

THIS DEED OF CONVEYANCE made this \_\_\_\_\_ day of \_\_\_\_\_, TWO THOUSAND AND TWENTY THREE BETWEEN 1) SRI SITALA PRASAD JAISWAL, (INCOME TAX PAN ACSPJ1265C), (AADHAAR NO. 3030 5938 4374) aged about 65 years and 2) SRI KALI PRASAD JAISWAL alias JAYSWAL, (INCOME TAX PAN ACUPJ4826F), (AADHAAR NO. 2280 9954 3780), aged about 63 years, both sons of Late Ram Prasad alias Ram Prasad Jaiswal, both by faith Hindu, by nationality Indian, by occupation business and both at present residing at Premises No. 123, Block BE, Salt Lake City, Sector I, Police Station Bidhannagar (North), Post Office Bidhannagar CC Block, Kolkata –

For GEETA GANESH PROMOTERS PVT. LTD.

Contd. . .

  
Director

700 064, hereinafter collectively referred to as the 'OWNERS', (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include their respective legal heirs, executors, successors, administrators, legal and personal representatives and assigns) of the **FIRST PART**

**AND**

**M/S GEETA GANESH PROMOTERS PRIVATE LIMITED, (INCOME TAX PAN AABCG0173A), (formerly known as Geeta Ganesh Promoters Limited),** a company incorporated and registered under the Companies Act, 1956 and governed by the Companies Act, 2013, bearing Corporate Identity Number - U70101WB1988PTC044979 having its registered office at 'Prasad House', Premises No. 16, Sudder Street, Police Station and Post Office New Market, Kolkata - 700 016, represented by one of its Directors, **being its Authorized Signatory** \_\_\_\_\_ /....., **(INCOME TAX PAN ....., (AADHAAR NO. ....),** son of ....., by faith Hindu, by nationality Indian, by occupation business and at present residing at ....., Police Station, Post Office - ....., Kolkata - ....., (hereinafter referred to as the '**PROMOTER**', (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include its successors, successors in office, successors in interest and assigns) of the **SECOND PART**

**AND**

[If the Allottee/Purchaser is a company]  
\_\_\_\_\_, (CIN no. \_\_\_\_\_) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at \_\_\_\_\_, (PAN \_\_\_\_\_), represented by its authorized signatory, \_\_\_\_\_, (Aadhar no. \_\_\_\_\_) duly authorized vide board resolution dated \_\_\_\_\_, hereinafter referred to as the '**ALLOTTEE/PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees) of the **THIRD PART**.

**[OR]**

[If the Allottee/Purchaser is a Partnership]  
\_\_\_\_\_, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at \_\_\_\_\_, (PAN \_\_\_\_\_), represented by its authorized partner, \_\_\_\_\_, (Aadhar no. \_\_\_\_\_) authorized vide \_\_\_\_\_, hereinafter referred to as the '**ALLOTTEE/PURCHASER**' (which

expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners) of the **THIRD PART**.

[OR]

[If the Allottee/Purchaser is a HUF]

Mr. \_\_\_\_\_, (Aadhar no. \_\_\_\_\_) son of \_\_\_\_\_, aged about \_\_\_\_\_ for self and as the Karta of the Hindu Joint Mitakshara Family known as \_\_\_\_\_ HUF, having its place of business / residence at \_\_\_\_\_, (PAN \_\_\_\_\_), hereinafter referred to as the **'ALLOTTEE/PURCHASER'** (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees) of the **THIRD PART**.

[OR]

[If the Allottee/Purchaser is an Individual]

\_\_\_\_\_, son of \_\_\_\_\_ (**INCOME TAX PAN \_\_\_\_\_**), (**AADHAAR NO. \_\_\_\_\_**), by faith Hindu, by nationality Indian, by occupation business and at present residing at \_\_\_\_\_, hereinafter referred to as he **'ALLOTTEE/PURCHASER'** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), of the **THIRD PART**

The Owners, Promoter and the Allottee/Purchaser shall hereinafter collectively be referred to as the **'Parties'** and individually as a **'Party'**.

**W H E R E A S:**

**A.** In these presents unless there be something repugnant or contrary to the subject or context, or otherwise agreed upon, the following terms or expressions shall have the meaning assigned to them.

**i) SAID PREMISES** shall mean **ALL THAT** the land with structure **TOGETHER WITH** the piece or parcel of land or ground thereunto belonging or on part whereof the same is erected and built containing by estimation an area of 1 (one) bigha 9 (nine) cottahs and 8 (eight) chittacks, be the same a little more or

less, being premises No. 17, Shakespeare Sarani (formerly known as Theatre Road), Block No. 19, Ward No. 63, Police Station Shakespeare Sarani, Kolkata – 700 071, within the limits of Kolkata Municipal Corporation and butted and bounded in the manner following that is to say: **On the North:** Partly by premises No. 7, Harrington Street and partly by premises No. 6, Harrington Street; **On the East:** By premises No. 4/1, Camac Street and partly by premises Nos. 19A and 19B, Shakespeare Sarani; **On the West:** By premises No. 15, Shakespeare Sarani, Kolkata and **On the South:** By Shakespeare Sarani, within the limits of the Kolkata Municipal Corporation, Assessee No. 110634800098, as more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

ii) **PROJECT/BUILDING/NEW BUILDING** shall mean the New Building/Project named '**PLATINA**' planned and being constructed by the Promoter at the said Premises, consisting of basement plus ground plus nine floors, containing several independent and self-contained Units, parking spaces and other constructed areas.

iii) **ALLOTTEES/PURCHASERS/CO-OWNERS/UNIT HOLDERS** according to the context shall mean all the allottees/purchasers/buyers/owners who from time to time have purchased or agreed to purchase or may in future agree to purchase from the Promoter or the Owners and shall have taken possession of their respective units, including the Promoter and the Owners for those units not so alienated or agreed to be alienated by the Promoter or the Owners.

iv) **COMMON AREAS AND INSTALLATIONS** shall mean the areas installations and facilities in the Project expressed or intended by the Promoter for the common use and enjoyment by the occupants of the Project such as paths, passages, driveways, staircases of the Building along with their full and half landings with respective stair covers on the ultimate roofs, entrance and exit gates of the said Premises, entrance cum Reception in the ground floor of the Building, lifts along with lift shafts and the lobby in front of them and lift machine rooms, water supply system, water waste and sewerage evacuation pipes from the units to drains and sewers common to the Project, and shall include the Facilities mentioned and specified in the **THIRD SCHEDULE** hereunder written.

