

CONVEYANCE

1. **Date:**
2. **Nature of document:** Deed of Conveyance
3. **Parties:**
 - 3.1 **Owners:**
 - 3.1.1 **DTL ESTATE PRIVATE LIMITED** (AABCD6588J)
 - 3.1.2 **DTL PROPERTIES PRIVATE LIMITED** (AABCD6548G)
 - 3.1.3 **DTL HOME PRIVATE LIMITED** (AABCD6587H)
 - 3.1.4 **DTL ABASAN PRIVATE LIMITED** (AABCD6553F)
 - 3.1.5 **DTL RESOURCES PRIVATE LIMITED** (AABCD6550G)
 - 3.1.6 **DTL ENCLAVE PRIVATE LIMITED** (AABCD6586G)
 - 3.1.7 **DTL PLAZA PRIVATE LIMITED** (AABCD6585F)
 - 3.1.8 **DTL HOUSING PRIVATE LIMITED** (AABCD6584E)
 - 3.1.9 **DTL DEVELOPERS PRIVATE LIMITED** (AABCD6551H)
 - 3.1.10 **DTL SKYHIGH PRIVATE LIMITED** (AABCD6581B)
 - 3.1.11 **DTL PROPCONS PRIVATE LIMITED** (AABCD9187D)
 - 3.1.12 **DTL PLANNER PRIVATE LIMITED** (AABCD6359D)
 - 3.1.13 **DTL NIKETAN PRIVATE LIMITED** (AABCD6358C)
 - 3.1.14 **DTL RESORTS PRIVATE LIMITED** (AABCD6583D)
 - 3.1.15 **CRI HOUSING PRIVATE LIMITED** (AACCC0579K)
 - 3.1.16 **CRI PROPERTIES PRIVATE LIMITED** (AACCC1557H)
 - 3.1.17 **CRI PLAZA PRIVATE LIMITED** (AACCC0587F)
 - 3.1.18 **CRI TOWERS PRIVATE LIMITED** (AACCC1558J)
 - 3.1.19 **CRI HOME PRIVATE LIMITED** (AACCC0575F)
 - 3.1.20 **CRI PLANNERS PRIVATE LIMITED** (AACCC0578J)
 - 3.1.21 **CRI DEVELOPERS PRIVATE LIMITED** (AACCC0585H)
 - 3.1.22 **CRI ESTATE PRIVATE LIMITED** (AACCC0586E)
 - 3.1.23 **CRI PROPCONS PRIVATE LIMITED** (AACCC0581D)
 - 3.1.24 **CRI RESORTS PRIVATE LIMITED** (AACCC0582A)
 - 3.1.25 **CRI SKYHIGH PRIVATE LIMITED** (AACCC0580C)
 - 3.1.26 **CRI NIKETAN PRIVATE LIMITED** (AACCC0588L)
 - 3.1.27 **CRI ENCLAVE PRIVATE LIMITED** (AACCC0576G)
 - 3.1.28 **COSMIC PLANNERS PRIVATE LIMITED** (AACCC0574E)
 - 3.1.29 **COSMIC HOME PRIVATE LIMITED** (AACCC0572C)
 - 3.1.30 **COSMIC ENCLAVE PRIVATE LIMITED** (AACCC0569R)

All Companies within the meaning of the Companies Act, 2013 having their respective registered offices at Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, Kasba, Post Office Kasba, Police Station – Kasba, Kolkata – 700 107 all being represented by their Authorized Signatory Mr. _____, son of _____, by religion Hindu, by occupation _____, citizen of India, working for gain at

_____, Police Station _____, Post Office _____, Kolkata 700 ____, having Income Tax Permanent Account Number _____ and Aadhaar Number _____ and hereinafter collectively referred to as “**the Owners**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest and assigns) of the **First Part**;

3.2 **Promoter:**

EMAMI REALTY LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, Kasba, Post Office Kasba, Police Station – Kasba, Kolkata – 700 107 and Income Tax Permanent Account Number AALCS5120P represented by its Authorised Signatory _____ son of _____, by faith Hindu, by occupation Service, citizen of India, residing at _____, Post Office _____, Police Station _____, Kolkata 700 ____, having Income Tax Permanent Account Number _____ and Aadhaar Number _____ and hereinafter referred to as “**the Promoter**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest and assigns) of the Second Part;

3.3 **Purchaser:**

_____ of the **Third Part**.

3.4 The term “**Vendors**” shall mean jointly the Owners and the Promoter and where the context so permits, it shall refer to only such of them as is concerned with the relevant matter/issue. The Vendors and the Purchaser shall hereinafter collectively be referred to as the “**Parties**” and individually as a “**Party**”.

3.5 The term “**Purchaser**” shall mean and include:

- (a) If he/she be an individual, then the heirs, successors, executors, administrators, legal representatives and assigns of such individual.
- (b) If it be a Hindu Undivided Family, then the members of such Hindu Undivided Family from time to time and their respective heirs, successors, executors, administrators, legal representatives and assigns.
- (c) If it be a Company or a Limited Liability Partnership, then its successor or successors-in-interest and assigns.
- (d) If it be a Partnership Firm, then the partners of such partnership firm

from time to time and their respective heirs, successors, executors, administrators, legal representatives and assigns.

- (e) If it be a Trust, then Trustees of such Trust from time to time and their respective successors-in-office and assigns.

4. Definitions:

The following terms and expressions shall in this Deed have the respective meanings assigned to them hereinbelow, unless the same be contrary to or repugnant to the subject or context:

- 4.1 “**Act**” means the Real Estate (Regulation and Development) Act, 2016;
- 4.2 “**Additional/Further Constructions**” shall mean all future vertical and horizontal exploitation of the Buildings and/or the Premises by way of additional/further construction in the Premises from time to time including by raising of any additional floor/storey/construction over the roofs of the Buildings (including the Common Roof Area) and/or by way of construction of additional buildings/structures in the open land/spaces in the Premises that may be made by the Vendors and shall belong to the Vendors with full right to transfer the same and receive the consideration thereof and the transferees and occupiers thereof shall have similar rights as the Purchaser herein in respect of the Common Areas and Facilities;
- 4.3 “**Agreed Consideration/Total Price**” shall mean the consideration mentioned in **Schedule F** that has been paid by the Purchaser for purchasing the said Apartment Unit based on the carpet area thereof (excluding Goods and Services Tax and cess or any other similar taxes in connection with the construction of the Project, by whatever name called, which has been paid / is payable additionally by the Purchaser, as applicable from time to time);
- 4.4 “**Agreement**” shall mean the Agreement for Sale dated _____ registered at the office of the _____ in Book No. I, Volume No. _____, Pages _____ to _____, Being No. _____ for the year _____ entered into between the Parties;
- 4.5 “**Apartment**” shall mean any residential apartment (including the bathrooms, balcony, servant’s room, if any, appurtenant thereto) and/or any other covered space in the Buildings which is capable of being exclusively owned, used and/or enjoyed;
- 4.6 “**Apartment Owners**” shall, according to the context, mean all purchasers and/or intending purchasers of different Apartments in the Buildings and shall also include the Vendors (and subsequently their transferees) in respect of such Apartments as may be retained and/or not alienated and/or not agreed to be alienated by them;

- 4.7 “**Apartment Unit**” shall mean any residential Apartment (including the bathrooms, balcony, servant’s room, if any, appurtenant thereto) and/or any other covered space in the Buildings which is capable of being exclusively owned, used and/or enjoyed by any Apartment Owner, the right, if any, to park a car in a Car Parking Space and the right to use and enjoy in common only the Common Areas and Facilities mentioned in **Schedule C** hereto;
- 4.8 “**Architects**” shall mean _____ of _____ who have been appointed as the architect for the Project by the Promoter and/or such other Architects whom the Promoter may from time to time appoint as the Architects for the Project;
- 4.9 “**Association**” shall mean the Association to be formed under the West Bengal Apartment Ownership Act, 1972 which would comprise the Vendors and the representatives of all the buyers of Apartments and which shall be formed or incorporated for the Common Purposes with such rules and regulations as shall be framed by the Promoter;
- 4.10 “**Buildings**” shall mean the new buildings comprising of residential Apartments, Car Parking Spaces and Common Areas and Facilities and other constructions that have been constructed on the Premises by the Promoter in terms of the Plans and shall also mean Additional/Further Constructions that may be constructed on the Premises by the Promoter from time to time wherever the context so permits;
- 4.11 “**Built-Up Area**” in relation to an Apartment shall mean the plinth area of that Apartment (including the area of bathrooms, if any, balcony, if any, servant’s room, if any, appurtenant thereto) and also the thickness of the walls (external and internal), the columns and pillars therein, provided that, if any wall, column or pillar be common between two Apartments then 1/2 (one-half) of the area under such wall, column or pillar shall be included in each Apartment;
- 4.12 “**Car Parking Spaces**” shall mean the spaces for parking medium sized cars in the (i) basement of the Buildings, (ii) open parking on the ground level, (iii) Mechanical Car Parking System and (iv) covered parking on the ground floor;
- 4.13 “**Carpet Area**” shall have the meaning as ascribed to it under the Act;
- 4.14 “**Common Areas and Facilities**” shall mean the common areas and facilities mentioned in **Schedule C** which are meant for common use and enjoyment of the Apartment Owners of all the Apartments in the Buildings as also of the Apartments to be comprised in the Additional/Further Constructions, if any;
- 4.15 “**Common Expenses**” shall mean all costs and expenses for the management, maintenance and upkeep of the Buildings, the Mechanical Car Parking

System, the Common Areas and Facilities and the expenses for Common Purposes including those mentioned in **Part IV of Schedule E**;

- 4.16 “**Common Purposes**” shall include the purpose of maintaining and managing the Premises, the Buildings, the Mechanical Car Parking System, the Common Areas and Facilities, rendition of services in common to the Purchasers, collection and disbursement of the Common Expenses and dealing with the matters of common interest of the Purchasers and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Apartments exclusively and the Common Areas and Facilities in common;
- 4.17 “**Common Roof Area**” shall mean only the specified and demarcated portion of the ultimate roofs of the Buildings delineated in **RED** borders in the **Roof Plan** annexed hereto along with the Lift Machine Room and the water tank thereon which only shall form part of the Common Areas and Facilities;
- 4.18 “**Corporation**” shall mean the Kolkata Municipal Corporation and its different departments and officers and shall also include other concerned authorities that may recommend, approve, sanction, modify, extend, revise and/or regularise the Plans;
- 4.19 “**Date of Commencement of Liability**” shall mean the date of grant of the Completion/Occupancy Certificate by the Kolkata Municipal Corporation;
- 4.20 “**Date of Possession**” shall mean the date of hand over of possession of the said Apartment to the Purchaser or the date of this Deed whichever is earlier;
- 4.21 “**Development Agreement**” shall mean and include the agreements and documents executed from time to time by and between the Owners and the Promoter relating to development of the Premises including the Development Agreement dated 3rd October, 2024 registered at the office of the District Sub-Registrar – II, South 24 Parganas in Book No. I, Volume No. 1602-2024, Pages 455997 to 456051, Being No. 160213958 for the year 2024 as also include all modifications, alterations and changes, if any, made and/or to be made therein from time to time as also all documents executed pursuant thereto, including Powers of Attorney, etc.;
- 4.22 “**Maintenance Agency**” shall mean the Promoter itself or any agency appointed by the Promoter for maintenance and shall mean the Association after it is handed over the maintenance of the Buildings and Common Areas and Facilities;
- 4.23 “**Maintenance Charges**” shall mean the proportionate amount of Common Expenses payable monthly by the Purchaser to the Maintenance Agency;

