2. NH 34 under Police Station Kotwali within the Municipal Limits of Krishnanagar Municipality Ward No.17 (formerly 16), District – Nadia, West Bengal. The said land is delineated and demarcated in red colour in plan annexed hereto as Annexure – A and butted and bounded as follows:

NORTH: Mother Dairy

SOUTH: Haripada Chatterjee Road

EAST: Residential Buildings

WEST: NH 34

SECOND SCHEDULE

SAID LAND

ALL THAT piece and parcel of land admeasuring 30 cottah 35 chittack equivalent to 2009.97 square meters (be the same a little more or less) being part of Entire Land described First Schedule herein above and is delineated and demarcated in red colour in plan annexed hereto as Annexure – B.

Butted and bounded as follows:

On the North :

On the South :

On the East :

On the West :

THIRD SCHEDULE

APARTMENT

ALL THAT Apartment No. [•] on [•] floor of the Tower No. III having Carpet Area of [•] square feet, exclusive Balcony having an area of [•] square feet and exclusive Terrace area of [•] **square feet**, comprising of [•] Bedroom, [•] Kitchen, [•] Bathroom, living cum dining, [•] verandah, open terrace and [•] servant room and toilet (if any), together with a *pro rata* share in the Common Areas as described in the Part A of the **Fourth Schedule** to this Agreement. The floor plan of the Apartment is delineated and demarcated in green colour in plan annexed hereto as Annexure – C.

PARKING SPACE

[[•] four-wheeler/two-wheeler parking space] admeasuring approximately [•] square feet on the ground floor.

FOURTH SCHEDULE

PART A

COMMON AREAS

1. The said land.
2. Main lobby on the ground floor of Tower III.
3. All elevators and staircases.
4. All lift and stair lobbies for each floor.
5. All plant and machinery areas (DG Set area, STP area, Transformer room, underground water tanks, overhead water tanks, pump room, maintenance and service room, firefighting pumps and equipment some of which are shared with other buildings with the Complex).
6. All Drive way.
7. All common landscaped area.
8. Landscaped garden (common for the Complex).

PART B

(AMENITIES AND FACILITIES FOR THE PROJECT)

1. The Club Area within Krishnagar Sentrum.

2. 100% Power backup.
3. Fire Alarm.
4. Talk back system on each floor.

FIFTH SCHEDULE

COMMON CHARGES AND EXPENSES

The expenses of the Common areas will be proportionately shared by the Purchasers of Apartments within the Project as follows:

1. The expenses for maintenance, operation, and renovation of infrastructures of Common areas and Portions of the Project.
2. **The expenses shall, inter-alia, include the following:**
 - 2.1 Maintenance: All expenses for maintaining, operating, repairing, renovating, upgrading, painting, rebuilding, reconstructing, decorating, replacing, amending, renewing and where appropriate cleansing of the common infrastructures and Common areas and Portions of the Project plantation of trees, maintaining the garden and supplying of round the clock water.
 - 2.2 Staff: The salaries, emoluments and all other financial benefits of the persons to be employed by the Promoter or the Association or the Apex Body or the Facility Management Company as the case may be, for managing and maintenance and security of the common areas, facilities, amenities and utilities of the Project.
 - 2.3 Operational: All expenses for running and operating, including electricity charges of the utilities and facilities of the common areas which shall include cost of repairing, upgrading, renovating or replacing any of them and include electricity charges.
 - 2.5 Rates, taxes and outgoings: All rates, levies, taxes, lease rents or fees that are to be paid by the Promoter or the Association or the Apex Body or the Facility Management Company, as the case may be, for providing the services, which are payable under any existing law or enforced under any other enactment in future.
 - 2.6 Others: Any other expenses incurred by the Promoter or the Association or the Facility Management Company as the case may be, in respect of common areas, common portions, common amenities or facilities not specifically mentioned herein including, but not restricted to, litigation expenses or maintenance of the common infrastructures of the Complex.

In addition to above said maintenance charges the allottee shall separately pay his/her/its proportionate share of charge for insurance of the common areas of the project as per demand made by the Promoter, Association or the Apex Body as the case may be.

SIXTH SCHEDULE

TERMS, CONDITIONS, COVENANTS, STIPULATIONS, OBLIGATIONS AND RESTRICTIONS TO BE OBSERVED BY THE PURCHASER AND/OR OCCUPIERS OF THE APARTMENT

The terms, conditions, stipulations, obligations and restrictions that the Purchaser and all persons into whosoever's hands the Apartment may come, are bound to adhere to and observe, include but are not limited to, the following:

1. That the Purchaser agrees and acknowledges that certain areas located within the Project, are earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment etc. and other permitted uses and that the Purchaser shall not be permitted to use such areas in any other manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the Promoter, the Facility Management Company and/or the Association and/or Apex Body, as the case may be, for rendering maintenance services;
2. That the Purchaser acknowledges that provision has been made for the installation of diesel generator (DG) for power backup to run the basic facilities like lift, water pump, common area lighting etc. in the Project and also to provide adequate power load to individual Apartments for running the essential electrical utilities. The Association and/or the Apex Body and/or the Facility Management Company or an outsourced agency will operate the DG. The Association and/or the Apex Body and/or the Facility Management Company may not entertain any applications for extra load in case the sum total of extra load necessitates installation of extra DG;
3. That the Purchaser shall co-operate with the other Co-Buyers and Co-Occupiers of the Project, the Promoter, the Facility Management Company and/or the Association and/or Apex Body, as the case may be, in the management and maintenance of the Apartment, Building and the Project and shall abide by the directions and decisions of the Promoter, the Facility Management Company and/or the Association and/or Apex Body, as the case may be, as may be made from time to time in the best interest of the Apartment, Building and/or the Project;
4. That the Purchaser shall abide by and observe at all times the regulations framed by the Promoter, the Facility Management Company and/or the Association and/or Apex Body, as the case may be, from time to time for peaceful use and enjoyment and maintenance and management of the said Apartment and/or the Project and shall also abide by the Applicable Laws;
5. That the Purchaser shall pay to the Promoter or the Association or the Apex Body or the Facility Management Company, as the case may be, damages and/or compensation for damage or destruction to any common fixtures and fittings, utilities and/or equipment of the Building and/or the Project, that has been caused by the negligence and/or wilful act of the Purchaser and/or any occupier of the Apartment and/or family members, guests or servants of the Purchaser or such other occupiers of the Apartment;
6. That the Purchaser shall, after taking possession, be solely responsible to maintain the Apartment at his own cost, in good repair and condition and shall not do or suffer to be done

anything in or to the Building, or the Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any Applicable Laws or change or alter or make additions to the Apartment and shall keep the Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belongings thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized;

7. That the Purchaser shall carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the Building or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;
8. That the Purchaser shall not put any sign-board /name-plate, neon light, publicity material or advertisement material etc. on the face /facade of the Building or anywhere on the exterior of the Project, the buildings therein or Common Areas;
9. That the Purchaser shall not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design;
10. That the Purchaser shall not store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or store such goods which are objected to by the concerned local or other authority and shall take care while carrying heavy packages, which may damage or likely to damage the staircases, common passages or any other structure of the Building, including entrances of the Building and in case any damage is caused to the Building or the Apartment on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for making good the said damages;
11. That the Purchaser shall also not remove any wall, including the outer and load bearing wall of the Apartment;
12. That the Purchaser shall not demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor make any alteration in the elevation of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, parrdis or other structural members in the Apartment without the prior written permission of the Promoter, and/or the Association and/or Apex Body;
13. That the Purchaser shall not do or permit to be done any act or thing which may render void or voidable any insurance of the Said Land and the Building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;

14. That the Purchaser shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the Said Land and the building in which the Apartment is situated, other than in the area earmarked for the such purpose;
15. That the Purchaser shall pay to the Promoter or the Association and/or Apex Body or the Facility Management Company, as the case may be, within 15 (fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or government for giving supply of water, electricity or any other service connection to the Building in which the Apartment is situated;
16. That the Purchaser shall bear and pay increases in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or government and/or other public authority and/or insurance company, on account of change of user of the Apartment by the Purchaser to any purposes other than for purpose for which it is sold;
17. That the Purchaser shall sign and execute such papers and documents, and do all such acts, deeds, and things as may be necessary from time to time for safeguarding the mutual interests of the Promoter and other Co-Buyers and/or Co-Occupiers of the Project;
18. That the Purchaser shall carry out any repair or interior or any other works in the Apartment only between reasonable hours so as not to cause any annoyance, nuisance and/or disturbance to the other Co-Buyers and/or Co-Occupiers of the Project;
19. That the Purchaser shall draw the 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 Co-Buyers and/or Co-Occupiers of the Project. The main electric meter shall be installed only at the common meter space in the Building or Project, as the case may be. The Purchaser shall under no circumstances be entitled to affix, draw or string wires, cables or pipes from, to or through any part or portion of the Project, the Said Land and outside walls of the tower(s) save and except in the manner indicated by the Promoter or the Association or the Apex body, as the case may be;
20. That if the Purchaser lets out or sells the Apartment, the Purchaser shall immediately notify the Promoter or the Association or the Apex Body or the Facility Management Company, as the case may be, of the tenant's/transferee's details, including address, email-id and telephone number;
21. That the Purchaser shall not sub-divide the Apartment and/or any part or portion thereof;
22. That the Purchaser shall not close or permit the closing of verandahs or lounges or balconies or lobbies and common parts or portions;
23. That the Purchaser shall not do or permit to be done any new window, doorways, path, passage, drain or other encroachment or easement to be made in the Apartment;
24. That the Purchaser shall not install grills, the design of which has not been suggested and/or approved by the Promoter or the Association or the Facility Management Company or in any

other manner do any other act which would affect or detract from the uniformity and aesthetics of the exterior of the Building;