**It is clarified that** the Common Areas and Installations shall not include the parking spaces, part of the roof and other open and covered spaces at the Project and/or the said Premises and/or the Building which the Promoter may from time to time express or intend not to be so included in the Common Areas and Installations.

v) **COMMON EXPENSES** shall mean and include all expenses to be incurred for the management, maintenance, upkeep and administration of the Common Areas and Installations and rendition of common services in common to the co-owners of the Project and all other expenses for the Common Purposes (including those mentioned in the **FOURTH SCHEDULE** hereunder written) to be borne contributed and shared by the co-owners.

**vi) COMMON PURPOSES** shall mean and include the purpose of managing, maintaining, up keeping and administering the Common Areas and Installations, rendition of services in common to the Unit Holders/co-owners in the Project for the Common Areas and Installations, collection and disbursement of the Common Expenses and dealing with all matters of common interest of the Unit Holders.

**vii) UNITS** shall mean all the units/saleable spaces/constructed areas in the Project capable of being independently and exclusively held used occupied and enjoyed by any person **And** wherever the context so permits or intends **shall include the Parking Space/s, if any,** and also the proportionate undivided share in the Common Areas and Installations, attributable thereto.

**viii) PARKING SPACES** shall mean spaces in or portions of the said Premises at the ground/basement level of the said Premises as expressed or intended or exclusive right to use for parking of motor cars and other vehicles given at the sole discretion of the Promoter to the Allottees. Notwithstanding anything elsewhere to the contrary herein contained, it is expressly agreed and clarified that any allotment of parking shall for intents and purposes mean the exclusive right to use motor cars or other vehicles as may be specified. It is also clarified that in case any parking be a stack car parking, then Allottees of both the stack parking shall allow each other to park his/her/its motor car and for that shall do all acts as be necessary (including to remove/shift his/her motor car from time to time as be required). Stack car park will be allocated to single owner only.

**ix) CARPET AREA** according to the context shall mean the net usable floor area of any Unit, excluding the area covered by external walls, areas under service shafts (if any), exclusive balcony or verandah or exclusive open terrace area, but includes the area covered by the internal partition walls of the Unit.

**x) BUILT-UP AREA** according to the context shall mean and include the plinth area of any unit in the Building (including the area of the balconies/terraces therein and/or attached thereto and also including the thickness of the external and internal walls thereof and columns therein **PROVIDED THAT** if any wall or column be common between two units, then one half of the area under such wall or column shall be included in the area of each such Unit).

**xi) SALEABLE AREA/SUPER BUILT-UP AREA** according to the context and in relation to a particular unit shall mean and include the Built-Up Area of such Unit **And** shall include the proportionate share of the areas of the common areas in the Project which has been/shall be determined in consultation with the Architect for the time being of the Project whose decision shall be final and binding on the parties.

**xii) PROPORTIONATE OR PROPORTIONATELY** according to the context shall mean the following:

a) insofar as the Allottee's proportionate undivided indivisible impartible variable share in the land underneath the Building in which the Unit is situated is concerned, the same shall be in the proportion in which the built up area of the Allottee's Unit may bear to the built up area of all the units in the Building in which the Unit is situated;

b) insofar as the Allottee's share in the Common Expenses is concerned, the same shall be in the proportion in which the built up area of the Allottee's Unit may bear to the built up area of all the units in the Project;

**PROVIDED THAT** where it refers to the share of the Allottee or any other co-owner in the rates and/or taxes amongst the Common Expenses, then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied (i.e. in case the basis of any levy be on area rental income consideration or user, then the same shall be determined on the basis of the area rental income consideration or user of the said Unit).

**xiii) SAID UNIT** shall mean the Unit No. \_\_\_\_\_ on the \_\_\_\_\_ floor, belonging to Owner's/ Promoter's allocation of the Building constructed at the said Premises, as more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written with fittings and fixtures to be provided therein by the Promoter as mentioned in **PART - II** of the **THIRD SCHEDULE** to these presents **and wherever the context so permits** shall include the Allottee's proportionate undivided indivisible impartible variable share in the Common Areas and Installations **and further wherever the context so permits** shall include an exclusive right to use car parking space for parking one or more motor car/s in or portion of the parking space, if so specifically and as expressly mentioned and described in the within stated **SECOND SCHEDULE and further wherever the context so permits** shall include the exclusive right to use the Open Private Terrace attached to the said Unit if so specifically and as expressly mentioned and described in the within stated **SECOND SCHEDULE**.

**xiv) DEVELOPMENT AGREEMENT** shall mean the several agreements with the Developer first unregistered agreement dated 14.06.2004 thereafter another unregistered Supplementary Agreement dated 18.01.2006 and finally for the purpose of constructing a building project consisting of basement plus ground plus nine floors, on a part or portion thereof, have, by and under a Development Agreement dated 4<sup>th</sup> May, 2017 and registered in the office of the Additional Registrar of Assurances - II, Kolkata, in Book - I, Volume number 1902-2017, Page from 42747 to 42840, being No. 190201332 for the year 2017.

**xiii) DATE OF COMMENCEMENT OF LIABILITY** shall mean the date on which the Allottee takes actual physical possession of the said Unit after fulfilling all his/her liabilities and obligations or the date of expiry of the period specified in the notice in writing by the Promoter to the Allottee to take possession of the

said Unit irrespective of whether the Allottee takes actual physical possession of the said Unit or not, whichever be earlier.

**xiv) MAINTENANCE IN CHARGE** shall mean a Company, Association, or any Syndicate, or Registered Society that may be formed by the Promoter upon completion of the Project for the Common Purposes having such rules, regulations and restrictions as may be deemed proper and necessary by the Promoter in its absolute discretion.

**xv) SALE AGREEMENT/AGREEMENT FOR SALE** shall mean the Agreement dated \_\_\_\_\_, 20\_\_\_, registered in the office of the \_\_\_\_\_, in Book - \_\_\_\_\_, Volume number \_\_\_\_\_, Page from \_\_\_\_\_ to \_\_\_\_\_, being No. \_\_\_\_\_ for the year 20\_\_\_, entered into by and between the Owners, the Promoter and the Allottee, whereby and where under the Allottee agreed to purchase and acquire the said Unit and shall include all modification/supplemental documents, if made in writing.