- 4.24 “**Mechanical Car Parking System**” shall mean the mechanical car parking system having Dependent or Stack Car Parking System installed at the Premises comprising of separate sets of parking cars, each set having 2 levels for parking of 2 cars (1 above and 1 below), and the two car parking spaces in each set may be allotted to 2 different Apartment Owners to be used by them in co-operation and co-ordination with each other and the term Mechanical Car Parking System shall mean and include all equipment, appliances, accessories thereof and the electricity and other connections thereto;
- 4.25 “**Plan/Plans**” shall mean the plans of the Buildings which have been sanctioned and approved by the Kolkata Municipal Corporation bearing Building Permit No. 2024130131 dated 25th September, 2024 and shall also, wherever the context permits, include such plans, drawings, designs, elevations and specifications as are prepared by the Architect(s) including variations/modifications/alterations therein that may be made by the Promoter, if any, as well as all revisions, renewals and extensions, if any;
- 4.26 “**Power of Attorney**” shall mean and include all powers and authorities executed and/or granted by the Owners in favour of the Promoter from time to time relating to development of the Premises including the Power of Attorney dated 4th October, 2024 registered at the office of the District Sub-Registrar – II, South 24 Parganas in Book No. I, Volume No. 1602-2024, Pages 456230 to 456261, Being No. 160214165 for the year 2024 and shall also include all modifications, alterations and changes, if any, made and/or that may be made therein from time to time;
- 4.27 “**Premises**” shall mean the said Land described in **Part I of Schedule B** hereto measuring about 252 Cottahs 11 Chittacks 28 square feet as per purchase deeds and found to contain 240 Cottahs 2 Chittacks 41 square feet as per physical survey, be the same a little more or less, situate lying at and being Municipal Premises No. 43, Vinoba Bhave Road (formerly known as James Long Sarani), Police Station New Alipore (formerly Behala), Kolkata – 700 038 within the limits of Ward No. 119 of the Kolkata Municipal Corporation, District – South 24 Parganas, West Bengal and shall also include, wherever the context permits, the constructions thereon from time to time including the Buildings as also Common Areas and Facilities therein;
- 4.28 “**Project**” shall mean the development and construction at the Premises by the Promoter from time to time and shall include the Buildings (including Additional/Further Constructions) as also Common Areas and Facilities that have been and/or may be constructed thereat;
- 4.29 “**Proportionate**” with all its cognate variations shall mean such ratio, the Carpet Area of the said Apartment bears to the total Carpet Area of all the Apartments in the Project;

- 4.30 “**Regulations**” means the Regulations that may be made under The Real Estate (Regulation and Development) Act, 2016 applicable to West Bengal;
- 4.31 “**Rules**” means the West Bengal Real Estate (Regulation and Development) Rules, 2021;
- 4.32 “**Said Apartment**” shall mean the Apartment together with the bathrooms, balcony, servant’s room, if any described in **Part I of Schedule G** hereto;
- 4.33 “**Said Apartment Unit**” shall mean the said Apartment, the said Car Parking Space, (if any) and the right to use and enjoy the Common Areas and Facilities mentioned in **Schedule C** hereto in common with other purchasers and the Vendors;
- 4.34 “**Said Car Parking Space**” shall mean the right to park medium sized car(s), if any, appurtenant to the said Apartment described in **Part II of Schedule G** hereto;
- 4.35 “**Said Land**” shall mean the piece and parcel of land measuring about 252 Cottahs 11 Chittacks 28 square feet as per purchase deeds and found to contain 240 Cottahs 2 Chittacks 41 square feet as per physical survey, more or less, comprised in the Premises which is morefully described in **Part I of Schedule B**;
- 4.36 “**Section**” means a section of the Act;
- 4.37 “**Sinking Fund**” shall mean the fund comprising of the amounts paid / deposited or contributed or to be paid / deposited and/or contributed by each Apartment Owner, including the Purchaser herein, towards sinking fund which shall be ultimately held by the Maintenance Agency for the purpose of major repairs, replacements and additions to the Common Areas and Facilities and other contingencies and which shall be transferred by the Promoter to the Maintenance Agency after adjustment of all dues of the Promoter including towards Maintenance Charges, Common Expenses, etc.;
- 4.38 “**Super Built-Up Area**” of the said Apartment Unit has been mutually agreed to be calculated by adding (i) the Built-Up Area of the said Apartment and (ii) an agreed fixed percentage of _____ (_____) per cent of the built up area of the said Apartment;
- 4.39 “**Masculine Gender**” including the pronouns referring thereto shall include the **feminine** and **neuter** gender and vice versa.
- 4.40 “**Singular Number**” shall include the **plural number** and vice versa.
5. **Subject Matter of Sale:**

Sale on ownership basis of the said Apartment (described in **Part I** of **Schedule-G**), the right to use the said Car Parking Space, if any, (described in **Part II** of **Schedule-G**) and the right of common use of the Common Areas and Facilities (described in **Schedule C**) at Municipal Premises No. 43, Vinoba Bhave Road (formerly known as James Long Sarani), Police Station New Alipore (formerly Behala), Kolkata – 700 038 within the limits of Ward No. 119 of the Kolkata Municipal Corporation, District – South 24 Parganas, West Bengal described in **Part I** of **Schedule-B (Premises)** subject to the mutual easements and restrictions mentioned in this Deed including in **Schedule-D** hereto and the terms, conditions, restrictions, stipulations, obligations and covenants mentioned in this Deed including in **Clause 7.1, Clause 7.3** and **Schedule-E**.

6. Background:

- 6.1 The Owners are the absolute lawful owners and seized and possessed of and/or otherwise fully and sufficiently entitled to the Premises described in **Part I** of **Schedule B** hereto. The details of the purchase deeds of the Owners in respect of the Premises are mentioned in **Schedule A** hereto.
- 6.2 The Premises is mutated in the names of the Owners in the records of the Kolkata Municipal Corporation under Assessee No. 411191100431.
- 6.3 The Premises is also mutated in the names of the Owners with the authorities under the West Bengal Land Reforms Act, 1955 as the owners thereof. Certificate of Mutation dated 15th September, 2005 in respect of 156.90 decimals land comprising of land in R. S. Dag Nos. 190, 191, 192, 196, 197, 198, 199, 200, 201, 202, 204, 253, 255, 256 and 253/254 in Mouza Sahapur, J. L. No. 8, Police Station New Alipore (formerly Behala), District South 24 Parganas has been issued by the BL&LRO in favour of the Owners. Certificate of Mutation dated 15th September, 2005 in respect of 260 decimals land comprising of land in R. S. Dag Nos. 200, 193, 198, 199, 272, 273, 190, 186, 189, 187, 244, 242, 251, 232, 245, 229, 205, 255, 256, 257, 253 and 253/254 in Mouza Sahapur, J. L. No. 8, Police Station New Alipore (formerly Behala), District South 24 Parganas has been issued by the BL&LRO in favour of the Owners.
- 6.4 By and under an Indenture of Lease dated 11th September, 2023 made between the Governor of the State of West Bengal (as the Lessor) and DTL Abasan Private Limited (as the Lessee and being the Owner No. 4 herein) registered at the office of the District Sub-Registrar – II, South 24 Parganas in Book No. I, Volume No. 1602-2023, Pages from 434078 to 434102, Being No. 160212989 for the year 2023 the Governor of the State of West Bengal granted a lease in favour of the Owner No. 4 herein in respect of All That the piece and parcel of land

measuring about 8 decimals, more or less, out of 81 decimals comprised in R. S. / L. R. Dag No. 218 in Mouza Sahapur, J. L. No. 108, Police Station New Alipore, District – South 24 Parganas for a period of 99 years together with the entitlement to have a renewal of the lease for a further period of 99 years and on the terms and conditions contained therein. The said 8 decimals land equivalent to land measuring about 4 Cottahs 13 Chittacks 20 square feet is situated between the main road known as Vinoba Bhave Road (formerly known as James Long Sarani) and the Premises and the access to the Premises from the main road is through the said 8 decimals land. The said 8 decimals land is situate lying at and being Municipal Premises No. 176, Vinoba Bhave Road (formerly known as James Long Sarani), Police Station New Alipore (formerly Behala), Kolkata – 700 038 within the limits of Ward No. 119 of the Kolkata Municipal Corporation, District – South 24 Parganas, West Bengal and is mutated in the name of the Government of West Bengal as the Lessor and the Owner No. 4 herein as the Lessee in the records of the Kolkata Municipal Corporation under Assessee No. 41191107358. The said Premises No. 176, Vinoba Bhave Road, Kolkata is morefully described in **Part II of Schedule B**.

- 6.5 The Owners entered into the Development Agreement with the Promoter for the development of the Premises. Pursuant to the Development Agreement, the Power of Attorney was executed by the Owners in favour of the Promoter herein.
- 6.6 The said Land was earmarked for the purpose of constructing multi-storied buildings and the Project has been named “**Emami Aamod**”.
- 6.7 The Corporation had sanctioned the Plans for construction of the Buildings on the Premises and the Promoter has constructed and completed the Buildings at the Premises and pursuant to the same Completion/Occupancy Certificate dated _____ has been issued by the Corporation.
- 6.8 The Project has been registered under the provisions of the Act with the Real Estate Regulatory Authority at Kolkata on _____ under registration number _____.
- 6.9 By and under the Agreement, it was agreed that the said Apartment Unit would be sold, conveyed and transferred by the Vendors to the Purchaser at and for the Agreed Consideration/Total Price of Rs. _____/- (Rupees _____ only) on the terms and conditions contained therein. In the Agreement, Carpet Area of _____ square feet and Built up Area of _____ square feet were mentioned in respect of the said Apartment and corresponding Super Built-up area of _____ square feet was mutually agreed and accepted by the parties. Upon construction, the said Apartment contains

Carpet Area of _____ square feet and Built up Area of _____ square feet and the parties have mutually agreed and accepted Super Built-up area of _____ square feet corresponding to the same. Accordingly, due to the increase in Carpet Area, the consideration of Rs. _____/- mentioned in the Agreement has been proportionately increased to Rs. _____/- (Rupees _____ only). The said Apartment is more fully and particularly mentioned and described in Part I of Schedule G hereto with the aforesaid change of final increased measurement.

- 6.10 The Purchaser confirms that after independently examining and verifying or causing independent examination and verification and being thoroughly satisfied about the ownership and title of the Owners in respect of the Premises and the documents relating thereto, the leasehold right of the Owner No. 4 in respect of Premises No. 176, Vinoba Bhava Road, Kolkata and the documents relating thereto, the Plans sanctioned by the Corporation and the necessary approvals and permissions including the Completion/Occupancy Certificate dated _____, the right, interest and entitlement of the Promoter as the developer in respect of the Premises and after inspection of the said Apartment Unit and the Buildings including the Common Areas and Facilities and being thoroughly satisfied about the actual constructions (including the quality and specifications thereof, the Carpet Area, Built-up Area and the mutually agreed Super Built-up Area of the said Apartment Unit, the workmanship, the quality of materials used, the structural stability and the construction of the Buildings, the Common Areas and Facilities and the said Apartment), the Purchaser has taken possession of the said Apartment and is completing the purchase of the said Apartment Unit pursuant to the Agreement between the Vendors and the Purchaser. Prior to execution of this Deed, the Purchaser has made full payment of the Agreed Consideration/Total Price, the Additional Liabilities and Deposits mentioned in the Agreement to the Promoter. The Purchaser undertakes and covenants not to raise henceforth any objection or make any requisition regarding any of the above matter/issues and also waives and disclaims all claims and rights, if any, to do so. The Purchaser declares and confirms that the construction of the Buildings including the said Apartment Unit is complete in all respects to the complete satisfaction of the Purchaser and that the delay, if any, in completion has been and/or is deemed to be condoned by the Purchaser and that the Vendors have complied with all their obligations including those under the Act and that the Purchaser has no complaint or claim whatsoever against the Vendors on any account whatsoever and the Purchaser also waives and disclaims all claims and rights, if any.

