

CONVEYANCE

THIS INDENTURE is executed on the _____ day
of _____ Two Thousand Eighteen (2018) by and between

1. **Sparkling Heights Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U45400WB2014PTC200263) having its registered office at 53/4, P.N. Middy Road, Police Station Belgharia, Post Office Belgharia, Kolkata-700056 [PAN AAUCS3337H]
2. **Astounding Estates Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U70102WB2013PTC197156), having its registered office at Ganges Garden, Phase-II, Block-GA 6, 3rd Floor, 106, K.C. Singha Road, Police Station Shibpur, Post Office Shibpur, Howrah-711102 [PAN AALCA9668G]
3. **Bumpy Vaypaar Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U74900WB2014PTC200265), having its registered office at 19, Kalidas Lahiri Lane, 3rd Floor, P.O. & P.S. Baranagar, Kolkata-700036 [PAN AAFCB8562L]
4. **Starstore Dealers Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U74900WB2014PT199796) having its registered office at 1/133, Azadgarh, 3rd Floor, P.O. & P.S. Regent Park, Kolkata-700 040 [PAN AAUCS2099E]
5. **Sumptuous Builders Private Limited**, a company incorporated under the Companies Act, 1956, (CIN U70102WB2013PT199205) having its registered office at Ganges Garden, Phase-II, Block-GA 6, 3rd Floor, 106, K.C. Singha Road, Police Station Shibpur, Post Office Shibpur, Howrah-711102 [PAN AAUCS0244H]
6. **Khatu Barter Private Limited**, a company incorporated under the Companies Act, 1956, (CIN U52110WB2006PTC111063) having its registered office at Room No. 302, 3rd Floor, Narayani Building, Police Station Hare Street, Post Office GPO, Kolkata-700001 [PAN AACCK8673Q]
7. **Gladiolus Abasan Private Limited**, a company incorporated under the Companies Act, 1956, (CIN U45400WB2014PTC202229) having its registered office at BE-61, 1st Floor, Police Station Bidhannagar, Post Office Salt Lake City, Kolkata-700064 [PAN AAFCG6445D]
8. **Confitech Niwas Private Limited**, a company incorporated under the Companies Act, 1956, (CIN U45400WB2014PTC202232) having its registered office at BE-61, 1st Floor, Police Station Bidhannagar, Post Office Salt Lake City, Kolkata-700064 [PAN AAFCC6902P]

9. **Freesia Properties Private Limited**, a company incorporated under the Companies Act, 1956 (**CIN U70102WB2014PTC203101**), having its registered office at 53/4, P.N. Middy Road, Police Station Belgharia, Post Office Belgharia, Kolkata-700056 [**PAN AACCF4361J**]
10. **Hedonistic Homes Private Limited**, a company incorporated under the Companies Act, 1956 (**CIN U70102WB2014PTC199314**), having its registered office at Ganges Garden, Phase-II, Block-GA 6, 3rd Floor, 106, K.C. Singha Road, Police Station Shibpur, Post Office Shibpur, Howrah-711102 [**PAN AADCH3281L**]
11. **Owely Merchants Private Limited**, a company incorporated under the Companies Act, 1956 (**CIN U74999WB2013PTC194327**), having its registered office at 53/4, P.N. Middy Road, Police Station Belgharia, Post Office Belgharia, Kolkata-700056 [**PAN AACCO0593K**]
12. **Chicot Villa Private Limited**, a company incorporated under the Companies Act, 1956 (**CINU45200WB2013PTC194326**), having its registered office at 1/133, Azadgarh, 3rd Floor, P.O. & P.S. Regent Park, Kolkata-700 040 [**PAN AAFCC8107L**]
13. **Aroha Tradelink Private Limited**, a company incorporated under the Companies Act, 1956 (**CIN U51909WB2014PTC204428**), having its registered office at BE-61, 1st Floor, Police Station Bidhannagar, Post Office Salt Lake City, Kolkata-700064 [**PAN AANCA0793L**]
14. **Reward Buildcon Private Limited**, a company incorporated under the Companies Act, 1956 (**CINU70102WB2015PTC204878**), having its registered office at 27, Biplabi Trailakya Maharaj Sarani, Police Station Hare Street, Post Office GPO, Kolkata-700001 [**PAN AAHCR1610B**]

All 1 to 14 being represented by their constituted attorney **IXORA REALTY LLP** [**PAN : AAFFI1537F**], a Limited Liability Partnership Firm, incorporated under the Limited Liability Partnership Act, 2008 (**LLPIN AAD-5582**), having its registered office at Room No. 101, 1st Floor, Narayani Building, 27, Brabourne Road, Kolkata-700001, Police Station Hare Street, acting through its Designated partner, _____ son of _____ of Room No.101, 1st Floor, 27, Brabourne Road, Kolkata-700001, Police Station Hare Street duly authorised vide resolution dated ___ day of _____, 20___ (collectively **Owners**, include successors-in-interest)

And

IXORA REALTY LLP [PAN AAFFI1537F], a Limited Liability Partnership Firm, incorporated under the Limited Liability Partnership Act, 2008 (**LLPIN AAD-5582**), having its registered office at Room No. 101, 1st Floor, Narayani Building, 27, Brabourne Road, Kolkata-700001, Police Station Hare Street, acting through its Designated partner, son of of Room No.101, 1st Floor, 27, Brabourne Road, Kolkata-700001, Police Station Hare Street duly authorised vide resolution dated ___ day of _____, 20___ hereinafter referred to as the “**Developer**”(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said LLP, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assignees).