**xvi) PLAN** shall mean the plan for the time being sanctioned by the Kolkata Municipal Corporation initially Kolkata Municipal Corporation has granted permission to construct vide an approved plan dated 01.10.2012 bearing Sanction no. 2012070212 which was extended further for a period of 5 years vide Order dated 04.05.2018 and the same got expired on 30.09.2022. Further an application under section 394 of the Kolkata Municipal Corporation Act, 1980 Rule 26(2a) and 2(b) read with Rule 69A(c) of the Kolkata Municipal Building Rules, 2009 was made for additional and alternation of Plan of B+G+9 storied business building and thereafter a fresh plan was sanctioned from the Kolkata Municipal Corporation vide Sanction No. 2021070152 dated 03.03.2022 in MBC meeting No. 588 dated 18.11.2021 for construction of the Building at the said Premises and shall include sanctionable modifications thereof and/or alterations thereto as may be made from time to time by the Promoter. It is clarified that in case additional constructions are sanctioned by the concerned authorities, then the Promoter shall be entitled to construct and deal with the same, to which the Allottee hereby consents.

**xvii) EXCLUSIVE RESERVE RIGHT** – The roof shall be utilized for common purposes **SAVE AND EXCEPT** the promoter/developer has an exclusive reserve right over the roof of the newly constructed building to the extent of unexploited/unused FAR for which obtaining additional/alternative plan for further construction thereon may be acquired by the Developer and the Purchasers shall not have any objection or claim for the same and no consent is required for the same;

**xviii)** Words importing **SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa.

**xix)** Words importing **MASCULINE GENDER** shall include the **FEMININE GENDER** and **NEUTER GENDER**; similarly, words importing **FEMININE GENDER** shall include **MASCULINE GENDER** and **NEUTER GENDER**; likewise, **NEUTER GENDER** shall include **MASCULINE GENDER** and **FEMININE GENDER**.

**xx)** The expression **ALLOTTEE/PURCHASER** shall be deemed to mean and include:

**(a)** In case the Allottee/Purchaser be an individual or a group of persons, then his, her or their respective legal heirs, legal representatives, successors, executors and administrators;

**(b)** In case the Allottee/Purchaser be a Hindu Undivided Family, then its members/coparceners for the time being and their respective legal heirs, legal representatives, successors, executors and administrators;

**(c)** In case the Allottee/Purchaser be a partnership firm, then its partners for the time being, their respective legal heirs, legal representatives, successors, executors and administrators;

**(d)** In case the Allottee/Purchaser be a company or a trust, then its successors, or successors-in-office;

**B.** By and under a Deed of Conveyance dated 30<sup>th</sup> September, 1943 made between Kumar Bhabani Prasad Garg, thereafter referred to as the Vendor of the One Part and Janki Ram Shaw, thereafter referred to as the Purchaser of the Other Part and registered at the office of the Registrar of Assurances, Calcutta in Book No. I, Volume No. 78, Pages 206 to 211, Being No. 2948, for the year 1943, the said Kumar Bhabani Prasad Garg for the consideration therein mentioned absolutely sold assigned and transferred the said premises to the Purchaser.

**C.** A Suit was filed by the said Ram Prasad alias Ram Prasad Jaiswal being Suit No. 1400 of 1949 (Ram Prasad -Versus- Janki Ram & Ors.) before the Hon'ble High Court, Calcutta inter alia for partition, declaration of the joint family parties, for dissolution of the said joint family, discovery, appointment of Receiver, etc.

**D.** By a consent decree dated 14<sup>th</sup> March, 1951 passed in the said Suit, the said premises inter alia, was allotted to the said Ram Prasad alias Ram Prasad Jaiswal being the plaintiff in the said suit on partition of the properties of the joint family of the said Janki Ram Shaw.

**E.** The said Ram Prasad alias Ram Prasad Jaiswal while thus being seized and possessed of, inter alia, the said premises, died on 5<sup>th</sup> September, 1978 after having made and published his last Will and Testament dated 28<sup>th</sup> May, 1960, whereby and where under the said deceased devised and bequeathed all his properties including the said premises being premises No. 17, Shakespeare Sarani, Kolkata - 700 071 formerly known as Theatre Road in the town of Calcutta to his two sons Sitala Prasad Jaiswal and Kali Prasad Jaiswal being the Vendors herein in equal shares absolutely and forever and appointed his wife Smt. Ram Dulari Debi as the Executrix of his estate.



**F.** The said Smt. Ram Dulari Debi, being the Executrix to the said Last Will and Testament of the said Ram Prasad alias Ram Prasad Jaiswal, since deceased filed an application being No. 65 of 1980, in the Hon'ble High Court, Calcutta, for grant of the Probate of the last Will and Testament of the said Ram Prasad alias Ram Prasad Jaiswal, since deceased.

**G.** On 13<sup>th</sup> May, 1980, Probate of the said Last Will and Testament of Ram Prasad alias Ram Prasad Jaiswal was granted under the Seal of the Hon'ble High Court, Calcutta to the said Smt. Ram Dulari Debi and accordingly formal Deed of Consent was then executed and registered by the said Executrix Smt. Ram Dulari Debi in favour of the Owners herein.

**H.** The Owners herein thus became the absolute lawful owners of **ALL THAT** the land with structure **TOGETHER WITH** the piece or parcel of land or ground thereunto belonging or on part whereof the same is erected and built containing by estimation an area of 1 (one) bigha 9 (nine) cottahs and 8 (eight) chittacks, be the same a little more or less, being premises No. 17, Shakespeare Sarani (formerly known as Theatre Road), Block No. 19, Ward No. 63, Police Station Shakespeare Sarani, Kolkata - 700 071, within the limits of Kolkata Municipal Corporation and butted and bounded in the manner following that is to say: **On the North:** Partly by premises No. 7, Harrington Street and partly by premises No. 6, Harrington Street; **On the East:** By premises No. 4/1, Camac Street and partly by premises Nos. 19A and 19B, Shakespeare Sarani; **On the West:** By premises No. 15, Shakespeare Sarani, Kolkata and **On the South:** By Shakespeare Sarani, within the limits of the Kolkata Municipal Corporation, Assessee No. 110634800098, (hereinafter collectively referred to as the "**SAID PREMISES**"), as more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

**I.** The Owners herein being desirous of having the said premises to be developed by the Promoter and to get the property tenant free executed several agreements with the Promoter/Developer first unregistered agreement dated 14.06.2004 thereafter another unregistered Supplementary Agreement dated 18.01.2006 and finally for the purpose of constructing a building project consisting of basement plus ground plus nine floors, on a part or portion thereof, have, by and under a Development Agreement dated 4<sup>th</sup> May, 2017 and registered in the office of the Additional Registrar of Assurances - II, Kolkata, in Book - I, Volume number 1902-2017, Page from 42747 to 42840, being No. 190201332 for the year 2017, (hereinafter referred to as the "**SAID DEVELOPMENT AGREEMENT**"), granted the exclusive right of development of the said Premises unto and in favour of the Promoter herein, at or for the consideration and on the terms, conditions, covenants, rights, obligations,

stipulations and restrictions, as are contained and recorded in the said Development Agreement.