7. **Now this Indenture witnesses:**

- 7.1 **Transfer:** The transfer made by this Deed shall be in the manner mentioned below and be subject to the terms and conditions contained in this Deed including those mentioned below.
- 7.1.1 In consideration of the Purchaser having paid the Agreed Consideration mentioned in **Schedule-F**, the Vendors do hereby sell, convey, grant and/or transfer to the Purchaser the following:
- (a) The said Apartment described in **Part-I** of **Schedule-G** (**said Apartment**).
 - (b) Right to park medium sized car(s) in the said Car Parking Space described in **Part-II** of **Schedule-G** (**said Car Parking Space**).
 - (c) Right to use and enjoy the Common Areas and Facilities described in **Schedule-C** hereto in common along with the Vendors, other Apartment Owners, occupants, maintenance staff, etc., without causing any inconvenience or hindrance to them and subject to making timely payment of the Maintenance Charges, Corporation taxes, land revenue and other liabilities and subject to the rights and entitlements of common use and enjoyment of the Apartment Owners and/or occupiers of the other portions of the Buildings in respect of the same.
- 7.1.2 The term '**the said Apartment Unit**' wherever used in this Deed shall include all the properties and rights mentioned in **Clause 7.1.1** hereinbefore which are being hereby sold and/or granted, unless contrary to the context and it is expressly made clear that the same constitute one residential unit. Notwithstanding anything to the contrary contained elsewhere it is hereby expressly agreed that the Agreed Consideration has been mutually agreed upon on the basis of the Carpet Area of the said Apartment and that the amounts of the Additional Liabilities and Deposits mentioned in the Agreement have been mutually agreed upon between the parties. It is clarified that the Super Built-up Area is a notional area for calculation of Maintenance Charges, Common Expenses, etc. and has no connection with the Agreed Consideration and/or the Additional Liabilities and Deposits mentioned in the Agreement and that any variation in the Super Built-up Area due to variation in the Proportionate share shall not affect the Agreed Consideration and/or the Additional Liabilities and Deposits mentioned in the Agreement and no claim can be raised regarding the same by the Purchaser and the Purchaser shall not be entitled to and covenants not to demand any refund out of the Agreed Consideration and/or the Additional Liabilities and Deposits mentioned in the Agreement paid by the Purchaser on the ground of or by reason of any variation of the Super Built-up Area due to variation in the Proportionate share.

7.1.3 Neither any of the following is intended to be transferred nor the same is being transferred in favour of the Purchaser:

(i) open and covered spaces in the Buildings and the said Land that are not included in the Common Areas and Facilities mentioned in **Schedule C**;

(ii) Roofs of the Buildings at the Premises excluding the Common Roof Area;

(iii) other Apartments, Apartment Units, servant rooms and Car Parking Spaces in the Buildings (except the right to park medium sized car(s) in the said Car Parking Space) and/or the Premises and/or the said Land;

(iii) right of further construction on any part of the open land/space comprised in the said Land and/or the Premises or raising of any additional floor/storey/construction on the roofs of the Buildings including the Common Roof Area;

The Purchaser shall have no right, title, interest, claim or entitlement whatsoever in respect of any of the above and the Vendors shall be entitled to use, utilise, transfer, alienate, part with possession, deal with or dispose of the same and/or any rights therein in any manner whatsoever to any person or entity on such terms and conditions and for such consideration as may be thought fit and proper by the Vendors in their absolute discretion, without any reference to the Purchaser who hereby consents to the same and hereby disclaims, relinquishes, releases and/or waives any right, title, interest, entitlement or claim that the Purchaser may be entitled to, both in law or in equity, in favour of the Vendors.

7.1.4 Notwithstanding anything to the contrary contained elsewhere, it is clarified that the Vendors shall continue to be entitled to use and utilise all the Common Areas and Facilities mentioned in **Schedule-C** hereto.

7.1.5 The proportionate share of the Purchaser in respect of any matter referred to under this Deed shall be such as may be determined by the Promoter from time to time and the Purchaser agrees, undertakes and covenants to accept the same notwithstanding variations.

7.1.6 The entitlement of the Purchaser in respect of the Common Areas and Facilities shall be variable depending on Additional/Further Constructions, if any, made by the Promoter from time to time and the Purchaser hereby irrevocably consents to the same. Any such variation and/or any Additional/Further Constructions shall not affect the Total Price / Agreed Consideration and no claim can be raised regarding the same by the Purchaser and the Purchaser shall not be entitled to and

covenants not to demand any refund out of the Total Price / Agreed Consideration paid by the Purchaser on the ground of or by reason of any variation and/or any Additional/Further Constructions.

- 7.1.7 The Promoter shall be entitled at all times to install, display and maintain its name and/or logo on the roofs (including Common Roof Area) and boundary walls of the Buildings and/or other areas in the Buildings and/or the Premises as may be decided by the Promoter by putting up hoardings, display signs, neon-signs, lighted displays, etc. without being required to pay any charges for the same and no one including the Purchaser, other Apartment Owners and the Association shall be entitled to object or to hinder the same in any manner whatsoever. The Promoter and its agents shall be entitled to have unhindered access to the roofs (including Common Roof Area) and boundary walls of the Buildings and/or other areas in the Buildings and/or the Premises for maintenance, repairs, replacement, etc. of its hoardings, display signs, neon signs, lighted displays, etc. and the Purchaser hereby consents to the same and no one including the Apartment Owners and the Association shall be entitled to object or to hinder such access in any manner whatsoever. No one including the Apartment Owners and the Association shall have any right to remove, change, alter and/or damage the name and/or brand and/or logo installed and/or displayed and/or maintained by the Promoter.
- 7.1.8 The Promoter may permit and/or grant rights to outside/third parties against payment of consideration/charges to the Promoter for setting up communication towers or other installations for mobile telephones, VSAT, Dish and/or other antennas and other communications and satellite systems on the Common Areas and Facilities of the Buildings and/or on the roofs of the Buildings including the Common Roof Area and no one including the Purchaser, other Apartment Owners, the Association or any other entity shall be entitled to object to or hinder the same in any manner whatsoever.
- 7.1.9 The Purchaser shall be entitled to occupy, possess, use and enjoy the said Apartment Unit in the manner not inconsistent with the Purchaser's rights hereunder and without committing any breach, default or violation and without creating any hindrance relating to the rights of any other Apartment Owner and/or the Vendors.
- 7.1.10 Only the Common Roof Area shall be meant for common use and form part of the Common Areas and Facilities. The Common Roof Area includes the areas of the lift Machine Room and water tank and shall be used for any common installations and facilities as may be necessary from time to time as also for fire refuge area on the roof, if required. The Common Roof Area shall be maintained by the Maintenance Agency and costs of the same shall form part of the Common

Expenses. Antenna may be installed only on the portion of the Common Roof Area above the lift Machine Room and water tank.

- 7.1.11 Besides the additions and alterations permissible under the Act and/or the Rules, the Purchaser has irrevocably consented to and/or hereby irrevocably consents that the Promoter may make modifications, additions and alterations within permissible and/or prevailing norms regarding the construction and the specifications of the Buildings, the Common Areas and Facilities and its layout as may be deemed necessary and/or as may be advised by the Architects and/or as may be required by any authority including the Corporation and the same is and shall be deemed to be the previous written consent under the Act. Prior to the booking of the said Apartment Unit, the Purchaser had been informed and made aware that the Common Areas and Facilities and its location and layout may undergo changes and/or modifications and the Purchaser has consented to and/or hereby again consents to the same and this is and shall be deemed to be the previous written consent of the Purchaser in terms of the Act. It is agreed that such modifications, additions and/or alterations shall not affect the Total Price and that the total quantum of Common Areas and Facilities mentioned in Schedule C shall not be reduced to the detriment of the Purchaser.
- 7.1.12 The Purchaser has irrevocably consented and/or hereby irrevocably consents that the Promoter shall be entitled to make in future Additional/Further Constructions by way of additional/further construction in the Premises including by raising of any additional floor/storey/construction over the roofs of the Buildings (including the Common Roof Area) and/or by way of construction of additional buildings/structures in the open land/spaces in the Premises and shall at its absolute discretion be entitled to make from time to time additions or alterations to or in the Buildings and/or the Common Areas and Facilities and such future Additional/Further Constructions/exploitation shall belong exclusively to the Vendors who shall be entitled to sell, transfer, convey and/or otherwise deal with and dispose of the same in any manner whatsoever and appropriate all considerations and other amounts receivable in respect thereof. For the aforesaid purpose the Promoter is entitled to shift any part of the Common Areas and Facilities (including common areas and installations, lift machine rooms and water tanks and the Common Roof Area) to the ultimate roofs and also to make available the Common Areas and Facilities and all utility connections and facilities to the Additional/Further Constructions. The Promoter shall, if required, be entitled to obtain necessary permission / sanction from the concerned authorities regarding the above or get the same regularized/approved on the basis that the Vendors have an irrevocable sole right in respect of the same and the Purchaser has irrevocably consented and/or hereby irrevocably consents to the same. It is agreed that such modifications, additions

and/or alterations shall not affect the Agreed Consideration / Total Price and that the total quantum of Common Areas and Facilities mentioned in Schedule 'C shall not be reduced to the detriment of the Purchaser.

- 7.1.13 Notwithstanding anything to the contrary contained elsewhere it is hereby made clear that any area not included in the Common Areas and Facilities that remains unsold shall belong exclusively to the Vendors and the Vendors shall be entitled to deal with and dispose of the same in any manner they deem fit and appropriate the consideration for the same.
- 7.1.14 Non-enforcement of any right by the Vendors or any indulgence granted by the Vendors to the Purchaser or any other Apartment Owner shall not amount to any waiver of any of the rights of the Vendors.
- 7.1.15 If at anytime there be demand, imposition of or enhancement of any tax, duty, levy, cess, surcharge or fee (including Goods & Services Tax) under any statute or regulation on the Premises, the Buildings and/or the said Apartment Unit or on the construction or transfer of the said Apartment Unit or any portion thereof (whether payable to the concerned authority by the Owners or the Promoter or the Purchaser) the same shall be borne and paid by the Purchaser, wholly in respect of the said Apartment Unit and proportionately in respect of the Premises, the Buildings and the Common Areas and Facilities, without raising any objection thereto. The Owners and/or the Promoter shall not be liable for the same or any portion thereof under any circumstances whatsoever. The Purchaser shall make such payment within 7 (seven) days of demand being made by the Owners and/or the Promoter and/or the concerned authority. It is expressly agreed that the same shall be the liability of the Purchaser and the Owners and/or the Promoter shall be entitled to recover the same from the Purchaser if any such payment is made by the Owners and/or the Promoter for any reason.
- 7.1.16 In respect of any of the rights or obligations of the Vendors or any of them as against or towards the Purchaser, it shall be sufficient if anyone or both of the Vendors take any steps and/or issue notices regarding the same and it shall not be necessary for all the Vendors to take any step jointly. It shall however be necessary for the Purchaser to give notice and deal with each of the Vendors herein individually and separately.
- 7.1.17 The Purchaser shall be entitled To Have And To Hold the said Apartment Unit hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever in the manner not in consistent with the rights of the Purchaser hereunder and subject to the restrictions, obligations,

terms and conditions herein and subject to the Purchaser not committing any breach, default or violation and subject to the Purchaser not creating any hindrance relating to the rights and/or entitlements of any other Apartment Owner and/or the Vendors.

- 7.1.18 The sale of the said Apartment Unit is together with and subject to the mutual easements and restrictions mentioned in this Deed including in **Schedule-D** hereto and the terms, conditions, restrictions, stipulations, obligations and covenants mentioned in this Deed including in **Clause 7.1, Clause 7.3** and **Schedule-E** hereto, which shall be covenants running with the said Apartment Unit in perpetuity.
- 7.1.19 It is clarified that the Promoter shall hand over the Common Areas and Facilities after completion of the Project to the Association after duly obtaining the Full Completion/Occupancy Certificate from the Corporation as provided in the Act. The Purchaser is aware that under Sections 11(4)(f) and 17 of the Real Estate (Regulation and Development) Act, 2016 the Promoter is required to transfer undivided proportionate title in the Common Areas and Facilities to the Association. However, the Total Price/Agreed Consideration paid by the Purchaser includes the price of the undivided proportionate title in the Common Areas and Facilities and no consideration for transfer of undivided proportionate title in the Common Areas and Facilities shall be paid by the Association. Under the circumstances, beneficial ownership/right in respect of undivided proportionate title in the Common Areas and Facilities is deemed to be transferred to the Purchaser under this Deed of Conveyance in respect of the said Apartment Unit while a formal Deed of Transfer shall be executed and registered in favour of the Association for formal transfer of undivided proportionate title in the Common Areas and Facilities including the said Land in favour of the Association as mentioned below. It is clarified that the Vendors shall upon receipt of a written request from the Association (upon formation) execute a Deed of Transfer for transfer of undivided proportionate title in the Common Areas and Facilities including the said Land in favour of the Association in the manner agreed upon. Such Deed of Transfer shall be prepared and finalized by the Promoter and shall be subject to the reservations and/or rights of the Vendors including under the several Agreements for Sale and the several Deeds of Conveyance executed and/or to be executed in favour of the Apartment Owners as also subject to the allotment of the Car Parking Spaces made and/or to be made by the Promoter in favour of the Apartment Owners. All expenses and outgoings for preparation and registration of such Deed of Transfer including stamp duty, registration fees, legal fees, incidental expenses, etc. shall be paid by the Association and/or the Apartment Owners including the Purchaser without any amount being required to be contributed by the Vendors. The Purchaser agrees, undertakes and covenants to make timely

payment of his share of such expenses and outgoings within 7 days of demand.