The “**Owners**” and “**Developer**” shall hereinafter collectively, be referred to as the “**Promoter**”

And

_____, (Aadhar No. _____) (PAN-_____), Son of _____, residing at _____, hereinafter called the “**PURCHASER/ALLOTTEE**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the allottee’s heirs, executors, administrators, successors-in-interest and permitted assigns).

(The “**Promoters**” and “**Purchaser/Allottee**” shall hereinafter, collectively, be referred to as the “**Parties**” and individually as a “**Party**”.)

BACKGROUND:

A. The Owners are the absolute and lawful owners of the land more fully described in **Part I of the First Schedule** hereto, which was purchased by

the Owners from time to time. The particulars of title of the purchased land more fully described in the **Part II of the First Schedule** hereto (Devolution of Title).

- B. By a Development Agreement dated 3rd July, 2015 and registered in the Office of the District Sub-Registrar Alipore, South 24 Pargnas recorded in Book No. I, Volume No. 1604-2015, Pages from 28569 to 28627, being Deed No. 160405192 for the year 2015 (Development Agreement), made between the Owners and the Developer, the Owners appointed the Developer as the Developer for developing and commercially exploiting the Said Total Land by constructing the six blocks thereon and selling various flats/spaces (collectively Flats) and parking spaces (collectively Parking Spaces) therein (such construction and sale collectively Project) on the terms and conditions recorded therein.
- C. The Owners have also granted a Power of Attorney dated 29th day of July, 2015 and registered in the Office of the District Sub-Registrar Alipore, South 24 Pargnas recorded in Book No. I, Volume No. 1604-2015, Pages from 47324 to 47372, being Deed No. 160405803 for the year 2015;
- D. The Total Land is being used for the purpose of development of an integrated housing project, thereon named as “**ANANYA**” comprising of residential apartments and other spaces and common areas (“**Project**”).
- E. The Promoter has caused a plan no. 115/CB/22/40 dated 19/08/2016 sanctioned by the Rajpur Sonarpur Municipality for construction of 6 blocks of residential units (the “**said Plan**”) on a portion of the Total Land. The Promoter has started construction of 6 blocks and marketing since then comprising of G+4 floors in each Block of residential Units on the Total

Land with provisions for common areas, amenities and facilities to be used in common by all occupants of the Project

- F. Flats/units were offered in the Building to the intending Purchasers and pursuant to such offer the Purchaser applied for allotment of a flat in the Project and thereafter executing an Agreement of Sale dated And registered at beingwith the Promoter (the “AGREEMENT FOR SALE”) Apartment No.]having carpet area of [.....] (_____) square feet, more or less, on the[.....] floor in the building named “.....” (the “**BUILDING**”) along with [.....] Nos. covered parking/open parking/Two wheeler Parking No. [.....] admeasuring [.....] (_____) square feet, more or less, also along with balcony/Verandah admeasuring approximately [.....] square feet and along with Open Terrace [.....]having carpet area of [.....] square feet if applicable as per details given in the **SECOND SCHEDULE** hereunder (the “Said Apartment”) and the Promoter allotted the same to the Purchaser.
- G. The Promoter has since completed the construction of the Project including the Said Apartment and has also completed the construction of the common areas of as per details given in the **THIRD SCHEDULE** hereunder written, (the “**COMMON AREAS**”) and has obtained the completion certificate from the Authorities.
- H. Pending the conveyance of the said Apartment by the Promoters in favour of the Purchaser and as required upon the coming into force of the West Bengal Housing Industry Regulation Act, 2017, (the “**SAID ACT**”) and the West Bengal Housing Industry Regulation Rules, 2018, (the “**SAID RULES**”) the Promoter has registered the Project under the provisions of the Said Act and/or the Said Rules under registration no. _____.

- I. In pursuance of the aforesaid and by these presents the said Apartment (along with the rights appurtenant thereto) is being conveyed and/or transferred by the Promoter in favour of the Purchaser **and** the undivided proportionate share in the Common Areas together with the right to use such Common Areas, in common, along with other occupants and maintenance staff etc of the said Project (without causing any inconvenience or hindrance to them) is being conveyed and/or transferred by the Promoter to the Purchaser.
- J. The Purchaser has made himself/herself fully satisfied about the title, right and entitlement of the Owners in the Said Land, the Said Plan, the construction made by Promoter, the workmanship, specifications, materials used in the said Unit, the location of car parking space (if any), all background papers, the carpet, built up and super built-up area of the said Unit and the common service area, facilities and amenities, the right of the Promoter to grant this conveyance and the extent of the rights being granted in favour of the Purchaser. The Purchaser hereby accepts the same and will not raise any objection with regard thereto.