**J.** Pursuant thereto the Owners had also executed a Registered Power of Attorney in favour of the directors of the Developers namely **Sri Gopal Prasad and Sri Rameswar Prasad** both sons of late Ganesh Prasad, (GGPL now GGPPL) which was executed on 19<sup>th</sup> March, 2008, and the same was registered in the office of the Additional Registrar of Assurances - III, Kolkata, in Book No. IV, Volume No. x, Pages x to x, being No. 1612, for the year 2008.

**K.** In addition to the above Power of Attorney, the Owners have also executed another Power of Attorney in favour of \_\_\_\_\_, which was executed on \_\_\_\_\_, and the same was registered in the office of the Additional Registrar of Assurances - \_\_\_\_\_, Kolkata, in Book No. IV, Volume No. \_\_\_\_\_, Pages \_\_\_\_\_ to \_\_\_\_\_, being No. \_\_\_\_\_, for the year \_\_\_\_\_.

**L.** The Promoter has obtained the sanctioned plan for the Project from the Kolkata Municipal Corporation as mentioned in the Definition No. xviii (being the definition of Plan). The Promoter agrees that it shall not make any changes to these plans except in strict compliance with Section 14 of the Real Estate (Regulation and Development) Act, 2016, and The West Bengal Real Estate (Regulation and Development) Rules, 2021 framed there under and other laws as applicable and save to the extent as mentioned in the Definition No. xviii (being the definition of Plan).

**M.** The Promoter has, thereafter, also taken all necessary suitable steps to register the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016, and The West Bengal Real Estate (Regulation and Development) Rules, 2021 framed there under, with the Real Estate Regulatory Authority at Kolkata on ..... under Registration No. \_\_\_\_\_.

**N.** The Promoter has since completed the construction of the Commercial Building and has obtained the **Completion Certificate** from the Competent Authority on the \_\_\_\_\_ day of \_\_\_\_\_ under the KMC Building Rules 2009, by its Certificate Case No. \_\_\_\_\_.

**O.** By and under and in terms of the Sale Agreement/Agreement for Sale the Allottee/Purchaser agreed to purchase and acquire the said Unit described in the **SECOND SCHEDULE** hereunder written, at or for the consideration and on and subject to the terms and conditions therein contained, as modified and/or

superseded by these presents. The construction of the said Unit and the Building in which the same is situated is complete.

**P.** The Allottee/Purchaser has requested the Owners and the Promoter to convey the said Unit in favour of the Allottee/Purchaser and deliver vacant and peaceful possession of the said Unit to the Allottee/Purchaser thereafter.

**I.** Accordingly, at the request of the Allottee/Purchaser, the Owners are now conveying in favour of the Allottee/Purchaser herein the proportionate undivided indivisible impartible variable share in the land underneath the Building in which the Allottee's/Purchaser's Unit is situated **and** the Promoter is conveying/granting the said Unit to the extent of the construction thereof in favour of the Allottee/Purchaser.

**Q.** At or before the execution hereof, the Allottee/Purchaser has fully satisfied himself/herself as to:

- (i) the right, title and interest of the Owners to the said Premises and accepted the same to be free from all encumbrances, whatsoever;
- (ii) the rights of the Promoter under the said Development Agreement;
- (iii) the workmanship and quality of construction of the said Unit and the Project constructed, the structural stability of the Building and other structures and the various installations and facilities in or for the Project for the common use and enjoyment;
- (iv) the total area comprised in the said Unit;
- (v) the plans sanctioned by the Kolkata Municipal Corporation and also as regards the validity and all other aspects thereof;
- (vi) The scheme of development of the Project herein envisaged and the fact that all the Common Areas and Installations shall be for the common use of all the co-owners/allottees/purchasers/unit-holders of the Project and that all the co-owners/allottees/purchasers/unit-holders shall have the limited right of common user and enjoyment thereof subject to compliance of the rules and regulations applicable thereto and payment of Common Expenses pertaining thereto.

**I. NOW THIS DEED WITNESSETH** that in the premises aforesaid and in consideration of the sum of **Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_)** only, paid by the Allottee/Purchaser to the Promoter at or before the execution hereof (the receipt whereof the Promoter doth

hereby as also by the receipt and memo of consideration hereunder written admits and acknowledges) the Owners and the Promoter do and each of them doth hereby grants, sells, conveys, transfers, releases, assigns and assures (each of them conveying and transferring their respective rights title and interest) unto and to the Allottee/Purchaser **ALL THAT** the said Unit, as more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written **TOGETHER WITH** the proportionate undivided indivisible impartible variable share in the land underneath the Building in which the Allottee's/Purchaser's Unit is situated, attributable and appurtenant to the Unit agreed to be purchased by the Allottee/Purchaser **TOGETHER WITH** the proportionate undivided indivisible impartible variable share in the Common Areas and Installations **TOGETHER WITH** the right to use and enjoy the Common Areas and Installations in common in the manner herein stated and agreed **AND** the reversion or reversions remainder or remainders and the rents issues and profits of and in connection with the said Unit **AND TOGETHER WITH** the easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Unit as set out in the **FIFTH SCHEDULE** hereunder written **TO HAVE AND TO HOLD** the said Unit and every part thereof unto and to the use of the Allottee/Purchaser absolutely and forever **SUBJECT NEVERTHELESS TO** the Allottee's/Purchaser's covenants and agreements hereunder contained and on the part of the Allottee/Purchaser to be observed fulfilled and performed **AND ALSO SUBJECT TO** the Allottee/Purchaser paying and discharging all municipal and other rates, taxes and impositions on the said Unit wholly and the Common Expenses proportionately and all other outgoings in connection with the said Unit wholly and the said Premises and in particular the Common Areas and Installations proportionately **EXCEPTING AND RESERVING** unto the Owners and the Promoter and the persons deriving title from them such easements quasi-easements and rights and privileges as set out in the **SIXTH SCHEDULE** hereunder written.