7.1.20 Notwithstanding anything to the contrary contained elsewhere in this Deed or otherwise it is hereby expressly agreed and made clear as follows:

- (a) The open and covered Car Parking Spaces including Mechanical Car Parking System sanctioned by the Corporation are meant to be used only for parking cars by the Apartment Owners of this Project only.
- (b) The total number of open and covered Car Parking Spaces including Mechanical Car Parking System in the Project exceeds the total number of Apartments in the Project. The sizes of the Apartments are different and the car parking space requirement of the Apartment Owners also varies.
- (c) For the sake of certainty and clarity and to avoid any confusion, specified car parking spaces including Mechanical Car Parking System are being earmarked and allotted along with specified Apartments so that the same cars are parked in the same space every day.
- (d) Accordingly, at the request of the Purchaser, the Promoter has allotted the said Car Parking Space, if any, mentioned in Part II of Schedule G for exclusive use by the Purchaser.
- (e) It is expressly made clear that only right of use is being granted in respect of the said Car Parking Space, if any, mentioned in Part II of Schedule G and no sale is being made.
- (f) The Purchaser agrees and undertakes not to raise any dispute or objection regarding the allotment of the Car Parking Spaces made by the Promoter to the other Apartment Owners of the other Apartment Units and agrees and undertakes not to disturb the use of the allotted Car Parking Spaces by the other Apartment Owners of the other Apartment Units.

7.1.21 The Vendors shall be entitled to sell the Apartment Units in the said Land and the Premises on such terms and conditions as the Vendors may deem fit and proper and which may be at variance with the terms and conditions applicable to the Apartment Units in general and to the Purchaser in particular.

7.1.22 It is agreed that the Project is an independent self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other previous project in its vicinity or otherwise. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of all the present and future Apartment Owners of the Project.

7.1.23 It is understood by the Purchaser that all other areas and facilities, that is, areas and facilities falling outside the Project and/or not specifically included in the Common Areas and Facilities under the Agreement and/or this Deed shall not form a part of the Declaration to be filed with the Competent Authority in accordance with the West Bengal Apartment Ownership Act, 1972.

7.2 **Covenants of the Vendors:**

7.2.1 The Vendors hereby covenant with the Purchaser that they:

- (a) have the right to sell, transfer and convey the said Apartment Unit to the Purchaser;
- (b) are transferring the said Apartment Unit to the Purchaser free from any encumbrance created by the Vendors;
- (c) shall, at the costs and request of the Purchaser, do acts and execute necessary documents as may be reasonably required for more perfectly assuring the said Apartment Unit to unto and in favour of the Purchaser in the manner agreed upon.

7.2.2 The Vendors hereby covenant with the Purchaser that the Vendors shall keep the Purchaser well and sufficiently saved, harmless and indemnified of from and against any encumbrance created by the Vendors in respect of the said Apartment Unit.

7.2.3 The Vendors hereby further covenant with the Purchaser that the Vendors have received the Agreed Consideration mentioned in **Schedule-F** and acknowledge the receipt thereof in the Memo of Consideration hereunder.

7.2.4 The Vendors hereby further covenant that the Purchaser shall, subject to observing, performing and complying with the mutual easements and restrictions mentioned in this Deed including in **Schedule-D** and with the terms, conditions, restrictions, stipulations, obligations and covenants mentioned in this Deed including in **Clause 7.1, Clause 7.3** and **Schedule E**, peaceably own, hold and enjoy the said Apartment Unit.

7.3 **Covenants of the Purchaser:**

7.3.1 The Purchaser agrees, undertakes and covenants to:

- (a) perform, observe and comply with all the terms, conditions, restrictions, stipulations, obligations and covenants mentioned in this Deed including in particular in **Clause 7.1, Clause 7.3 and Schedule-**

E;

(b) pay wholly in respect of the said Apartment Unit and proportionately in respect of the Premises and the Buildings, the Common Expenses, Maintenance Charges, electricity charges and all levies, duties, cess, charges, surcharges, rates, taxes and outgoings including, but not limited to Corporation taxes, land revenue, sales tax, GST, Works Contract Tax, betterment and/or development charges under any statute, rule or regulation, etc. that may be and/or become payable at any time (including enhancements thereto and/or new imposition) in accordance with law relating to the construction, transfer, ownership and/or maintenance of the said Apartment Unit and/or relating to the Agreement and/or this Deed of Conveyance without raising any objection thereto, within 7 (seven) days of demand being made and the Vendors shall not be liable for the same under any circumstance;

(c) regularly and punctually pay and contribute all costs and expenses for the utilities and facilities provided and/or obtained in the said Apartment Unit and ensure that those to the other Apartments are not adversely affected by any acts or defaults of the Purchaser;

(d) not for any reason, directly or indirectly, make or cause any obstruction, interruption, hindrance, impediment, interference or objection in any manner relating to or concerning the completion of the Buildings and/or the transfer, sale or disposal of any other Apartments or portion of the Buildings. In default, the Purchaser shall be responsible and liable for all losses and damages which the Vendors may suffer in this regard;

(e) not raise any objection or make any claim against the Vendors regarding the construction and/or the completion of the Buildings and/or the said Apartment Unit or regarding the already verified calculation of Carpet Area and Built-up Area of the said Apartment Units and/or regarding any of the matters/items mentioned in **Clause 6.10** hereinbefore;

(f) not question the quantum or apportionment of the Common Expenses including those mentioned in **Part-IV** of **Schedule-E** hereto (**Common Expenses**) or the basis thereof or any other matter;

(g) not object and/or cause any inconvenience, hindrance, objection or disturbance to the user of the Common Areas and Facilities (mentioned in **Schedule-C**) by the Vendors / Apartment Owners/ tenants/ occupants of other Apartments;

(h) not claim any right over and/or in respect of the roofs of the

Buildings other than the Common Roof Area and that too only to the extent and subject to the conditions mentioned in this Deed;

(i) not raise any objection or claim against the Vendors or create any hindrance or obstruction in relation to the rights and entitlements of the Vendors or any of them including under Clauses 7.1.3, 7.1.4, 7.1.5, 7.1.6, 7.1.7, 7.1.8, 7.1.11, 7.1.12, 7.1.13, 7.1.14, 7.1.15, 7.1.16 and 7.1.21;

(j) comply with and honour the mutual easements and restrictions mentioned in **Schedule-D**;

(k) apply for mutation to the Corporation within 30 days from the date of this Deed and take all necessary steps and get the said Apartment Unit mutated in his name and/or get the same separately assessed by the Corporation at his own costs within 6 (six) months thereafter;

(l) pay all amounts and deposits that are payable by the Purchaser under the Agreement and/or this Deed of Conveyance and/or which are the liability of the Purchaser under the Agreement and/or this Deed of Conveyance even if the same are demanded and/or become payable subsequent to the execution of this Deed of Conveyance;

(m) pay all future betterment/development charges etc. relating to the said Apartment Unit and/or the Premises; and

(n) compensate any income tax liability that may become payable by the Vendors due to there being any difference between the market valuation of the said Apartment Unit as per the registration authorities and the Agreed Consideration/Total Price paid by the Purchaser by making payment to the Vendors the agreed compensation equivalent to such income tax liability on such difference at the highest applicable tax rate at the prevailing time and any interest and/or penalty in respect thereof and such payment shall be made by the Purchaser within 15 days of demand by the Vendors and such liability and obligation shall continue even after handing over of possession and/or execution and registration of this Deed of Conveyance.

7.3.2 The Purchaser agrees covenants and undertakes to make payment of all his dues under this Deed and to comply with and/or perform all the covenants, undertakings and obligations required to be complied with and/or performed on the part of the Purchaser in pursuance of this Deed or otherwise required by law.

7.3.3 The Purchaser has entered into the Agreement and is executing this Deed of Conveyance for purchase of the said Apartment Unit with full

knowledge and understanding of all laws, rules and regulations, notifications, etc. applicable to the Project. The Purchaser agrees covenants and undertakes to comply with and carry out from time to time on and from the date of this Deed, all the requirements, requisitions, demands and repairs which are required by any competent authority at his own costs. The Purchaser declares and confirms that all payments made by him under the Agreement and/or this Deed of Conveyance have been made in accordance with all applicable laws including, if the Purchaser is resident outside India, the Foreign Exchange Management Act, 1999, the Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendments/modification(s) made thereof and has filed necessary declarations, documents, permission, approvals, etc. The Purchaser shall be solely liable in the event of any failure or non-compliance and the Vendors shall have no responsibility or liability and the Purchaser shall keep the Vendors fully indemnified and harmless in this regard.

- 7.3.4 With effect from the Date of Possession, the Purchaser shall be deemed to have fully satisfied himself in all respects including the Plans, the construction and the quality, specifications and workmanship thereof, the carpet area and built-up area and super built-up area, the quality of materials used, the structural stability and completion of the Buildings, the Common Areas and Facilities, the said Apartment Unit, etc. and shall not thereafter be entitled to raise any objection or make any claim regarding the same.
- 7.3.5 The Purchaser shall pay the Corporation taxes and land revenue in respect of the said Apartment Unit from the Date of Commencement of Liabilities. Other liabilities payable by the Purchaser under this Deed or otherwise in respect of the said Apartment Unit including Maintenance Charges, other impositions, outgoings and expenses etc. shall be paid by the Purchaser with effect from the Date of Commencement of Liabilities. In case the Purchaser was granted access to the said Apartment for the purpose of fit-outs, furniture, etc. prior to Date of Commencement of Liabilities then the electricity charges shall be paid by the Purchaser with effect from the date the Purchaser was granted access to the said Apartment for the purpose of fit-outs, furniture, etc.
- 7.3.6 The Purchaser shall be solely responsible to maintain the said Apartment Unit at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Buildings, or the said Apartment Unit or the Common Areas and Facilities which may be in violation of any laws or rules of any authority or change or alter or make additions to the said Apartment Unit and shall keep the said Apartment Unit, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure

that the support, shelter, etc. of the Buildings is not in any way damaged or jeopardized.

- 7.3.7 The Purchaser undertakes, assures and guarantees that he/she would not put any sign-board /name-plate, neon light, publicity material or advertisement material etc. on the face facade of the Buildings or anywhere on the exterior of the Premises, the Buildings therein or the Common Areas and Facilities. The Purchaser shall also not change the colour scheme of the outer walls or grills or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Purchaser shall not store any hazardous or combustible goods in the said Apartment Unit or place any heavy material in the common passages or staircases of the Buildings. The Purchaser shall also not remove any wall including the outer and load bearing wall of the said Apartment Unit.
- 7.3.8 The Purchaser shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the Association and/or Maintenance Agency.
- 7.3.9 The Purchaser shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions mentioned in clauses 7.3.6 to 7.3.8.
- 7.3.10 The Purchaser shall strictly comply with all the terms, conditions, covenants, stipulations and restrictions contained in the Indenture of Lease dated 11th September, 2023 made between the Governor of the State of West Bengal (as the Lessor) and DTL Abasan Private Limited (as the Lessee and being the Owner No. 4 herein) registered at the office of the District Sub-Registrar – II, South 24 Parganas in Book No. I, Volume No. 1602-2023, Pages from 434078 to 434102, Being No. 160212989 for the year 2023 and shall not do anything contrary to the said Indenture of Lease dated 11th September, 2023 and shall not commit any breach, default or violation of the said Indenture of Lease dated 11th September, 2023 and keep the Vendors fully indemnified in this regard.

7.4 **Completion of Construction and Possession:**

- 7.4.1 The Completion/Occupancy Certificate has been issued by the Corporation and the Vendors have on or before the execution of this Deed handed over to the Purchaser, physical possession of the said Apartment. The Purchaser has taken possession of the said Apartment after inspection and fully satisfying himself in all respects including the Plans sanctioned by the Corporation, the actual construction of the Buildings, the Common Areas and Facilities and the said Apartment made by the Vendors (including the quality and specifications thereof,

the Carpet Area, the Built-Up Area and the agreed Super Built Up Area of the said Apartment, the workmanship, specifications, quality of materials used and the structural stability of the Buildings) and confirms that the Vendors have complied with all their obligations including those under the Act and that the Purchaser has no claim of whatsoever nature against the Vendors on any account whatsoever. The Purchaser agrees, undertakes and covenants not to make any claim or raise any dispute whatsoever against the Vendors under any circumstances whatsoever.