NOW THIS INDENTURE WITNESSETH THAT:

In pursuance of the Agreement for Sale in favour of the Purchaser **AND** in consideration of the payments made by the Purchaser to the Promoter and as more fully mentioned in the **FOURTH SCHEDULE** herein. (the receipt whereof the Promoter do hereby admit and acknowledge and of and from the payment of the same, forever release, discharge and acquit the Purchaser and the Said Apartment and the rights and properties appurtenant thereto) the Promoter doth hereby grant, sell, convey, transfer, assign and assure unto the Purchaser **ALL THAT** the Said Apartment (along with rights appurtenant thereto) as more fully described in **SECOND SCHEDULE** hereunder written (hereinbefore as also hereinafter referred to as the “**SAID APARTMENT**”) and in consideration of the receipt of their respective entitlements (under the Said Agreement Dated _____), by the

Promoter herein, the Promoter doth hereby, grant, sell, convey, transfer, assign and assure unto the Purchaser **ALL THAT** the undivided proportionate share as also the right to use the Common Areas, (morefully described in the **THIRD SCHEDULE** in common along with other occupants and maintenance staff etc of the project (all of such share/rights being morefully described in **SECOND SCHEDULE** hereunder written being collectively referred hereinafter as the “**COMMON AREA SHARE AND USER RIGHTS**”) **TO HAVE AND TO HOLD** the Said Apartment And the said Common Area Share And User Rights (both hereinafter collectively referred to as the “**SAID APARTMENT AND THE RIGHTS APPURTENANT THERETO**”) unto the Purchaser absolutely and forever free from all encumbrances, whatsoever, together with all benefits and advantages, rights, liberties, easements, privileges, appendages, and appurtenances whatsoever belonging to the Said Apartment And the rights appurtenant thereto or in anywise appertaining thereto, or any part thereof, usually held. Used, occupied, accepted, enjoyed, reputed or known as part or parcel thereof **AND** the reversion or reversions, remainder or remainders, and the rents, issues, and profits of the Said Apartment And The Rights Appurtenant Thereto **AND** all the estate, rights, title, interest, property, claim and demand, whatsoever, of the Promoter into or upon the Said Apartment And The Rights Appurtenant Thereto **SUBJECT TO** the observance and performance of the specific covenants, stipulations, restrictions and obligations mentioned hereafter, all of which shall be and be deemed always deemed to be covenants running with the land **AND SUBJECT ALSO TO** the Purchaser paying and discharging all taxes, impositions etc. of the Said Apartment And The Rights Appurtenant Thereto wholly and also common expenses of the Common Areas proportionately, **AND PROVIDED ALWAYS THAT** the undivided proportionate share in the Common Areas and the right of user and enjoyment thereof shall always be deemed to have been conveyed to the Purchaser by the Promoter with the Said Apartment.

1. PURCHASER’S COVENANTS:

The Purchaser covenant with the Promoter as follows:

1.1 Inspection of Plan/Fixtures/Fittings: The Purchaser has, inter alia, inspected and verified all the documents as also the Said Plan of the Project and/or the Said Apartment and is satisfied as to the Said Plan and/or the construction of the said Project and the condition and description of all fixtures and fittings installed and/or provided therein and also as to the amenities and facilities appertaining to the Said Apartment and also to the nature, scope and extent of benefit or interest in the said Project and/or in the Common Areas.

1.2 User: The Purchaser shall use the Said Apartment for residential purposes and for no other purpose whatsoever.

1.3 Use of Common Areas: The Purchaser, along with other purchasers/occupants of other apartments/units in the said Project will be entitled to use and enjoy only such of the Common Areas which would be earmarked and/or designated for common use by the Promoter.

1.4 The Purchaser shall:

1.4.1 Payment of Rates and Taxes: pay all taxes, charges, levies and impositions payable as owner or the occupier of the Said Apartment as may be payable by the Purchaser and this liability shall be perpetual, even if not mentioned in any future conveyance or instrument of transfer.

1.4.2 Colour Scheme/Modifications: Not change/modify / alter the external façade (on all sides) of the Said Apartment in any manner whatsoever and/or not to change/modify/alter the colour scheme of all areas/ surfaces of the Said Apartment which are part of the

exterior elevation and/or part of the exterior colour scheme of the Building.

1.4.3 Good Order and Condition: Keep the interiors of the Said Apartment and the amenities and conveniences therein in good order and condition, normal wear and tear excepted.

1.4.4 Necessary Repairs and Maintenance: Carry out the necessary internal repairs and incur all expenses, at its own, for the upkeep and maintenance of the Said Apartment without causing any inconvenience to the other owners/occupiers of the Building.

1.4.5 Observance of Laws: Observe all laws, rules and/or regulations and further ensure that under no circumstances, the Promoter is held responsible or liable for any liability, whatsoever, for the same.

1.5 The Purchaser shall not:

1.5.1 Repair: Ask the Promoter to undertake any repair or rectification work in the Said Apartment.

1.5.2 Complaint: Raise any complaint regarding design, layout, accommodation, specifications, fittings and fixtures etc. of the Said Apartment and/or the amenities, utilities and/or facilities provided in the Said Apartment and/or in the building/block/Apartment.

1.5.3 Nuisance: Do, allow or cause to be done anything within or in the vicinity of the Said Apartment, which may cause nuisance or annoyance to others.