25. That the Purchaser shall not build, erect or put upon the Common Areas any item of any nature whatsoever;
26. That the Purchaser shall not obstruct and/or block any pathways, driveways, passages, side-walks, lobbies and/or common areas of the Building or the Project in any manner;
27. That the Purchaser shall not use the Apartment or permit the same to be used for any purpose save and except exclusively for residential purpose and use or permit the same to be used for any purpose which may cause or is likely to cause nuisance or annoyance or cause damage or inconvenience to any Co-Buyers and/or Co-Occupiers of the Project;
28. That the Purchaser shall not use the Apartment for any illegal or immoral purpose or for any commercial or industrial activities whatsoever;
29. That the Purchaser shall not make or permit any disturbing noises in the Apartment by the Purchaser himself, his family, his invitees or servants, or do or permit anything to be done by such persons that will interfere with the rights, comforts and convenience of the other Co-Buyers and/or Co-Occupiers of the Project;
30. That the Purchaser shall not keep in the earmarked parking space, anything other than cars or two-wheeler or use the said parking space for any purpose other than parking of cars or two wheelers or raise any kucha or pacca construction, grilled wall/enclosures thereon or any part thereof or permit any person to stay/dwell or store article therein;
31. That the Purchaser shall not park or allow its vehicle to be parked in the pathway or open spaces in the Project or any part or portion thereof, save and except the parking space of the Purchaser or any other place specifically demarcated for the parking of the vehicles of visitors of Co-Buyers and Co-Occupiers of the Project;
32. That the Purchaser shall not shift or alter the position of either the kitchen or the toilets which would affect the drainage system of the Building in any manner whatsoever;
33. That the Purchaser shall not misuse or permit to be misused the water supply to the Apartment;
34. That the Purchaser shall not change/alter/modify the name of the Building and the Project from that mentioned in this Deed;
35. That the Purchaser shall not use the name/mark of the Promoter in any form or manner, in any medium (real or virtual), for any purpose or reason, save and except for the purpose of address of the Apartment and if the Purchaser does so, the Purchaser shall be liable to pay damages to the Promoter and shall further be liable for prosecution for use of such mark of the Promoter;
36. That the Purchaser shall not carry on or cause to be carried on any obnoxious or injurious activity in or through the Apartment, the garage or parking space, if any, and the Common Areas;

37. That the Purchaser shall not keep any heavy articles or things that are likely to damage the floors or install and operate any machine or equipment save usual home appliances;
38. That the Purchaser shall not install or keep or run any generator in the Apartment and the parking space;
39. That the Purchaser shall not throw or allow to be thrown litter in the common areas and on the grass planted within the Project;
40. That the Purchaser shall not overload the passenger lifts and shall move goods only through the staircase of the Building;
41. That the Purchaser shall not use the elevators in case of fire;
42. That the Purchaser agrees and acknowledges that the Promoter, the Facility Management Company and the Association shall be entitled to put up any neon sign, hoardings and other display materials on any part or portion of the Common Areas;
43. That the Purchaser shall not fix or install any antenna on the roof or terrace of the Building or fix any window antenna, save and except at the spaces specifically earmarked for such purpose by the Promoter, the Facility Management Company and/or the Association and/or Apex Body, as the case may be;
44. That the Purchaser shall not put any clothes in or upon the windows, balconies and other portions which may be exposed in a manner or be visible to outsiders;
45. That the Purchaser shall remain fully responsible for any domestic help or drivers employed by the Purchaser and any pets kept by the Purchaser;
46. That the Purchaser shall not refuse or neglect to carry out any work directed to be executed in the Building or in the Apartment after he/she/they had taken possession thereof, by a competent authority, or require or hold the Promoter liable for execution of such works;
47. That the Purchaser is entering into this Deed with the full knowledge of all laws, rules, regulations, notifications applicable to the Project and that the Purchaser shall comply with and carry out, from time to time after the Purchaser has taken over the occupation and use the said Apartment, all the requirements, requisitions, demands and repairs which are required by any competent authority in respect of the Apartment at his/ her/its own cost; and
48. That the Purchaser shall not generally do any such things that may disturb peace, harmony, beauty, decency or aesthetic quality of the surroundings of the Building and the Project.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE WRITTEN.

**Executed and delivered
on behalf of the Promoter at [•]:**

**Executed and Delivered
by the Purchaser(s) at [•]**

All in the presence of:

1.

2.

ANNEXURE – A

PLAN OF THE SAID LAND

ANNEXURE – B

FLOOR PLAN OF THE APARTMENT

ANNEXURE – C

PLAN OF CAR PARKING SPACE

MEMO OF CONSIDERATION

Received Rupees _____ (Rupees _____) towards the total price/consideration for the sale of the Apartment as per the terms of this Deed.

Promoter

Witness:

1.

2.