- 7.4.2 On and from the date of this Deed, the Purchaser is responsible for the internal security of the said Apartment Unit and all materials, articles, things, property and belongings within the same and to protect the same from any theft, loss, damage or destruction and to protect against any bodily injury or casualty to any person on account of any cause whatsoever. The Vendors shall not have any responsibility or liability whatsoever in this regard.

Schedule-A

(Details of purchase deeds in favour of the Owners)

(SET OUT)

Schedule-B

PART I “Premises”

ALL THAT the contiguous piece and parcel of land which together form a single large plot of land measuring about 252 Cottahs 11 Chittacks 28 square feet as per purchase deeds and found to contain 240 Cottahs 2 Chittacks 41 square feet as per physical survey, be the same a little more or less, capable of being developed as a single Project together with several buildings and structures constructed thereon situate, lying at and being Municipal Premises No. 43, Vinoba Bhave Road (formerly known as James Long Sarani), Police Station New Alipore (formerly Behala), Kolkata – 700 038 within the limits of Ward No. 119 of the Kolkata Municipal Corporation, District – South 24 Parganas, West Bengal and butted and bounded as follows:

On the North :	By 31/41 and 163, Vinoba Bhave Road, 29, S. K. Paul Road;
On the South :	By 71, 80, 85F and 85M, Vinoba Bhave Road and 30, 31, 39 and 37B, Sil Thakur Bari Lane;
On the West :	By Vinoba Bhave Road and 31/41, Vinoba Bhave Road, Kolkata; and
On the East :	By 48, 43A and 43B, J. K. Paul Road.

OR HOWSOEVER OTHERWISE the same may be butted, bounded, called, known, numbered, described or distinguished.

The Premises is delineated in **Green** borders in the map or plan annexed hereto.

PART II
(“Municipal Premises No. 176, Vinoba Bhave Road”)

ALL THAT the contiguous piece and parcel of land measuring about 4 Cottahs 13 Chittacks 20 square feet comprised in Municipal Premises No. 176, Vinoba Bhave Road (formerly known as James Long Sarani), Police Station New Alipore, Kolkata – 700 038 within the limits of Ward No. 119 of the Kolkata Municipal Corporation, District – South 24 Parganas, West Bengal and butted and bounded in the manner following, that is, to say:

On the North:	By Mani Tower;
On the South:	By Premises No. 71, Vinoba Bhave Road;
On the East:	By Premises No. 43, Vinoba Bhave Road; and
On the West:	By Vinoba Bhave Road (James Long Sarani).

OR HOWSOEVER OTHERWISE the same may be butted, bounded, called, known, numbered, described or distinguished.

The said Premises No. 176, Vinoba Bhave Road is delineated in **Brown** borders in the map or plan annexed hereto.

Schedule -C

(Common Areas and Facilities)

[SET OUT]

1. Notwithstanding anything contained elsewhere herein, the contents of this Schedule and the rights in respect of the Common Areas and Facilities are subject to the reservations and/or the rights of the Vendors under the Agreement and this Deed.
2. Notwithstanding anything to the contrary contained anywhere in this Deed or otherwise, it is hereby expressly made clear that under the said Indenture of Lease dated 11th September, 2023 the Owner No. 4 herein is not entitled to grant sub-lease in respect of the said Premises No. 176, Vinoba Bhave Road, Kolkata and/or any portion thereof and accordingly the said Premises No. 176, Vinoba Bhave Road, Kolkata and/or any portion thereof shall not form part of

the Common Areas and Facilities under any circumstance whatsoever.

Schedule-D

(Easements & Restrictions)

The Purchaser and/or the Apartment Owners (including the Vendors) shall be entitled to and also bound by the following easements and/or conditions:

1. The right of ingress to and egress from their respective Apartments over the Common Areas and Facilities mentioned in Schedule-C.
2. The right of passage of wires, cables, pipes and drains and other equipment and utilities including connections for water, electricity, telephone, cable- TV, etc. to and through each and every portion of the Premises including all the Apartments therein.
3. The right of support, shelter and protection of each portion of the Buildings by the other portions thereof.
4. Such rights, supports, easements and appurtenances as are usually held occupied or enjoyed as part or parcel of Apartments in the Buildings or necessary for the use or enjoyment thereof by the Apartment Owners in common with each other subject however to the terms, conditions and covenants mentioned in this Deed including in particular in Schedule-E hereto.
5. The right of the Apartment Owners, with or without workmen, and necessary materials to enter into all parts of the Premises, including all the Apartments therein for repairs at daytime upon giving 48 (forty-eight) hours prior notice to the persons affected thereby provided however that no prior notice or timing shall be necessary in emergent circumstances.

Schedule-E

(Purchaser's Covenants)

Part-I

(Specific Covenants)

1. **The Purchaser agrees undertakes and covenants to:**
 - a) comply with and observe the rules, regulations and bye-laws framed by the Vendors/Maintenance Agency/Association from time to time;
 - b) permit the Maintenance Agency and its men, agents and workmen to enter into

the said Apartment or any part thereof for causing necessary repairs and maintenance or to set right any defect or for the Common Purposes or the Project with prior reasonable notice except in case of emergency/urgency;

- c) deposit the amounts for various purposes as required by the Promoter and/or the Maintenance Agency;
- d) use and occupy the said Apartment Unit only for the purpose of residence and for no other purposes;
- e) use the Common Areas and Facilities mentioned in Schedule C without causing any hindrance or obstruction to other Apartment Owners and occupants of the Premises;
- f) be responsible for the maintenance of the said Apartment Unit and to immediately replace and/or repair any damage which may occur to the same at his/its own cost;
- g) keep the said Apartment Unit and partition walls, sewers, drains, pipes, cables, wires, etc. in good and substantial repair and condition;
- h) in particular and without prejudice to the generality of the foregoing, not to make any form of alteration in or cut or damage the beams and columns passing through the said Apartment or the Common Areas and Facilities for any purpose and also not to make any form of alteration to the external façade of the Buildings;
- i) maintain and/or remain responsible for the structural stability of the said Apartment and not to do anything which has the effect of affecting the structural stability of the Buildings and in case of any deviation, breach, violation or default of this sub-clause the Purchaser undertakes to pay to the Promoter agreed compensation and/or agreed liquidated damages at the rate of Rs. ____/- (_____) per square feet of the super built up area of the said Apartment Unit together with applicable Goods and Services Tax besides remedying/rectifying such deviation, breach, violation or default at his own costs within 15 days from being called upon to do so by the Promoter;
- j) use and enjoy the Common Areas and Facilities mentioned in Schedule C only to the extent required for ingress to and egress from the said Apartment of men, materials and utilities;
- k) sign and deliver to the Promoter all papers, applications and documents for obtaining separate electric meter or electricity connection for and in respect of the said Apartment from CESC Limited in the name of the Purchaser and until the same be obtained, the Promoter shall provide or cause to be provided reasonable quantum of electricity from its own sources and install at the request and cost of the Purchaser an electric sub-meter in or for the said

Apartment Unit and the Purchaser shall pay all charges for electricity shown by such sub-meter as consumed in or relating to the said Apartment Unit;

- l) be obliged to draw electric lines/wires, television cables, broadband data cables and telephone cables to the said Apartment Unit only through the ducts and pipes provided therefor, ensuring that no inconvenience is caused to the Promoter or to other Apartment Owners. The main electric meter shall be installed only at the common meter space. 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 Buildings, the Premises and outside walls of the Buildings save in the manner indicated by the Promoter/Maintenance Agency/Association (upon formation);
- m) bear and pay the Common Expenses and all other costs, expenses and outgoings in respect of the Premises proportionately and the said Apartment Unit wholly and the same shall initially be payable to the Maintenance Agency;
- n) pay Corporation tax, land revenue and all other rates, taxes, levies, duties, charges, impositions, outgoings and expenses in respect of the Premises proportionately and the said Apartment wholly and to pay proportionate share of such rates and taxes payable in respect of the said Apartment until the same is assessed separately by the Corporation;
- o) pay for other utilities consumed in or relating to the said Apartment Unit;
- p) allow the other Apartment Owners the right to easements and/or quasi-easements;
- q) regularly and punctually make payment of the Common Expenses, Maintenance Charges, Electricity Charges, Corporation taxes, land revenue and other taxes and payments mentioned herein within seven days of receipt of demand or relevant bill, whichever be earlier;
- r) make payment of applicable Goods and Services Tax that may be payable in respect of all amounts to be paid by the Purchaser to the Promoter, the Maintenance Agency and/or Association in terms of the Agreement and/or this Deed as also to pay all other taxes payable by the Purchaser in terms of the Agreement and/or this Deed;
- s) observe and comply with such other covenants as be deemed reasonable by the Promoter for the Common Purposes; and
- t) use the Car Parking Spaces for parking of cars without making any construction over the same and to ensure that each Car Parking Space can be used for parking only and not for any other purpose such as to store articles, goods and materials.

2. the Purchaser has agreed and covenanted:
 - a) not to damage, demolish or cause to be damaged or demolished the said Apartment Unit or any part thereof;
 - b) not to store any heavy article inside the said Apartment that may cause damage to the flooring in any manner;
 - c) not to do anything that may affect the structural strength of the beams, columns, partition walls or any portion of the Buildings and not to make changes of a permanent nature;
 - d) not to do any addition, alteration, structural changes, construction or demolition in the said Apartment Unit without prior written permission/sanction from the Corporation and other concerned authorities as also the Maintenance Agency and also subject to the condition that the same is not restricted under any other provision of the Agreement and/or this Deed;
 - e) not to make any form of alteration in or cut or damage the beams and columns passing through the said Apartment or the Common Areas and Facilities for the purpose of fixing, changing or repairing the concealed wiring and pipelines or otherwise;
 - f) not to put or install any letter box, neon-sign or any other board or hoarding, any other signage, notice or advertisement in the Common Areas and Facilities or on the outside walls/facade of the Buildings. Provided However that a decent sign board on the outface of the main door of the said Apartment Unit may be put;
 - g) not to open out any additional window or fix any grill box or grill or ledge or cover or any other apparatus protruding outside the exterior of the said Apartment or any portion thereof and not to change the design of balcony railings, window grills, and/or change the outer elevation of the said Apartment or the Buildings under any circumstances;
 - h) not to do or permit to be done any act deed or thing which may render void or voidable any policy of Insurance on any Apartment or any part of the Buildings or the Premises or may cause any increase in the premium payable in respect thereof;
 - i) not to make or permit or play any disturbing noises or loud sounds or music in the said Apartment Unit and/or the Common Areas and Facilities and/or the Premises or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of other occupiers of the Buildings and/or disturb them;

- j) not to use the lifts in case of fire and also not to use the lifts for the purpose of carriage or transportation of any goods, furniture, heavy articles, etc.;
- k) not to install or use any shades, awnings, window guards or ventilators excepting such as shall have been approved by the Maintenance Agency/Association;
- l) not to close or permit the closing of verandahs or lounges or balconies and lobbies and common parts and also not to alter or permit any alteration in the elevation;
- m) not to decorate the exterior of the Buildings and outside colour scheme of the exposed/external walls or external doors and windows including grills/gates of the said Apartment otherwise than in the manner agreed by the Promoter in writing or in the manner as near as may be in which it was previously decorated or deviation or which in the opinion of the Promoter may affect the elevation of the Buildings;
- n) not to deposit or throw or permit to be deposited or thrown any garbage, rubbish or refuse or waste in or around the staircase, lobby, landings or in any other Common Areas and Facilities or installations of the Buildings and the Premises and to deposit the same in such place only in the Premises and at such time and in such manner as the Maintenance Agency may direct;
- o) not to store or allow anyone to store any goods articles or things in or around the staircase, lobby, landings or other Common Areas and Facilities of the Buildings;
- p) not to commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other Apartments in the Buildings;
- q) not to make any claim of any nature whatsoever in respect of the Premises other than the said Apartment Unit hereby transferred and the common enjoyment of the Common Areas and Facilities in respect of the same;
- r) not to claim any right over and/or in respect of any terrace or roofs (other than the use of the Common Roof Area only) of the Buildings or any open land at the Premises or in any other open or covered areas of the Buildings and the Premises reserved or intended to be reserved by the Vendors for their own exclusive use and enjoyment and not meant to be a common area or portion and notwithstanding any inconvenience to be suffered by him and not to obstruct any development or further development or additional vertical / horizontal or other constructions which may be made by the Promoter thereat or on any part thereof;
- s) not to store in the said Apartment Unit or any part of the Premises any

hazardous, combustible, inflammable, injurious or obnoxious article likely to injure, damage or prejudicially affect or expose the Premises or any part thereof and/or any neighboring property to any risk of fire or any accident;