1.5.4 Storage of Hazardous Goods: Store or bring or allow to be stored and brought in the Said Apartment any goods of hazardous or combustible nature or any heavy material that may affect or endanger the structural stability of the Said Apartment.

- 1.5.5 Illegal or Immoral Use:** Use or permit the user of, any portion of the Said Apartment, for any illegal or immoral activities.
- 1.5.6 Cleanliness:** Accumulate or throw any dirt, rubbish, waste or refuse in or about the Said Apartment.
- 1.5.7 Hindrances:** Keep any goods or other items in the corridors causing hindrance in any manner in the free movement in the corridors and other places of common use in the Building.
- 1.5.8 Obstruction:** Do any act, deed or thing whereby the rights of occupiers of other Units in the building in which the Said Apartment is situated is unreasonably interfered or obstructed and shall do all acts, deed and things for the purpose of maintaining decency of the Said Apartment.
- 1.5.9 No Ownership Claim:** Neither have nor shall, at any time, in future, claim to have any share and/or interest and/or right of any nature whatsoever (except specifically conveyed under these presents) in other areas of the said Project and/or in the Common Areas save and except the Said Apartment.
- 1.5.10 Put up Letter box/signage:** Not to put up any name writing, letter box, drawing sign board plate neo-sign board or placard of any kind on any window on the exterior of the Said Apartment or on the outside wall of the building/block so as to be visible from outside the Said Apartment. Save at the place as be approved or provided by the Promoter. Nothing contained herein shall, however, prevent the Purchaser to put a decent name plate on the outer-face of the main door of the Said Apartment.
- 1.5.11 Object to the installations:** not to object to the erection, and maintenance of communication towers or other installations for mobile telephones,

VSAT, Dish and/or other antennas etc. on the roof of the Building, which may be allowed to be put up to ensure better connectivity and/or better network within the building/block and/or to augment the financial resources of the Association without the Allottee being required to pay any charges for the same.

1.5.12 General :-

- 1.5.12.1.** That the Purchaser agrees and acknowledges that service areas located within the Project, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, space for DG set, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment etc. and other permitted uses as per the sanctioned plan and that the Purchaser shall not be permitted to use the service areas in any other manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the Promoter and/or the Association, as the case may be, for rendering maintenance services;
- 1.5.12.2.** That the Purchaser shall co-operate with the other Co-Buyers and Co-Occupiers of the Project, the Promoter and/or the Association, 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 and/or the Association, 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;
- 1.5.12.3.** That the Purchaser shall abide by and observe at all times the regulations framed by the Promoter and/or the Association, 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;

- 1.5.12.4.** That the Purchaser shall pay to the Promoter or the Association, 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;
- 1.5.12.5.** 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;
- 1.5.12.6.** That the Purchaser shall also not remove any wall, including the outer and load bearing wall of the Apartment;
- 1.5.12.7.** 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, parris or other structural members in the Apartment without the prior written permission of the Promoter and/or the Association;

- 1.5.12.8.** 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;
- 1.5.12.9.** 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;
- 1.5.12.10.** That the Purchaser shall pay to the Promoter or the Association, 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;
- 1.5.12.11.** 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;
- 1.5.12.12.** That the Purchaser shall carry out any repair or interior or any other works in the Apartment only between reasonable hours on working

days so as not to cause any annoyance, nuisance and/or disturbance to the other Co-Buyers and/or Co-Occupiers of the Project;

- 1.5.12.13.** 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, as the case may be;
- 1.5.12.14.** That the Purchaser shall not sub-divide the Apartment and/or any part or portion thereof;
- 1.5.12.15.** That the Purchaser shall not close or permit the closing of verandahs, exclusive terrace, if any or lounges or balconies or lobbies and common parts or portions;
- 1.5.12.16.** 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;
- 1.5.12.17.** 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 in any other manner do any other act which would affect or detract from the uniformity and aesthetics of the exterior of the Building;

- 1.5.12.18.** That the Purchaser shall not build, erect or put upon the Common Areas any item of any nature whatsoever;
- 1.5.12.19.** 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;
- 1.5.12.20.** 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;
- 1.5.12.21.** That the Purchaser shall not keep in the garage, if any, anything other than cars or two-wheeler or use the said garage or 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;
- 1.5.12.22.** 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 allotted to 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;
- 1.5.12.23.** 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;

- 1.5.12.24.** That the Purchaser shall not misuse or permit to be misused the water supply to the Apartment;
- 1.5.12.25.** That the Purchaser shall not change/alter/modify the name of the Building and the Project from that mentioned in this Agreement;
- 1.5.12.26.** 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;
- 1.5.12.27.** 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;
- 1.5.12.28.** 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;
- 1.5.12.29.** That the Purchaser shall not install or keep or run any generator in the Apartment and the garage, if any;
- 1.5.12.30.** That the Purchaser shall not smoke in public places inside the Project which is strictly prohibited and the Purchaser and his/her/its guests are expected not to throw empty cigarette cartons, cigarette butts and matchboxes in the open and dispose them off in the pre-positioned dustbins after ensuring that the fire is fully smothered/extinguished;