**II. THE OWNERS AND THE PROMOTER DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE ALLOTTEE/PURCHASER as follows:**

- i) The interest which the Owners and the Promoter respectively profess to transfer subsists and that they have good right full power and absolute authority to grant, sell, convey, transfer, assign and assure unto and to the use of the Allottee/Purchaser the said Unit in the manner aforesaid.
- ii) It shall be lawful for the Allottee/Purchaser, from time to time and at all times hereafter to peaceably and quietly, but subject nevertheless to the provisions herein contained, to hold use and enjoy the said Unit and every part thereof and to receive the rents issues and profits thereof without any

interruption disturbance claim or demand whatsoever from or by the Owners and the Promoter or any of them or any person or persons claiming through under or in trust for them or their respective predecessors **AND** freed and cleared from and against all manner of encumbrances charges trusts liens and attachments whatsoever save only those as are expressly mentioned therein.

- iii)** The Owners and the Promoter after completion of construction and sale of the entire Project and unless prevented by fire or some other irresistible force or accident shall at the reasonable request and at the costs of the Allottee/Purchaser produce or cause to be produced to the Allottee/Purchaser or to his/her attorneys or agents the title deeds in connection with the said Premises and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.

**III. THE ALLOTTEE/PURCHASER DOETH HEREBY COVENANT WITH THE OWNERS AND THE PROMOTER as follows:**

1. The Allottee/Purchaser so as to bind himself/herself to the Promoter and the Owners and the other co-owners and so that this covenant shall be for the benefit of the said Project and other units therein and every part thereof hereby covenants with the Promoter and the Owners and with all the other co-owners that the Allottee/Purchaser and all other persons deriving title under him/her shall at all times hereafter observe the terms, conditions, covenants and restrictions set forth herein and also in the Sale Agreement (as modified and/or amended by virtue of the further terms, conditions and covenants herein agreed and mentioned), which are not being repeated herein to avoid prolixity and the same shall apply to these presents mutatis mutandis. In case of any difference or contradiction between the terms hereof and the terms of the Sale Agreement, then the terms hereof shall supersede and prevail.
4. The Allottee/Purchaser shall not be entitled to raise any dispute against or claim any amount from the Promoter or the Owners on account of workmanship or quality of materials or fittings or fixtures used in the said Unit nor on account of any constructional defect in the said Unit.
5. The Allottee/Purchaser has fully understood the scheme of development of the Project herein envisaged and is fully aware of the fact that all the Common Areas and Installations shall be for the common use of all the co-owners/allottees/purchasers/unit-holders of the entire Project and that all the co-owners/allottees/purchasers/unit-holders shall have the limited right of common user and enjoyment thereof subject to compliance of the rules

and regulations applicable thereto and payment of Common Expenses pertaining thereto.

**5.1** The Allottee/Purchaser shall not be entitled to make any additions or alterations in the said Unit and if so made by the Allottee/Purchaser, the Allottee/Purchaser shall be liable to pay to the Promoter, liquidated damages as decided by the Promoter on case-to-case basis of such Allottee's Unit in which such additions and alterations are made.

**5.2** For smooth running and maintenance of the Project, the Allottee/Purchaser ensures, agrees and undertakes that the Allottee/Purchaser shall not at any moment of time form his/her own Association along with the other co-owners of the Project and shall keep always the Maintenance In Charge and/or the Promoter indemnified with regard thereto. The Promoter intends to handover charge of the maintenance, management and affairs of the Project and in particular the Common Areas and Installations thereat to the Maintenance In Charge upon completion of the Project in due course.

**5.3** The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of the allottees upon the issuance of the completion certificate of the Project. The cost of such maintenance has been included in the Total Price of the Unit. To facilitate the above services, the Promoter shall decide and charge Common Area Maintenance (CAM) from the Allottees along with GST charges, as applicable and elaborated in **FOURTH SCHEDULE**. The Allottee shall be bound to pay such Common Area Maintenance charge within 7 (seven) days from day of raising invoice and from the succeeding day from the date of the notice of intimation of the final possession. In the event any Allottee defaults in making payment of monthly CAM charges raised by the Promoter within the due date, the Promoter shall be entitled to meet such defaulted payment by adjusting from the respective maintenance deposits paid by such Allottee.

- 6.** As from the Date of Commencement of Liability (as defined in the Sale Agreement as also herein), the Allottee/Purchaser agrees and covenants:
- a)** To co-operate with the other co-owners and the Promoter in the maintenance, management and affairs of the Project.

- b)** To observe the rules framed from time to time by the Promoter and/or the Maintenance In Charge, for quiet and peaceful enjoyment of the Project as a decent Project.
- c)** To allow the Promoter with or without workmen to enter into the Unit for the maintenance and repairs.
- d)** To pay and bear the Common Expenses and other outgoings and expenses from the Date of Commencement of Liability (as defined in the Sale Agreement as also herein) and also the rates and taxes for and/or in respect of the Project including those mentioned in the **FOURTH SCHEDULE** hereunder written proportionately for the Project and/or the Common Areas and Installations and wholly for the said Unit.
- e)** Not to sub-divide the Unit and/or the parking space or any part or portion thereof.
- f)** Not to do any act deed or thing or obstruct the present or future construction and completion of the Project in any manner whatsoever notwithstanding any inconvenience in the Allottee's/Purchaser's enjoyment of the Unit.
- g)** Not to throw dirt, rubbish or other refuse or permit the same to be thrown or accumulated in the Project and/or compound or any portion of the Project.
- h)** Not to store or bring and allow to be stored or brought in the Unit any goods of hazardous or combustible nature or which are so heavy so as to affect or endanger the structure of the Building or any portion of any fittings or fixtures thereof including windows, doors, floors etc., in any manner, whatsoever.
- i)** Not to hang from or attach to the beams or rafters any articles or machinery which are heavy or likely to affect or endanger or damage the construction of the Building or any part thereof.
- j)** Not to fix or install air conditioner in the Unit save and except at the places, which have been specified in the Unit for such installation.
- k)** Not to do or cause anything to be done in or around the Unit which may cause or tend to cause or tantamount to cause or affect any damage to any flooring or ceiling of the Unit or adjacent to the Unit or in

any manner interfere with the use, right and enjoyment thereof or any passage or amenities available for common use.

**l)** Not to damage or demolish or cause to be damaged or demolished the Unit or any part thereof or the fittings affixed thereto.