- t) not to object to or hinder sanction of Additional/Further Constructions or other constructions and the Purchaser shall not object to the changes and/or inconvenience caused due to such construction being made by the Promoter from time to time even after the Date of Possession;
- u) not to make or cause, directly or indirectly, any obstruction, interruption, hindrance, impediment, interference or objection in any manner and/or for any reason whatsoever, relating to or concerning the construction or completion or sale of the Buildings and/or the Apartments by the Promoter at any time, whether before or after the Date of Possession and/or delivery of possession of the said Apartment Unit to the Purchaser, notwithstanding there being temporary inconvenience in the use and enjoyment of the said Apartment Unit by the Purchaser and to be responsible and liable for all losses and damages which the Promoter may suffer in this regard due to any default by the Purchaser;
- v) not to object, obstruct or create any hindrance to the Promoter making Additional/Further Constructions subsequently and/or granting similar rights to the owners and occupiers thereof in respect of the Common Areas and Facilities;
- w) not to object, obstruct or create any hindrance to the use of the Common Areas and Facilities particularly those mentioned in Schedule C by the owners and occupiers of all Apartments and/or other spaces of the Project as also the Additional/Further Constructions;
- x) not to shift or obstruct any windows or lights in the said Apartment or the Buildings and not to permit any new window light opening doorway path passage drain or other encroachment or easement to be made or acquired in against out of or upon the said Apartment without the prior consent in writing of the Promoter and/or the Association;
- y) not to cover the Common Areas and Facilities, fire exits and balconies/terraces (if any) of the said Apartment;
- z) not to block or occupy or encroach upon or obstruct or keep any article or goods in any pathways, passages, corridors, stairways, entrances or lobby or any of the Common Areas and Facilities in any manner whatsoever;
- aa) not to park or allow anyone to park any car at any place other than the space earmarked for parking car(s) of the Purchaser, if any, mentioned in **Part II of Schedule G**;

- bb) not to sell, transfer, let out or part with right to park in the said Car Parking Space, if so acquired by the Purchaser hereunder, independent of the said Apartment and to use the same only for the purpose of parking of a motor car;
- cc) not to use the said Apartment Unit for any purpose save and except for residential purpose and not to use the said Apartment Unit for any commercial, business or professional purpose including without limitation, as a doctor's chamber, diagnostic or testing unit, nursing home, computer or educational training centre, coaching centre, music or dance center, repairing centre, commercial guest house, spa, massage parlour, Club, Eatery, boarding house, lodge, business centre, etc or for commercial, illegal or immoral purposes or in any manner that may cause nuisance to occupiers of the other portions of the Buildings;
- dd) not to raise or put up any kutchra or pucca constructions, grills, walls or enclosure of any kind around the said Car Parking Space or part thereof and keep it always open and not use it for dwelling or staying of any person or blocking it by putting any articles and not do anything to alter its current state;
- ee) not to inscribe, install or expose any sign, notice or advertisement on or at a window or other part of the Buildings and the Premises;
- ff) not to keep or harbour any bird or animal in the Common Areas and Facilities of the Premises and shall not kill, slaughter or otherwise harm or injure animals, livestock or birds etc. within the said Apartment and/or the Premises or on any portion thereof;
- gg) not to make claim of any right of pre-emption or otherwise regarding any of the other Apartments or any portion of the Buildings and/or the Premises;
- hh) not to install any air-conditioner except at the spaces that may be specified by the Promoter for installation of the split type air-conditioner and its Outdoor Unit and at no point of time to change the position or arrangement for the installation of air-conditioner without prior written consent of the Promoter or the Association and under no circumstances to install any window type air-conditioner;
- ii) not to put any film, whether coloured, reflective or otherwise on the windows/glass, whether external or internal;
- jj) not to install any false ceiling in the said Apartment without first making provision for the fire sprinkler and fire alarm system to be appropriately installed at the costs of the Purchaser in the manner that the same are visible and operative externally and outside the false ceiling and do not adversely affect the fire safety;
- kk) not to subdivide the said Apartment Unit and/or the said Car Parking Space, if

allotted, or any portion thereof;

- ll) not to claim any right, title, interest or entitlement whatsoever over and/or in respect of any portion of the Buildings and the Premises not forming part of the Common Areas and Facilities;
- mm) not to attach or hang from the exterior of the Buildings on any side any radio or television aerial or TV /Satellite Dish Antenna;
- nn) not to install any loose, hanging or exposed wires or cables anywhere outside the said Apartment Unit;
- oo) not to object to the installation, erection and display of neon sign boards of the Promoter on the roofs (including the Common Roof Area) of the Buildings at all times;
- pp) not to carry on or permit to be carried on at the said Apartment Unit or any part thereof at any time any dangerous, noisy, obnoxious or offensive act or any nuisance or do any act, matter or thing which may cause annoyance or inconvenience to the other Apartment Owners/occupiers of the Premises and/or the neighbourhood;
- qq) not to use the said Apartment Unit in a manner that may pose a risk of damage to the environment and not to engage in any activity which could subject the Promoter to any liability under environmental laws or any other laws;
- rr) not to interfere in any manner with the right, title, interest or entitlement of the Vendors and/or their transferees in respect of other Apartments and/or the Premises;
- ss) not to do anything that may be contrary to the terms, conditions, restrictions, stipulations and covenants contained in the Agreement and/or this Deed of Conveyance;
- tt) not to change the Project name and its logo under any circumstances whatsoever;
- uu) not to use the said Apartment Unit and/or the Common Areas and Facilities for public worship and/or public religious activity or purpose and/or for gathering of people for worship or religious activity or purpose provided however that nothing herein contained shall prevent the Purchaser from conducting private worship in a portion of the said Apartment Unit;
- vv) not to install any mechanical car parking system on any part of the Premises; and
- ww) not to do anything that may be contrary to Clause 7.1.3.

3. The Purchaser agrees, undertakes and covenants not to make or cause, directly or indirectly, any obstruction, interruption, hindrance, impediment, interference or objection for any reason or in any manner whatsoever relating to the Premises or concerning the development, construction, or completion of the Premises including the Common Areas and Facilities and/or any further extension, expansion, construction, addition or alteration therein from time to time and/or the transfer, sale or disposal of any Apartment or any portion of the Premises.
4. The Purchaser shall have no connection whatsoever with the other Apartment Owners and there shall be no privity of contract or any agreement or arrangement as amongst the Purchaser and the other Apartment Owners (either express or implied) and the Purchaser shall be responsible to the Promoter for fulfilment of the Purchaser's obligations irrespective of non-compliance by any other Apartment Owner.
5. Notwithstanding anything to the contrary contained elsewhere in this Deed, the Purchaser shall pay the Maintenance Charges in respect of the said Apartment Unit as also other costs, expenses and outgoings in respect of the said Apartment Unit and other costs, expenses and outgoings in respect of the Apartment Unit with effect from the Date of Commencement of Liabilities. The Purchaser shall be liable to pay the Corporation taxes, land revenue and other taxes from the Date of Commencement of Liabilities.
6. The stamp duty, registration fees and incidental expenses in respect of this Deed of Conveyance are being paid and borne by the Purchaser. The Goods and Services Tax payable in respect of the Agreed Consideration mentioned in this Deed as also the other amounts and/or Deposits that have been paid and/or are payable by the Purchaser, shall be borne and paid by and be the sole liability of the Purchaser who agrees and undertakes to make payment of the same even if the same are found payable and/or demanded in future. The Purchaser hereby indemnifies the Vendors fully regarding the above.
7. The Project and the Apartments constructed at the Premises have been named as "**EMAMI AAMOD**" and the same shall always be known by the said name. The Purchaser and/or the Apartment Owners and/or the Association and/or the Maintenance Agency shall not be entitled to change the said name under any circumstances whatsoever and shall not remove the signage of the Project's name that has been installed at the Premises.
8. The Purchaser may deal with or dispose of or assign or alienate or transfer the said Apartment Unit subject to the following conditions:
 - a. The said Apartment Unit shall be one single indivisible unit/lot for all purposes and shall not be partitioned or dismembered in parts and shall not be sold or transferred in divided or demarcated parts by the Purchaser. In case of sale of the said Apartment Unit in favour of more

than one buyer, the same shall be done in their favour jointly and in undivided shares.

- b. The transfer of the said Apartment Unit by the Purchaser shall not be in any manner inconsistent with the Agreement and/or this Deed of Conveyance and the covenants contained in the Agreement and/or herein shall run with the land and/or transfer. The person(s) to whom the Purchaser may transfer/alienate the said Apartment Unit shall automatically be also bound by the same terms, conditions, covenants, stipulations, undertakings and obligations as are applicable to the Purchaser by law and/or by virtue of the Agreement and/or this Deed of Conveyance.
 - c. All the dues including outstanding amounts, interest, Maintenance Charges, electricity charges, Corporation taxes, land revenue and other taxes etc. relating to the said Apartment Unit payable to the Vendors, the Maintenance Agency, the Association and the Corporation and other concerned persons/entities are paid by the Purchaser in full prior to the proposed transfer/alienation. Such dues, if any, shall be a charge on the said Apartment Unit and shall in any event, run with such proposed transfer and the transferee shall be liable to make payment of the same.
9. The Purchaser shall not claim any partition of the said Land comprised in the Premises.
 10. The Purchaser agrees, undertakes and covenants not to make any claim of any nature whatsoever against any person who has been granted any right by the Vendors in respect of the Premises or any portion thereof nor against the Vendors with regard thereto nor shall in any manner obstruct such user and/or enjoyment.
 11. The Purchaser shall be responsible for and shall keep the Vendors and the Maintenance Agency indemnified of from and against all damages, claims, demands, costs, charges, expenses and proceedings occasioned relating to the Premises or to any person due to any negligence or any act, deed, thing or omission made done or occasioned by the Purchaser and shall keep the Vendors and the Maintenance Agency indemnified of from and against all actions claims proceedings costs expenses and demands made against or suffered by the Vendors and the Maintenance Agency as a result of any act, omission or negligence of the Purchaser or the employees, servants, agents, licensees, invitees or visitors of the Purchaser and/or any breach or non-observance by the Purchaser of the Purchaser's covenants and/or any of the terms herein contained.
 12. In case of there being a failure, refusal, neglect, breach, violation, non-compliance or default on the part of the Purchaser to perform or comply with any of the terms, conditions, covenants, undertakings, stipulations, restrictions,

prohibitions and/or obligations under the Agreement or this Deed of Conveyance or otherwise under law, then the Vendors and/or the Association shall be entitled to issue a Notice to the Purchaser calling upon the Purchaser to rectify, remedy, make good or set right the same within one month from the date of issue of such Notice. If the Purchaser does not comply with the said Notice to the satisfaction of the Vendors and/or the Association within the above time, then the Purchaser shall be liable to pay compensation and/or damages that may be quantified by the Vendors and/or the Association in addition to the Purchaser being compelled to rectify, remedy, make good or set right the same as also withholding use of the Common Areas and Facilities by the Purchaser.