- 1.5.12.31.** That the Purchaser shall not pluck flowers or stems from the gardens or plants;
- 1.5.12.32.** That the Purchaser shall not throw or allow to be thrown litter on the grass planted within the Project;
- 1.5.12.33.** That the Purchaser shall not trespass or allow to be trespassed over lawns and green plants within the Project;
- 1.5.12.34.** That the Purchaser shall not overload the passenger lifts and shall move goods only through the staircase of the Building;
- 1.5.12.35.** That the Purchaser shall not use the elevators in case of fire;
- 1.5.12.36.** That the Purchaser agrees and acknowledges that the Promoter 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;
- 1.5.12.37.** 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 and/or the Association, as the case may be;
- 1.5.12.38.** 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;
- 1.5.12.39.** That the Purchaser shall remain fully responsible for any domestic help or drivers, maids employed by the Purchaser and any pets kept by the Purchaser;

- 1.5.12.40.** 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;
- 1.5.12.41.** 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.
- 1.5.12.42.** That the Purchaser agrees that the Swimming Pool within the Project will be a facility for enjoyment of the owners of residential apartments including the Purchaser and will be used as per the Rules and Regulations framed from time to time. The use of the swimming pool may be, if so decided, be subject to payment of usage charges as so applicable.
- 1.5.12.43.** The Allottee agrees that the Promoter shall, provide connectivity of cable, telecom/ high speed broadband/ other similar telecom and IT facilities to the Project and/or may enter into agreement /contract (on such terms and conditions and for such period as the Promoter shall decide) with various service providers of its choice for providing these services and/or for the purpose for putting up installations to provide such services in certain specified spaces (both open or covered or both) earmarked/ demarcated by the Promoter within the Project and which would be declared to be common facilities by the Promoter. These contracts/ agreements, if any, entered into by the Promoter shall be continued for the period of validity of these contracts/agreements by the Association, who will take over the maintenance and management of Common Areas and thereafter, it may be renewed on terms and conditions as may be decided by the Association. The Purchaser (as also other unit

owners) will not be entitled to fix any antenna, equipment or any gadget on the roof or terrace of the Building or any window antenna, excepting that the Purchaser shall be entitled to avail the cable connection facilities of the designated providers to all the Flat/Units.

2. PROMOTER'S COVENANTS :-

- a. The Promoter doth hereby profess that the title transferred to the Purchaser in the Said Apartment And The Rights Appurtenant Thereto subsists and that the Promoter have good right, full power and absolute authority to grant, sell, convey, transfer, assign and assure unto and to the use of the Purchaser the title hereby conveyed to the Purchaser.
- b. The Promoter doth hereby covenant with the Purchaser that the Promoter in future, shall, at the request and cost of the Purchaser, execute such documents that may be required for perfecting and bettering the title of the Purchaser to the Said Apartment And The Rights Appurtenant Thereto.
- c. The Promoter, unless prevented by fire, or some other irresistible force, shall, upon reasonable request and at the cost of the Purchaser cause to be produced to the Purchaser the attorneys of the Purchaser or agent, as the case may be, for inspection the title deeds in connection with the Said Land in its custody and shall give photocopies thereof at the costs and expenses of the Purchaser and in due course of time, handover all such title deeds to the Association.

3. MUTUAL COVENANTS:

AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:-

3.1 Transfer/conveyance of Common Area Share And User Rights: The Purchaser has been categorically made aware by the Promoter that the Common Area Share And User Rights as defined in **PART-II** of the **SECOND SCHEDULE** hereunder written being conveyed/transferred to the Purchaser is being transferred as per the law prevailing on the date of execution and registration of this conveyance. The Purchaser has also been categorically made aware by the Promoter that at any time after the execution and registration of this conveyance, and in terms of the law(s) (especially, the Said Act read with the Said Rules as is applicable in the state of West Bengal) the Promoter would be under obligation, inter alia, to transfer the Common Areas as mentioned in the **THIRD SCHEDULE** hereunder written to the Association, (as defined below) when formed, the Purchaser, hereby, unconditionally and unequivocally agree and confirm that the Purchaser shall, upon receiving a request from the Promoter sign such deed of conveyance and/or give unconditional and unequivocal consent for such transfer of Common Areas to the Association and the Purchaser also agrees and confirms that such consent shall be and shall always be deemed to have been granted by the Purchaser to the Promoter. The Purchaser further unconditionally confirms to bear the proportionate cost towards stamp duty and registration if so required at the time of such transfer. This obligation of the Purchaser, as aforesaid, shall be an essential covenant to be unconditionally complied with by the Purchaser and be deemed to be a covenant running with the land till it is complied with and/or be deemed to have been complied with by the Purchaser.

3.2 MAINTENANCE OF THE BUILDING : The Common Area comprised within the said Project, as more fully described in the **THIRD SCHEDULE** hereunder written, shall be in the exclusive ownership, control, management and administration of the Association to be registered

under the name of “_____” or under such other name as may be so approved (the “ASSOCIATION”).

3.3 The Deposits/Sinking fund etc. paid/deposited by the Purchaser to the Promoter shall be transferred by the Promoter to the said Association after adjustment of all dues payable by the Purchaser to the Promoter.