**m)** Not to close or permit the closing of verandahs or lounges or balconies or lobbies and common areas and also not to alter or permit any alteration in the elevation and outside colour scheme of the exposed walls of the verandahs, lounges or any external walls or the fences of external doors and windows including grills of the Unit which in the opinion of the Promoter or the Association differs from the colour scheme of the Project or deviation of which in the opinion of the Promoter or the Association may affect elevation in respect of the exterior walls of the Building.

**n)** Not to install grills the designs of which have not been suggested or approved by the Promoter.

**o)** Not to make in the Unit any structural addition and/or alteration and/or damage such as beams, columns, partition walls etc.

**p)** Not to fix or install any antenna on the roof or terrace of the Building nor shall fix any window antenna not entitled for any connection of his/her own excepting that the Allottee/Purchaser shall be entitled to avail of the cable connection facilities to be provided by the Promoter to the Allottee/Purchaser and also the other owners of the units in the Project at their cost. The Allottee/Purchaser shall not be entitled to obtain any other cable connection or DTH services other than that provided by the Promoter in the Project.

**q)** Not to use the Unit or permit the same to be used for any purpose whatsoever which may or is likely to cause nuisance or annoyance to occupiers of the other portions of the Project or to the occupiers of the neighbouring properties or for any illegal or immoral purpose whatsoever and similarly shall not keep in the parking space, if allotted, anything other than private motor car or motor cycle and shall not raise or pull up any kutcha or pucca construction grilled wall/enclosures thereon or parts thereof and shall keep it always open as before. Dwelling or staying of any person or blocking by putting any articles shall not be allowed in the parking space.



- r)** Not to use the allocated parking space(s) or permit the same to be used for any other purpose whatsoever other than parking of his/her own car/cars/two wheeler/s.
- s)** Not to park car/two wheeler in the pathway or open space of the Project or at any other place save and except the space allotted and purchased by the Allottee/Purchaser and shall use the pathways as would be decided by the Promoter.
- t)** Not to hang or put any clothes in or upon the windows balconies and other portions which may be exposed in a manner or may be visible to the outsiders.
- u)** Not to put any nameplate or letter box or neon-sign or board in the common areas or on the outside wall of the Building save a letter box at the place in the ground floor as may be expressly approved or provided by the Promoter and a decent nameplate outside the main gate of his/her Unit.
- v)** Not to alter the outer elevation of the Building or any part or portion thereof nor decorate the exterior of the Building otherwise than in the manner agreed by the Promoter, Maintenance Company and/or the Maintenance In Charge in writing or in the manner as near as may be in which it was previously decorated.
- w)** Not to bring in any contractor or any labour or mason of his/her own without the written consent of the Promoter into the Project so long as the Project is not completed fully and made over by the Promoter.
- x)** To abide by such building rules and regulations as may be made applicable by the Promoter before the formation of the Maintenance In Charge and after its incorporation to comply with and/or adhere to the building rules and regulations of such Maintenance In Charge.
- y)** To use the common areas, installations only to the extent required for ingress to and egress from the Unit of men and materials and passage of utilities and facilities.
- z)** To keep the common areas, open spaces, parking spaces, paths, passages, gardens, staircases, lobbies, landings etc., free from obstructions or encroachments and in a clean and orderly manner and not to store or allow anyone to store any goods articles or things or allow

anyone to sleep or rest therein or thereat or in any other common areas of the Project.

**aa)** Not to claim any right whatsoever or howsoever over any other units or portions or roof in the Project save the Unit.

**bb)** Not to commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other units in the Building.

**cc)** Not to let out transfer or part with the possession of the parking space, if the right to use for parking car/two wheeler is granted hereunder, independent of the Unit nor vice versa, with the only exception being that the Allottee/Purchaser shall be entitled to let out transfer or part with possession of the parking space independent of the Unit to any other co-owner of the Project and none else.

**dd)** Maintain at his/her own costs, the Unit in the same good condition state and order in which the same be delivered to the Allottee/Purchaser and abide by all laws, bye-laws, rules, regulations and restrictions (including those relating to fire safety under the West Bengal Fire Services Act, 1950 and the rules made there under) of the Government, Kolkata Municipal Corporation, CESC Ltd. and/or any statutory authority and/or local body with regard to the user and maintenance of the Unit as well as the user operation and maintenance of the lift, tube-well, generator, water, electricity, drainage, sewerage and other installations and amenities at the Project and to make such additions and alterations in or about or relating to the Unit as may be required to be carried out by them or any of them, independently or in common with the other co-owners as the case may be without holding the Promoter in any manner liable or responsible there for and to pay all costs and expenses there for wholly or proportionately as the case may be and to be answerable and responsible for deviation or violation of any of its conditions or rules or bye-laws and shall indemnify and keep the Promoter saved, harmless and indemnified from and against all losses, damages, costs, claims, demands, actions and proceedings that it may suffer or incur due to any non-compliance, non-performance, default or negligence on the part of the Allottee/Purchaser.

**ee)** To apply for and obtain at his/her own costs separate assessment and mutation of the Unit in the records of the Kolkata Municipal Corporation, and the Promoter and the Owners shall give their consent for the same.

**ff)** Not to make and/or cause to be made or permit any disturbing noises or create nuisance in the Project or do or permit anything to be done therein which will interfere with the rights comfort or convenience of other occupiers. Not to play upon or suffer to be played upon instrument or permit to be operated a phonograph or radio or television loud speaker in such unit if the same shall disturb or annoy other occupants of the Building. Not to give vocal or instrumental instruction at any time in order to reduce sound emanating from a unit.

**gg)** No article shall be allowed to be placed in the halls or on the staircase landings or fire towers nor shall anything be hung or shaken from the floor, stair windows, terraces or balconies or placed upon the window sills of the Building. No fences or partitions shall be placed or affixed to any terrace without the prior approval of the Promoter.

**hh)** No shades, awnings, window guards, ventilators or air conditioning devices shall be used in or about the Building excepting such as shall have been approved by the Promoter.

**ii)** No sign, notice or advertisement shall be inscribed or exposed on or at a window or other part of the Building except such as shall have been approved by the Promoter nor shall anything be projected out of any window of the Building without similar approval.

**jj)** Water-closets and other water apparatus in the Unit shall not be used for any purpose other than those for which they were constructed nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from misuse of any of the water-closets or apparatus shall be paid for by the unit-owner in whose unit it shall have been caused.