13. If any act or omission of the Purchaser results in any interruption, interference, hindrance, obstruction, impediment or delay in the Project or the construction of the Buildings or any portion thereof including further constructions, additions, and/or alterations from time to time and/or in the transfer, sale or disposal of any Apartment Unit or portion of the Premises and/or in the use and enjoyment of the Common Areas and Facilities in the said Land by all the Apartment Owners, then in that event the Purchaser shall be liable to pay to the Vendors compensation and/or damages that may be quantified by the Vendors.
14. Besides the aforesaid rights mentioned in clauses 12 and 13 above, the Vendors shall also be entitled to enforce any other right to which the Vendors may be entitled to in law by reason of any default or breach on the part of the Purchaser.
15. It is agreed that in case any major structural defect in construction which is certified by a licensed Architect and/or engineer (excluding any purchased materials and/or items from third party manufacturers) is brought to the notice of the Promoter within a period of 5 (five) years by the Purchaser from the date of handing over possession and/or the date of issue of the Completion/Occupancy Certificate in respect of the said Apartment, whichever is earlier, the Promoter shall take steps to rectify such defects without further charge, within 30 (thirty) days or such further time as may be necessary as per the Architect/Structural Engineer, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Purchaser shall be entitled to receive appropriate compensation in the manner as provided under the Act Provided However that the Promoter shall not be liable under any circumstances if any additions, alterations and/or modifications etc. have been made in the Buildings, Common Areas and Facilities and/or any of the Apartments by the Apartment Owners including the Purchaser herein and/or if there is any deviation found from the sanctioned Plans. It is further made clear that the structural defect, if any, must be certified by a licensed Architect and/or structural engineer of the Promoter that it is a defect made at the time of construction and is not due to wear and tear and/or due to weather elements and/or natural causes /calamities and/or due to any additions, alterations and/or modifications, etc. and/or any acts or omissions made by any of the Apartment Owners and/or occupants of the Buildings and/or due to any other reason not

attributable to the Promoter. The decision of the Architects including regarding the quality and specifications of the materials and the workmanship regarding construction shall be final and binding on the parties.

16. Notwithstanding anything contained in Clause 15 hereinabove the Promoter shall not be liable to rectify any defect occurring under the following circumstances:-
- (a) If there are changes, modifications or alteration in plumbing pipes and fittings and fixtures or change of wall or floor tiles after the Purchaser takes over possession of the said Apartment, the Promoter will not have any responsibility or liability for waterproofing, cracks or any defect in plumbing pipes and fittings and fixtures that have developed directly or indirectly due to such changes;
 - (b) If there are changes, modifications or alteration in electrical lines and wirings after the Purchaser takes over possession of the said Apartment, the Promoter will not have any responsibility or liability for any defect in electrical lines and wirings that have developed directly or indirectly due to such changes, modifications or alterations;
 - (c) If there are changes, modifications or alterations in doors, windows or other related items, then the Promoter will not have any responsibility or liability for door locks or door alignment or seepage from windows or any other related defects arising directly or indirectly out of such changes, modifications or alterations;
 - (d) If the Purchaser after taking actual physical possession of the said Apartment executes interior decoration work including any addition and/or alteration in the layout of the internal walls of the said Apartment by making any changes in the said Apartment, then any defect like damp, hair line cracks, breakage in floor tiles or other defects arising as a direct or indirect consequence of such alterations or changes will not be entertained by the Promoter and the Promoter will not have any responsibility or liability for rectifying such defects;
 - (e) Different materials have different coefficient of expansion and contraction and as such because of this difference there are chances of cracks developing on joints of brick walls and RCC beams and columns. Any such cracks are normal in high rise buildings and needs to be repaired from time to time. The Promoter will not have any responsibility or liability for rectifying such cracks.
 - (f) If the materials and fittings and fixtures provided by the Promoter are not being maintained by the Purchaser or his/her agents in the manner in which same is required to be maintained.
 - (g) Any electrical fittings and/or gadgets or appliances or other fittings and fixtures provided by the Promoter in the Common Areas and Facilities and/or in the said Apartment going out of order or malfunctioning due to voltage fluctuations or other reasons not under the control of the Promoter and not amounting to poor workmanship or manufacture thereof.

- (h) If the Architect certifies that any purported defects are not manufacturing defect or due to poor workmanship or poor quality.
 - (i) Notwithstanding anything hereinbefore contained it is hereby expressly agreed and understood that in case the Purchaser, without first notifying the Promoter and without giving the Promoter the reasonable opportunity to inspect, assess and determine the nature of purported defect in the said Apartment (which inspection Promoter shall endeavour to complete within 15 days of receipt of the notice from the Purchaser), alters the state and condition of the area of the purported defect, then the Promoter shall be relieved of its obligations contained in clause 15 hereinabove and the Purchaser shall not be entitled to any cost or compensation in respect thereof.
- 17. The Owners shall compensate the Purchaser in case of any loss caused to him due to defective title of the said Land that is known to the Owners but has not been disclosed to the Purchaser or which the Purchaser could not have found out inspite of due diligence and care, in the manner as provided under the Act subject to the Purchaser not having committed default or violation or breach or non-compliance of any of the terms and conditions of the Agreement or this Deed and subject to the Purchaser having made timely payments of all amounts under the Agreement and/or this Deed and/or otherwise required under law. It is further made clear that under no circumstances shall the Owners be liable for any defective title not created by the Owners and/or any defect that existed prior to the purchase of the said Land by the Owners. The Promoter shall not have any liability regarding the title since the same is the responsibility, obligation and liability solely of the Owners.
- 18. The Promoter/Maintenance Agency/Association shall have rights of unrestricted access to all Common Areas and Facilities mentioned in Schedule C as also the Car Parking Spaces for providing necessary maintenance and repair services and the Purchaser agrees to permit the Promoter/Maintenance Agency/Association to enter into the said Apartment or any part thereof after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to cause necessary repairs and maintenance and set right any defect.
- 19. In case there are joint Purchasers, all communications shall be sent by the Vendors to the Purchaser whose name appears first and at the address given by such Purchaser which shall for all intents and purposes be considered as properly served on all the Purchasers.
- 20. The General Terms and Conditions (GTC) on the basis of which the transaction has been entered into shall continue to be valid and subsisting and shall be deemed to be a part of the Agreement as also this Deed of Conveyance. Waiver or limitation of any right or interest and/or any consent given by any party in the GTC, Agreement and/or this Deed of Conveyance and/or any part hereof and/or in any document hereafter, shall be valid and binding and the same shall also be

deemed to be voluntarily given, repeated and/or reiterated by such party subsequent to the signing of the GTC, Agreement and/or this Deed of Conveyance.

21. The transaction contemplated herein is a single transaction of sale and purchase of the said Apartment Unit and does not constitute any Party to be the agent of the other Party and no form of service is contemplated. It is further hereby expressly intended and agreed by and between the parties hereto that nothing herein contained shall be construed to be a "Works Contract" and it is hereby further intended and agreed by and between the parties hereto that in the event the Vendors are liable to make payment of any Sales Tax, VAT, Works Contract Tax, Goods & Services Tax or any other statutory tax, duty or levy in respect of the Agreement or this Deed of Conveyance or the transfer of the said Apartment Unit contemplated hereby, the Purchaser shall be liable to and agrees to make payment of the same even after execution and registration of this Deed of Conveyance.
22. The Purchaser has agreed undertaken and covenanted not to question at any time the computation of the Super Built-up Area of the said Apartment Unit and not to claim or demand, under any circumstances whatsoever, details or calculations of the Super Built-up Area.
23. All rights and obligations of the Promoter and the Owners inter se shall be governed by the Development Agreement which shall override anything contained herein which is contrary to or inconsistent with such rights and obligations.

Part - II

(Maintenance)

1. Subject to timely payment of maintenance charges by all the Apartment Owners of the Project (including the Purchaser herein) the Promoter through any agency appointed by the Promoter shall be responsible to provide and maintain essential services in the Project till the offer to the Association to take over of the maintenance of the Project upon the issuance of the Completion/Occupancy Certificate of the Project. The cost of such maintenance has not been included in the Total Price/Agreed Consideration of the said Apartment Unit and the same shall be paid by the Purchaser as agreed with the Promoter forthwith upon demand.
2. The Purchaser is purchasing the said Apartment Unit on the specific understanding that his right to the use of Common Areas and Facilities shall be subject to timely payment of total Maintenance Charges, as determined and thereafter billed by the Maintenance Agency or the Association or the maintenance agency appointed by it and performance by the Purchaser of all his/her obligations in respect of the terms and conditions specified by the

Maintenance Agency or the Association from time to time.

3. The Purchaser shall accept the rules and regulations made by the Maintenance Agency (**Rules**) and shall diligently observe, perform and comply with the same.
4. The Maintenance Agency shall function at the costs of the Apartment Owners and will work on the basis of advance payments and/or reimbursements of all costs and outgoings for Common Purposes, including establishment costs and costs of its formation and/or operations and requirements for doing and/or making provisions for repairs painting replacements and renovations and for unforeseen eventualities.
5. The Maintenance Agency shall collect and pay all rates, taxes and outgoings, including for insurance of the Premises, which are not separately charged or assessed or levied on the Apartment Owners.
6. The Purchaser shall, without raising any objection in any manner whatsoever and without claiming any deduction or abatement whatsoever, pay all bills raised by Maintenance Agency/Association (upon formation), within the prescribed due date, failing which the Purchaser shall pay interest at the same rate prescribed in the Rules for delayed payments, for the period of delay, computed from the date the payment became due till the date of payment, to the Maintenance Agency/Association (upon formation), as the case may be. The liability to pay interest shall be without prejudice to the right of the Maintenance Agency under Clause 8 below. The Purchaser also admits and accepts that apart from the above, there shall be a charge over the said Apartment Unit in respect of all outstanding dues of the Purchaser including on account of Maintenance Charges, Electricity Charges, Corporation taxes, land revenue, Common Expenses and/or other amounts payable by the Purchaser and such charge may be enforced by the Maintenance Agency/Association and in any event the Purchaser shall not be entitled to sell, transfer, lease out grant tenancy or otherwise deal with or dispose off the said Apartment Unit until all such outstanding dues are paid in full along with interest thereon and no due certificate is obtained from the Maintenance Agency/Association. In case of breach of this condition, besides other legal consequences and remedies, the Maintenance Agency/Association shall be entitled to recover the same from the transferee/occupant.
7. Apportionment of any liability of the Purchaser by the Maintenance Agency/Association in respect of any item of expenses, taxes, dues, levies or outgoings payable by the Purchaser pursuant to this Deed or otherwise shall be Proportionate.
8. The Maintenance Charges payable by the Purchaser with effect from the Date of Commencement of Liabilities, shall be payable on a monthly basis on the basis of the bills to be raised by Maintenance Agency/Association (upon

formation), such bills being conclusive proof of the liability of the Purchaser in respect thereof. The Maintenance Charges shall be decided by the Promoter from time to time subject to a minimum of Rs. ___/- per square feet of super built-up area per month for the said Apartment Unit together with applicable Goods and Services Tax. The Maintenance Agency/Association shall be entitled to revise and increase the Maintenance Charges from time to time and the Purchaser shall not be entitled to object thereto.

9. The Purchaser also admits and accepts that the Maintenance Agency/Association shall also be entitled to withdraw, withhold, disconnect or stop all or any services, facilities and utilities to the Purchaser and/or the said Apartment Unit including water supply, electricity, etc., in case of default in timely payment of the Maintenance Charges, Electricity Charges, Corporation taxes, land revenue, Common Expenses and/or other payments by the Purchaser after giving 15 days notice in writing.
10. The Purchaser shall co-operate with the other Apartment Owners, the Vendors and the Maintenance Agency in the management and maintenance of the Premises and shall observe and comply with such covenants as be deemed reasonable by the Vendors and/or the Maintenance Agency for the Common Purposes.
11. All rights and entitlements of the Maintenance Agency shall be the rights and entitlements of the Promoter until the Association is formed and starts functioning effectively and till that time the Promoter shall maintain the Premises through any agency appointed by the Promoter and collect all funds, deposits, charges and expenses including the Maintenance Charges, Common Expenses, Deposits/Advances for Sinking Fund, Deposits/Advances for Maintenance Charges and Deposits/Advances for Corporation taxes.

Part - III

(Association)

1. The Promoter shall take steps for formation of the Association after completion of the Project. Any association, company, syndicate, committee, body or society formed by any of the Apartment Owners without the participation of the Promoter shall not be entitled to be recognized by the Promoter and shall not have any right to represent the Apartment Owners or to raise any issue relating to the Premises. The maintenance of the Premises shall be made over to the Association after issuance of the Full Completion/Occupancy Certificate in respect of the Project and within the time mentioned in the West Bengal Apartment Ownership Act, 1972 and upon such making over, the Association shall be responsible for the maintenance of the Premises and for timely renewal of all permissions, licenses, etc. After handing over of the maintenance of the Premises to the Association, the Promoter shall transfer and make over the Deposits, if any, that may have been made by the Apartment Owners, to the

Association after adjusting its dues, if any.