3.4 The rules, regulations and/or bye laws of the said Association shall not be inconsistent with or contrary or repugnant to the rights and entitlements of the Purchasers and the Promoter, hereunder reserved.

3.5 The Purchaser's proportionate share in all matters concerning the Said Apartment And The Rights Appurtenant There To shall be the proportion which the carpet area of the Said Apartment may bear to the carpet area of all the Apartments/Units of the said Project. It is clarified that while determining the proportionate share of the Purchaser to the various matters, the decision of the Promoter or the Association upon its formation shall be binding on the Purchaser.

3.6 The Purchaser shall be and remain responsible for indemnifying the Promoter and the Association against all damages costs claims demands and proceedings occasioned or to any person due to negligence or any act deed or thing made done or occasioned by the Purchaser as a result of any act omission or negligence of the Purchaser or the servants agents licensees or invitees of the Purchaser and/or any breach or non-observance non-fulfillment or non-performance of the terms and conditions hereof to be observed fulfilled and performed by the Purchaser.

3.7 Any delay or indulgence by the Promoter in enforcing the terms of this indenture or any forbearance or giving of time to the Purchaser shall not be

construed as waiver of any breach or non-compliance by the Purchaser nor shall the same in any way or manner prejudice the rights to the Promoter.

3.8 The said Project shall always be known as " *ANANYA*".

3.9 This Indenture and the agreement for sale executed heretofore contains the entire agreement of the Parties and no oral representation or statement shall be considered valid or binding upon either of the Parties nor shall any provision of this indenture be terminated or waived except by written consent by all the Parties. In case of any inconsistency or contradiction between, the agreement between the Parties and his Indenture, the terms and conditions of this Indenture shall prevail. The Purchaser acknowledges upon signing of this indenture that no agreements, conditions, stipulations, representations, guarantees or warranties have been made by the Promoter or its agents, servants or employees other than what is specifically set forth herein and/or in the agreement between the Parties.

4. CLUB FACILITIES

4.1 The Allottee shall be entitled to the facilities of a club within the Project ("**Club**") along with the Co-Buyers and/or Co-Occupiers of the Project. The operational costs/charges of the Club shall form part of the Common Charges and Expenses.

4.2 It is expressly made clear that the membership of the Allottee to the Club shall be transferred upon the Allottee transferring the Apartment in favour of a third party. The Club membership can only be used by the Allottee and his /her immediate family members in accordance with the rules and regulations of the Club. Nothing contained in this Agreement shall be deemed to confer any right on a subsequent transferee, tenant, lessee or licensee of the Apartment to be entitled to use the facilities of the Club on

the basis of being in possession of the Apartment alone.

- 4.3 The rights and obligations of the Allottee 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, as the case may be, in due course and circulated to members before the Club is made operational. The Allottee agrees, undertakes and covenants to abide by such rules and regulations and make payment of all periodic subscriptions and other expenses relating thereto.
- 4.4 On failure of the Allottee to regularly pay the charges, subscription, etc. in respect of the Club, the Promoter or the Association, as the case may be, shall be entitled to restrict the Allottee's entry to the Club and withdraw all the privileges of the Club to the Allottee, and the Allottee hereby gives his/her/its unfettered consent to the same.
- 4.5 If the Allottee bring guests to use the Club facilities, the Allottee will be required to pay guest charges in accordance with the rules and regulations of the Club.
- 4.6 The Allottee hereby agrees and acknowledges that some of the facilities at the Club shall be available to the members of the Club, subject to payment of the monthly subscription only, while other facilities will be available on "pay by use" basis over and above the monthly subscription or such other basis as may be decided by the Promoter/Association.
- 4.7 Detailed terms and conditions of the Club membership, different charges and rules and regulations governing the usage of the Club will be formulated in due course and circulated to all the members and the same will be binding on all the members (including additional members).

5. Interpretation:

- 5.1. Words importing singular number, shall wherever applicable, include plural number.
- 5.2. Words importing Masculine Gender shall, wherever applicable, include Feminine Gender and/or neuter Gender.
- 5.3. Reference to any clause shall mean such clause of this deed and include any sub clause thereof. Reference to any schedule shall mean such schedule to this deed and includes any parts of such Schedule.
- 5.4. Headings, Clause Titles, Capitalized expressions and bold expressions are given for convenience purposes only.

THE FIRST SCHEDULE ABOVE REFERRED TO

(TOTAL LAND)

PART 1

All That land measuring (i) 25.3 (twenty five point three) decimal, more or less, comprised in R.S./L.R. *Dag* No. 1, recorded in L.R. *Khatian* Nos. 1857, 1858 and 1859, *Mouza* Malancha, J.L. No. 78, Police Station Sonarpur, within Rajpur Sonarpur Municipality And (ii) 106 (one hundred and six) decimal, more or less, comprised in R.S./L.R. *Dag* Nos. 675, 676, 677, 678, 679 and 680, recorded in L.R. *Khatian* Nos. 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173 and 2174, *Mouza* Manikpur, J.L. No. 77, Police Station Sonarpur, within Rajpur Sonarpur Municipality, totaling to land measuring 131.3 (one hundred and thirty one point three) decimal, more or less the said land butted and bounded are as follows:-