**kk)** No bird or animal shall be kept or harboured in the common areas of the Building. In no event shall dogs and other pets be permitted on elevators or in any of the common portions of the Building.

**ll)** No bird or animal shall be either killed, slaughtered, or offered in sacrifice, for any religious, communal, social, cultural, or for any other purpose whatsoever, in any visible part or portion of the Unit, open and covered two wheeler/car parking spaces/areas, any other open or covered spaces and areas, or in any part or portion of the Project.

**mm)** No radio or television aerial shall be attached to or hung from the exterior of the Unit.

**nn)** Garbage and refuse from the Unit shall be deposited in such place only in the Project and at such time and in such manner as the Promoter, Maintenance Company and/or the Maintenance In Charge of the Project may direct.

**oo)** These house rules may be added to, amended or repealed at any time by the Promoter, Maintenance Company and after formation, by the Maintenance In Charge.

7. In the event the Allottee/Purchaser has been given the right to use parking space within the Project, then the Allottee/Purchaser shall be bound and obliged to observe fulfill and perform the following terms and conditions:

**(i)** The Allottee/Purchaser shall have the right to use the parking space only for the purpose of parking of his own small motor car/two wheeler and for no other purpose whatsoever and shall not at any time claim ownership title interest or any other right over the same save the right to use the parking space for parking one small motor car/two wheeler according to the Sale Agreement thereat;

**(ii)** The Allottee/Purchaser shall not be entitled to transfer or assign such parking space or allow or permit any one to use the same as tenant, lessee, caretaker, licensee or otherwise or part with possession of the same, independent of the said Unit, to any person **save and except** to any other co-owner/Unit-Holder in the Project;

**(iii)** The Allottee/Purchaser shall not make any construction of any nature whatsoever in or around the parking space or any part thereof nor cover such parking space by erecting walls/barricades etc., of any nature whatsoever;

**(iv)** The Allottee/Purchaser shall not park nor allow or permit anyone to park motor car or any other vehicle nor shall claim any right of parking motor car or any other vehicle in or at the driveways pathways or passages within the Project or any other portion of the said Premises save at the allotted parking space;

**(v)** The Allottee/Purchaser shall observe fulfill and perform all terms, conditions, stipulations, restrictions, rules, regulations etc., as may be made applicable from time to time by the Promoter, Maintenance Company and thereafter the Maintenance In-Charge with regard to the user and maintenance of the parking spaces, in the Project;

- (vi) The Allottee/Purchaser shall remain liable for payment of all municipal and other rates and taxes, maintenance charges and all other outgoings payable in respect of such parking space if and as applicable, and shall indemnify and keep saved harmless and indemnified the Promoter and the Owners, the Maintenance Company and the Maintenance In Charge with regard thereto.
8. As a matter of necessity, the Allottee/Purchaser in using and enjoyment of the Unit and the Common Areas and Installations binds himself/herself and covenants to observe fulfill and perform the rules, regulations, obligations, covenants and restrictions as may be made applicable from time to time for the quiet and peaceful use enjoyment and management of the Project by the Promoter, Maintenance Company and/or the Maintenance In Charge appointed by the Promoter, and in particular the Common Areas and Installations and other Common Purposes.
- 8.1 The Allottee/Purchaser shall regularly and punctually pay to the Promoter, Maintenance Company and thereafter to the Maintenance In Charge with effect from the Date of Commencement of Liability, the amount of expenses and outgoings as are mentioned and contained in the **FOURTH SCHEDULE** hereunder written including, inter alia, the following:
- i) Municipal rates and taxes and water tax, if any, assessed on or in respect of the Unit directly to the Kolkata Municipal Corporation, Provided That so long as the Unit is not assessed separately for the purpose of such rates and taxes, the Allottee/Purchaser shall pay to the Promoter, Maintenance Company and thereafter to the Maintenance In Charge, proportionate share of all such rates and taxes assessed on the Project.
  - ii) All other taxes, impositions, levies, cess and outgoings whether existing or as may be imposed or levied at any time in future on or in respect of the Unit or the Project as a whole and whether demanded from or payable by the Allottee/Purchaser to the Promoter and the same shall be paid by the Allottee/Purchaser wholly in case the same relates to the Unit and proportionately in case the same relates to the Project/said Premises as a whole.
  - iii) Electricity charges for electricity consumed in or relating to the Unit and until a separate electric meter is obtained by the Allottee/Purchaser for his/her unit, the Promoter shall provide a reasonable quantum of power in the Unit from its existing sources

and the Allottee/Purchaser shall pay electricity charges to the Promoter based on the reading shown in the sub-meter provided for the Unit at the rate at which the Promoter shall be liable to pay the same to the CESC Ltd.

**iv)** Proportionate share of all Common Expenses (including those mentioned in the **FOURTH SCHEDULE**) hereunder written payable to the Promoter, Maintenance Company and thereafter to the Maintenance In Charge, from time to time as may be and in the manner as may be determined.

**v)** All penalty, surcharge, interest, cost, and expenses arising out of any delay default or negligence on the part of the Allottee/Purchaser in payment of all or any of the aforesaid rates taxes impositions and/or outgoings proportionately or wholly as the case may be (including delayed payment surcharge as charged by the CESC Ltd. from its consumers for delay in payment of its bills) to the Promoter, Maintenance Company and thereafter to the Maintenance In Charge.

**8.2** Unless otherwise expressly mentioned elsewhere herein, all payments mentioned herein shall be made within the seventh day of the month for which the same be due in case of monthly payments and otherwise also all other payments herein mentioned shall be made within 7 (seven) days of demand being made by the Promoter and/or the Maintenance Company thereafter the Maintenance In Charge. The bills and demands for the amounts payable by the Allottee/Purchaser shall be deemed to have been served upon the Allottee/Purchaser, in case the same is left in the Unit or in the letter box in the ground floor of the Building earmarked for the Unit.

**8.3** The Promoter shall at its own discretion, after sale of all the Units in the Project or earlier at the Promoter's sole discretion, cause formation of the Maintenance In Charge for the purpose of taking over charges of the acts relating to the Common Purposes and for the purpose of maintenance and management of the Project and in particular the Common Areas and Installations, having such rules and regulations framed as may be deemed proper and necessary by the Promoter.

**8.4** The Allottee/Purchaser agrees and covenants to become a member of the Maintenance In Charge, upon its formation, without raising any objection whatsoever and also abide by all the rules and regulations, restrictions and bye-laws as framed and/or made applicable by the Promoter,

Maintenance Company and/or the Maintenance In Charge for the Common Purposes and shall also sign and execute all papers, documents and applications for the purpose of formation of the Maintenance In Charge and to do all the necessary acts, deeds and things.