2. All the Apartment Owners including the Purchaser herein shall become members of the Association without raising any objection whatsoever and abide by all the rules, regulations, restrictions and bye-laws as be framed and/or made applicable by the Promoter.
3. All papers and documents relating to the formation of the Association shall be got prepared and finalised by the Promoter and the Purchaser hereby consents to accept and sign the same forthwith on demand and without any delay.
4. The employees of the Maintenance Agency for the Common Purposes such as watchmen, security staff, caretaker, liftmen, sweepers etc. shall be employed and/or absorbed in the employment of the Association with continuity of service on the same terms and conditions of employment subsisting with the Maintenance Agency and the Purchaser hereby consents to the same and shall not be entitled to raise any objection thereto. After handing over of maintenance to the Association, all subsequent employment shall be done by the Association.
5. The rules and regulations of the Association shall not be inconsistent and/or contrary to the provisions and/or covenants contained in the Agreement and/or in this Deed and/or in the several Deeds of Conveyance that may be executed in respect of the different Apartments of the Project and such provisions and covenants shall, in any event, have an overriding effect and any contrary rules, regulations and/or amendments of the Association shall be void ab initio.
6. All costs, charges and expenses relating to the formation and functioning of the Association shall be borne and paid by all Apartment Owners of the Buildings including the Purchaser herein.
7. Any association of whatsoever nature or nomenclature formed by any of the Apartment Owners without the participation of all Apartment Owners shall not be entitled to be recognised by the Vendors and shall not have any right to represent the Apartment Owners or to raise any issue relating to the Premises.
8. The Association, when formed, shall be owned and controlled by the Apartment Owners proportionately and all its decisions shall be by majority of votes according to proportionate interest, and not number of members. The Apartment Owners (including the Purchaser) may amend and/or modify the rules and regulations of the Association by three-fourths majority subject to the condition that no amendment or modification shall be valid if it is contrary to or in violation of any of the terms and conditions contained in the several Deeds of Conveyance executed/to be executed by the Vendors in favour of the Apartment Owners.
9. The copies of title deeds relating exclusively to the Premises along with related

documents shall be handed over by the Vendors to the Association within 3 (three) months of handing over of maintenance of the Premises to the Association.

10. After the maintenance of the Premises is made over to the Association, the Association may either manage the maintenance of the Premises on its own or through any other third party or agency who shall carry out its duties in accordance with the terms and conditions contained in the several Deeds of Conveyance executed by the Vendors in favour of the Apartment Owners.
11. The Association shall, upon its formation, be entitled to all the rights with regard to the Common Areas and Facilities/Common Purposes.
12. The Maintenance Charges and proportionate Common Expenses shall be paid by the Purchaser irrespective of whether or not the Purchaser uses or is entitled to or is able to use any or all of the Common Areas and Facilities and also irrespective of whether or not the Purchaser is granted facility of parking any number of car in the Mechanical Car Parking System by the Promoter and any non-user or non-requirement in respect of any Common Areas and Facilities or parking facility (if so granted) shall not be nor be claimed to be a ground for non-payment or decrease in the liability of payment of the Purchaser in respect of the said proportionate Common Expenses and/or Maintenance Charges. Any use of the Mechanical Car Parking System by the Apartment Owners including the Purchaser (if so granted) shall be subject to Force Majeure and interruptions, inconveniences and mechanical faults associated with its use and the Promoter and the Maintenance Agency shall not be responsible or liable in any manner for any defect, deficiency, accident, loss or damage relating to or arising out of the Mechanical Car Parking System to which the Purchaser hereby consents and agrees to keep the Vendors fully indemnified in respect thereof.
13. From the date of offering the handing over of maintenance to the Association, the Vendors shall not have any responsibility whatsoever regarding the Buildings and the Premises and/or any maintenance, security, safety or operations including relating to fire fighting equipment and fire safety measures, generator operations, electrical equipment, the Mechanical Car Parking System, meters and connection, etc and/or for any statutory compliances, permissions and licenses regarding the Premises and/or any equipment installed and/or required to be installed therein. The same shall be the exclusive responsibility of the Apartment Owners including the Purchaser and/or the Association who shall also ensure continuous compliance with all statutory rules, regulations and norms including in particular relating to fire fighting and safety, generator operations, etc. and obtaining and/or renewing all necessary permissions and licenses.
14. The Apartment Owners including the Purchaser and/or the Association shall take steps and get transferred all necessary permissions and licenses in their

names including generator license, fire licence, etc. and the Vendors shall sign necessary papers upon being requested by them in writing. In case of any default or negligence and/or in the event of any accident taking place subsequent to the date of offering the handing over of maintenance, the Vendors and/or their respective directors, partners, employees or agents shall have any liability or responsibility whatsoever under any circumstance and the same shall be the sole liability and responsibility of the Apartment Owners including the Purchaser herein and/or the Association.

15. The Purchaser shall, without raising any objection in any manner whatsoever and without claiming any deduction or abatement whatsoever, pay all costs and expenses relating to the Mechanical Car Parking System (including its running, maintenance, operation, repair, replacement, renovation, insurance etc.) proportionately irrespective of whether the Purchaser has facility of parking thereat as also such costs and expenses may be charged from the Purchaser as part of the Maintenance Charges or proportionate Common Expenses or separately as the Maintenance Agency may deem fit and proper.

Part - IV

(Common Expenses)

1. **Association:** Establishment and all other capital and operational expenses of the Association. All expenses and outgoings for preparation and registration of Deed of Transfer for transfer of undivided proportionate title in the Common Areas and Facilities including the said Land in favour of the Association including stamp duty, registration fees, legal fees, incidental expenses, etc.
2. **Common Utilities:** All costs, charges, expenses and deposits for supply, operation, maintenance, repairs, etc. of common utilities.
3. **Electricity:** All charges for the electricity consumed for the Common Purposes and in respect of the Common Areas and Facilities, amenities and installations of the Project including operation of the common machinery, equipment and installations.
4. **Litigation:** After handing over of possession all litigation expenses incurred for the Common Purposes and relating to common use and enjoyment of the Common Areas and Facilities.
5. **Maintenance:** All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the Common Areas and Facilities of the Premises, including the exterior or interior (but not inside any Apartment) walls of the Buildings.

6. **Operational:** All expenses for running and operating all machinery, equipments and installations comprised in the Common Areas and Facilities of the Premises, lifts, generator, common lights, changeover switches, CCTV, if any, EPABX if any, pumps and other common installations including their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto.
7. **Rates and Taxes:** Corporation Tax, land revenue, surcharge, Multistoried Buildings Tax, Water Tax and other levies in respect of the Buildings and/or the Premises save those separately assessed on the Purchaser.
8. **Staff:** The salaries of and all other expenses on the staff to be employed for the Common Purposes, viz. manager, caretaker, clerks, security personnel, liftmen, sweepers, plumbers, electricians etc. including their perquisites, bonus and other emoluments and benefits.
9. **Mechanical Car Parking System:** All fees, costs, charges, taxes and expenses for managing, maintaining and up-keep of the Mechanical Car Parking System including periodic maintenance, repairs, replacement, renovation, overhaul, insurance, deployment of personnel and agency for its operation and other purposes, security, protection, depreciation, electricity costs for operations as also ancillary or incidental expenses regarding the Mechanical Car Parking System, etc.
10. **Management Fees**
11. **General & Out Pocket Expenses:** All other expenses and/or outgoings including litigation expenses, if any, as may be incurred by the Maintenance Agency/ Association for the Common Purposes.

Notwithstanding anything to the contrary contained elsewhere in this Agreement it is made clear that although the Mechanical Car Parking System is not part of the Common Areas and Facilities, all expenses regarding the same shall form part of the Common Expenses and the Purchaser is hereby expressly agreeing to pay the proportionate costs for the same irrespective of whether the Purchaser has facility of parking thereat.

Part – V

(Mutation, taxes and impositions)

1. The Purchaser shall apply for within 60 days from the date of execution of this Deed and obtain within six months thereafter, mutation, separation and/or apportionment of the said Apartment Unit in his own name without in any way making or keeping the Vendors liable and/or responsible in this regard on any account whatsoever. The Vendors shall co-operate with the Purchaser in this

regard and shall sign necessary papers including no objection, consent etc., if and when required in the manner agreed upon.

2. In case of default, the Vendors or the Maintenance Agency, as the case may be, will be entitled to get the said Apartment Unit mutated and apportioned in the name of the Purchaser and in such an event be further entitled to recover all costs, charges and expenses, including professional fees therefor from the Purchaser. All such amounts shall be paid and/or be payable by the Purchaser within 30 (thirty) days of being called upon to do so. In the event of failure to do so, the Purchaser shall be liable to pay interest on the unpaid amount at the rate of 2 (two) per cent per month.
3. Until such time as the said Apartment Unit be separately assessed and/or mutated, all rates, taxes, outgoing and/or impositions levied on the Premises (**Impositions**) shall be proportionately borne by the Purchaser.
4. Besides the amount of the Impositions, the Purchaser shall also be liable to pay the penalty, interest, costs, charges and expenses for and in respect of all or any of such taxes or Impositions (**Penalties**), proportionately or wholly, as the case maybe.
5. The liability of payment by the Purchaser of Impositions and Penalties in respect of the said Apartment Unit would accrue with effect from the Date of Commencement of Liabilities.
6. The Maintenance Agency shall be at liberty to pay such sums from time to time as it may deem fit and proper towards the Impositions or Penalties and recover the share of the Purchaser thereof from the Purchaser.

Schedule-F

[Agreed Consideration]

Agreed Consideration for the transfer of the said Apartment Unit as defined in this Deed.

Rs. _____/-

(Rupees _____ only)

Schedule-G

Part-I

“Said Apartment”

ALL THAT the Apartment No. _____ having Carpet Area of about _____ square feet, more or less, and Built-Up Area of about _____ square feet, more or less, and mutually agreed by the parties to be equivalent to Super Built-Up area of _____ square feet on the _____ Floor of Tower ___ of the Buildings named “**Emami**”

Aamod” constructed at Municipal Premises No. 43, Vinoba Bhave Road (formerly known as James Long Sarani), Police Station New Alipore (formerly Behala), Kolkata – 700 038 within the limits of Ward No. 119 of the Kolkata Municipal Corporation, District – South 24 Parganas, West Bengal.

The said Apartment is delineated on the Plan annexed hereto and bordered in **GREEN** colour thereon.

PART-II

“Said Car Parking Space”

ALL THAT the right to park:

- (i) _____ medium sized car(s) in the covered car parking space no(s). ____ in the basement of the Buildings;
- (ii) ____ medium sized car(s) in the open car parking space no(s). ____ on the ground level of the Premises;
- (iii) _____ medium sized car(s) in the covered car parking space no(s). ____ on the ground floor of the Premises;
- (iv) _____ medium sized car(s) in the Mechanical Car Parking System being no(s). ____.

The said Car Parking Space is delineated in **BLUE** borders in the Car Parking Plan annexed hereto.

8. **Execution and Delivery:**

In Witness Whereof the parties have executed these presents on the day, month and year first above written.

Executed and Delivered by the Owners
at Kolkata in the presence of :

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

Executed and Delivered by the Purchaser
at Kolkata in the presence of

Prepared by:

R. Ginodia & Co. LLP, Advocates
Ground Floor, 6, Church Lane,
Kolkata-700 001.

Memo of Consideration

RECEIVED of and from the within-named Purchaser the within-mentioned sum of **Rs. _____/-** (Rupees _____ only) being the Agreed Consideration for sale of the said Apartment Unit under these presents.

Witnesses:

DATED THIS DAY OF 2024
=====

BETWEEN

DTL ESTATE PRIVATE LIMITED & ORS.
... OWNERS

AND

EMAMI REALTY LIMITED
... PROMOTER

AND

... PURCHASER

CONVEYANCE

Apartment Unit no. _____
Floor No. _____
Tower No. _____

R. Ginodia & Co. LLP
Advocates
Ground Floor, 6, Church Lane,
Kolkata – 700 001