On the North : By *Dag* No. 1 of *Mouza* – Malancha & *Dag* No. 674 of *Mouza* – Manikpur

- On the East** : Dag Nos. 2 & 16.
- On the South** : By Dag No. 16 of Mouza – Malancha & by Mouza – Bade Hooghly
- On the West** : By Dag Nos. 674 & 672

PART II

(Devolution of Title)

(Devolution of Title)

1. **Ownership of Owner No. 1.1 Sparkling Heights Private Limited** : By a Deed of Conveyance dated 23rd April, 2014 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No. 17, Pages from 3063 to 3094, being Deed No. 03095 for the year 2014 Gita Ghosh & Another sold to Sparkling Heights Private Limited, the Owner No. 1.1 herein, 4.23 Decimal in R.S. & L.R. Dag No. 680 and
By two another Deed of Conveyances one dated 23rd April, 2014 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No. 17, Pages from 3000 to 3026, being Deed No. 03094 for the year 2014 and another dated 12th March, 2015 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No. 7, Pages from 2676 to 2696, being Deed No. 02242 for the year 2015 Alok Kumar Dutta sold to Sparkling Heights Private Limited, the Owner No. 1.1 herein, 5.76 Decimal in R.S. & L.R. Dag No. 680 included in the Said Property.

2. **Ownership of Owner No. 1.2 Astounding Estates Private Limited:** By a Deed of Conveyance dated 2nd January, 2014 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No. 1, Pages

from 1226 to 1248, being Deed No.00068 for the year 2014, Shibashish Nag & others sold to Astounding Estates Private Limited, the Owner No. 1.2 herein, 2 Cottahs in R.S. & L.R. Dag No. 1 included in the Said Property.

By another Deed of Conveyances dated 12th March 2015 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No. 7, Pages from 2388 to 2409, being Deed No. 02228 for the year 2015 Gargi Dutta sold to Astounding Estates Private Limited, the Owner No. 1.2 herein, 6.7 Decimal in R.S. & L.R. Dag No. 1 included in the Said Property.

3. **Ownership of Owner No. 1.3 Bumpy Vaypaar Private Limited :** By a Deed of Conveyance dated 23rd April, 2014 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No. 17, Pages from 3063 to 3094, being Deed No. 03095 for the year 2014 Gita Ghosh & Another sold to Bumpy Vaypaar Private Limited, the Owner No. 1.3 herein, 4.24 Decimal in R.S. & L.R. Dag No. 680 and another Deed of Conveyance dated 23rd April, 2014 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No. 17, Pages from 3000 to 3026, being Deed No. 03094 for the year 2014 and another Deed of Conveyance dated 12th March, 2015 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No. 7, Pages from 2676 to 2696, being Deed No. 02242 for the year 2015 Alok Kumar Dutta sold to Bumpy Vaypaar Private Limited, the Owner No. 1.3 herein, 5.77 Decimal in R.S. & L.R. Dag No. 680 included in the Said Property

4. **Ownership of Owner No. 1.4 Starstore Dealers Private Limited :** By a Deed of Conveyance dated 23rd April, 2014 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No. 17, Pages from 3063 to 3094, being Deed No. 03095 for the year 2014 Gita Ghosh & Another sold to Starstore Dealers Private Limited, the Owner No. 1.4 herein, 4.24 Decimal in R.S. & L.R. Dag No. 680 and another Deed of Conveyance

dated 23rd April, 2014 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No. 17, Pages from 3000 to 3026, being Deed No. 03094 for the year 2014 and another Deed of Conveyance dated 12th March, 2015 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No. 7, Pages from 2676 to 2696, being Deed No. 02242 for the year 2015 Alok Kumar Dutta sold to Starstore Dealers Private Limited, the Owner No. 1.4 herein, 5.76 Decimal in R.S. & L.R. Dag No. 680 included in the Said Property

5. **Ownership of Owner No. 1.5 Sumptuous Builders Parivate Limited :** By a Deed of Conveyance dated 12th March, 2015 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No.7, Pages from 2574 to 2595, being Deed No.02241 for the year 2015, Alok Kumar Dutta sold to Sumptuous Builders Private Limited, the Owner No. 1.5 herein, 10 Decimal in R.S. & L.R. Dag No. 678 included in the Said Property.
6. **Ownership of Owner No. 1.6 Khatu Barter Private Limited :** By a Deed of Conveyance dated 12thMarch, 2015 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No.7, Pages from 2475 to 2496, being Deed No.02231 for the year 2015, Alok Kumar Dutta sold to Khatu Barter Private Limited, the Owner No. 1.6 herein, 9 Decimal in R.S. & L.R. Dag No. 677 and 1 Decimal in R.S. & L.R. Dag No. 680 included in the Said Property.
7. **Ownership of Owner No. 1.7 Gladilous Abasan Private Limited:** By a Deed of Conveyance dated 12th March, 2015 and registered in the Office of the District Sub-Registrar - IV, South 24 Parganas in Book No. I, CD Volume No.7, Pages from 2348 to 2367, being Deed No.02227 for the year 2015, Alok Kumar Dutta sold to GladilousAbasanPrivate Limited, the Owner No. 1.7 herein, 10 Decimal in R.S. & L.R. Dag No. 680 included in the Said Property.

8. **Ownership of Owner No.1.8 Confitech Niwas Private Limited:** By a Deed of Conveyance dated 12th March, 2015 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No.7, Pages from 2432 to 2452, being Deed No.02237 for the year 2015, Alok Kumar Dutta sold to Confitech Niwas Private Limited, the Owner No.. 1.8 herein, 10 Decimal in R.S. & L.R. Dag No. 679 included in the Said Property.
9. **Ownership of Owner No. 1.9 Freesia Properties Private Limited:** By a Deed of Conveyance dated 19th November, 2014 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No.50, Pages from 1727 to 1746, being Deed No.08603 for the year 2014, Alok Kumar Dutta sold to Freesia Properties Private Limited, the Owner No.1.9 herein, 10 Decimal in R.S. & L.R. Dag No. 675 included in the Said Property.
10. **Ownership of Owner No. 1.10 Hedonistic Homes Private Limited:** By a Deed of Conveyance dated 19th November, 2014 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No.50, Pages from 1707 to 1726, being Deed No.08602 for the year 2014, and another Deed of Conveyance dated 12th March, 2015 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No.7, Pages from 2574 to 2595, being Deed No.02241 for the year 2015 Alok Kumar Dutta sold to Hedonistic Homes Private Limited, the Owner No. 1.10 herein, 2 Decimal in R.S. & L.R. Dag No. 678 and 6 Decimal in R.S. & L.R. Dag No. 675 included in the Said Property.
11. **Ownership of Owner No. 1.11 Owelty Merchants Private Limited:** By a Deed of Conveyance dated 30th December, 2014 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No.3, Pages from 219 to 238, being Deed No.00359 for the year 2015, Alok

Kumar Dutta sold to Owelty Merchants Private Limited, the Owner No. 1.11 herein, 10 Decimal in R.S. & L.R. Dag No. 676 included in the Said Property.

12. **Ownership of Owner No. 1.12 Chicot Villa Private Limited :** By a Deed of Conveyance dated 30th December 2014 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No.3, Pages from 199 to 218, being Deed No.00358 for the year 2015, Alok Kumar Dutta sold to Chicot Villa Private Limited, the Owner No. 1.12 herein, 8 Decimal in R.S. & L.R. Dag No. 676 included in the Said Property.
13. **Ownership of Owner No. 1.13 Aroha Tradelink Private Limited :** By a Deed of Conveyance dated 12th March, 2015 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No.7, Pages from 2453 to 2474, being Deed No.02233 for the year 2015, Gargi Dutta sold to Aroha Tradelink Private Limited, the Owner No. 1.13 herein, 5.3 Decimal in R.S. & L.R. Dag No. 1 included in the Said Property.
14. **Ownership of Owner No. 1.14 Reward Buildcon Private Limited :** By a Deed of Conveyance dated 12th March, 2015 and registered in the Office of the District Sub-Registrar - IV, South 24-Parganas in Book No. I, CD Volume No.7, Pages from 2410 to 2431, being Deed No.02234 for the year 2015, Gargi Dutta sold to Reward Buildcon Private Limited, the Owner No. 1.14 herein, 10 Decimal in R.S. & L.R. Dag No. 1 included in the Said Property.

THE SECOND SCHEDULE ABOVE REFERRED TO

(PART – I)

(Said Apartment)

ALL THAT Apartment No. on floor of the Block No.

having Carpet Area of square feet, alongwith balcony admeasuring square feet comprised of Bedroom, Balcony/verandah, Exclusive Terrace Area square feet if applicable along with study if applicable together a *pro rata* share in of the Common Areas.

PARKING SPACE

.....Open/Covered/Two wheeler..... admeasuring approximately square feet.

(PART – II)

(Common Area Share And User Right)

ALL THAT the undivided proportionate share as also the right to use the Common Areas (which common areas are morefully described in the Third Schedule herein above) along with the other occupants and maintenance staff.etc of the Project without causing any inconvenience or hindrance to them.

THE THIRD SCHEDULE ABOVE REFER1RED TO

Common Portions and Amenities & Facilities

- Well Equipped Gymnasium
- Adda Zone
- Multipurpose Court
- Swimming Pool
- Indoor children's play area
- Outdoors Children's Play Area
- Community Hall
- Landscape Garden
- Indoor Games (Carom, Card Zone, Dart, Chess)

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Total Price)

Rs. _____/- (Rupees _____) only for the Said Apartment and The Rights Appurtenant Thereto paid by the Purchaser to the Promoter, the receipt of which the Promoter hereby acknowledge to have received.

Rupees _____ only

Rupees

Promoter

Witnesses:

- 1.

- 2.

IN WITNESS WHEREOF the Parties hereinabove named have set and subscribed their respective hands and seal on the day month and year first above written in the presence of attesting witness as below.

**Executed and Delivered by the First Vendors
herein at Kolkata in the presence of:**

**Executed and Delivered by the Second Vendor
herein at Kolkata in the presence of:**

**Executed and Delivered by the Promoter
herein at Kolkata in the presence of:**

**Executed and Delivered by the Purchaser
herein at Kolkata in the presence of:**