- 8.5** The Promoter intends to enter into an agreement with the Maintenance Company, laying down therein the terms, conditions, covenants and restrictions for the maintenance management user and enjoyment of the Project and in particular the Common Areas and Installations and the Allottee/Purchaser agrees and covenants to abide by and honour the same and also to ratify and confirm the same upon the same being entered into between the Promoter and the Maintenance Company and the same is and shall be deemed to be a covenant running with the land. The Allottee/Purchaser hereby agrees and covenants to abide by the terms, conditions covenants as may be imposed by the Maintenance Company.
- 8.6** For compliance of all or any of the obligations of the Allottee/Purchaser contained in Clauses 8.4 and 8.5 herein above, the Allottee/Purchaser doth hereby appoints the Promoter as his/her Constituted Attorney.
- 8.7** Till the time of the formation of the Maintenance In Charge and its taking over the charges of the acts relating to the Common Purposes, the Promoter and/or the Maintenance Company shall look after the Common Purposes and the Allottee/Purchaser undertakes to regularly and punctually pay to the Promoter and/or the Maintenance Company, the maintenance charges and other amounts payable by the Allottee/Purchaser hereunder.
- 8.8** So long the Promoter and/or the Maintenance Company authorized by the Promoter is managing and maintaining the Project, the Allottee/Purchaser shall not hold the Promoter and/or the Maintenance Company liable for rendering any accounts or explanation of any expenses incurred by the Promoter and/or the Maintenance Company in its acts relating to the Common Purposes nor shall the Allottee/Purchaser be entitled to hold the Promoter and/or the Maintenance Company responsible to furnish any accounts, vouchers, bills, documents etc. in any manner and the Allottee/Purchaser shall remain liable to indemnify and keep indemnified the Promoter and/or the Maintenance Company for all liabilities due to non-fulfillment of the obligations contained herein by the Allottee/Purchaser.

- 8.9** Upon formation of the Maintenance In Charge and upon sale of all the units in the Project or earlier at the sole discretion of the Promoter, the Promoter shall transfer to the Maintenance In Charge all its rights responsibilities and obligations with regard to the Common Purposes (save those expressly reserved by the Promoter hereunder or so intended to be or so desired by the Promoter hereafter) whereupon only the Maintenance In Charge shall be entitled thereto and obliged there for. All reference to the Promoter with regard to the Common Purposes shall thenceforth be deemed to be reference to the Maintenance In Charge.
- 8.10** At the time of handing over the charge to the Maintenance In Charge, after completion of the Project, the Promoter shall also transfer the residue then remaining of the deposit made by the Allottee/Purchaser under the Sale Agreement after adjusting all amounts then remaining due and payable by the Allottee/Purchaser and the amounts thus transferred shall be held by the Maintenance In Charge to the account of the co-owners respectively for the purpose thereof. The Allottee/Purchaser shall not be entitled to raise any dispute and/or query with regard to the residue amount transferred by the Promoter or the Maintenance Company to the Maintenance In Charge, nor shall be entitled to ask for accounts from the Promoter or the Maintenance Company in that regard.
- 8.11** Furthermore, with effect from the date of formation of the Maintenance In Charge and its taking charges of acts relating to the Common Purposes, all the employees of the Promoter and/or the Maintenance Company having appointment as on such date for the Common Purposes such as watchmen, security men, caretaker, sweeper, plumber etc. shall be employed and/or absorbed by the Maintenance In Charge with continuity of service with effect from such date.
- 8.12** In case, due to any reason whatsoever, the formation of the Maintenance In Charge becomes unfeasible or not practicable or impossible, then the Promoter may in its absolute discretion award the job of managing and maintaining the Project to any third person or party under any contract or agreement or otherwise and on such terms and conditions as the Promoter may agree with such person or party and the Allottee/Purchaser shall abide by and honour the same and the same is and shall be deemed to be a covenant running with the land.
- 8.13** In the event of the Allottee/Purchaser failing and/or neglecting or refusing to make payment or deposits of the maintenance charges, municipal rates and taxes, Common Expenses or any other amount



payable by the Allottee/Purchaser under these presents within a period of seven days from the date of such sum becoming due or payable and/or in observing and performing the covenants terms and conditions of the Allottee/Purchaser hereunder, then without prejudice to the other remedies available against the Allottee/Purchaser hereunder, the Allottee/Purchaser shall be liable to pay to the Promoter, Maintenance Company and thereafter the Maintenance In Charge, interest at the rate of 24% (twenty four percent) per annum on all the amounts in arrears and without prejudice to the aforesaid, the Promoter, Maintenance Company and thereafter the Maintenance In Charge shall be entitled to:

- i) Withhold and stop all other utilities and facilities (including lift, generator etc.) to the Allottee/Purchaser and his/her family members, servants, visitors, guests, tenants, licensees and/or the Unit.
- ii) To demand and directly realize rent and/or other amounts becoming payable to the Allottee/Purchaser by any tenant or licensee or other occupant in respect of the Unit.

**8.14** The Allottee/Purchaser shall abide by all rules and regulations as shall be made from time to time by the Promoter, Maintenance Company and thereafter the Maintenance In Charge relating to and/or concerning the use of the said Unit, Parking Space and the Common Areas and Installations in the Project and the said Premises without any objection denial or dispute whatsoever.

**9.** The Allottee/Purchaser shall apply for and obtain at his/her own costs separate assessment and mutation of the said Unit in the records of the Kolkata Municipal Corporation.

**10. Allottee's/Purchaser's acknowledgements, covenants and assurances:**

**1.** The Allottee/Purchaser shall not cause any objection, obstruction, interference, or interruption at any time hereafter in the construction or completion of construction of or in the Project or other parts of the said Premises, nor do anything whereby the construction or development of the Project or the said Premises, or the sale or transfer of the Units and other areas and spaces in the Project and the said Premises, is in any way interrupted or hindered or impeded with and if due to any act or deed of the Allottee/Purchaser, the Owners or the Promoter are restrained from construction or development of the Project or the said Premises, or in the sale or transfer of the Units and other areas and spaces in the Project and

the said Premises, then and in that event, without prejudice to such other rights the Owners or the Promoter may have, the Allottee/Purchaser shall be liable to compensate and also indemnify the Owners and the Promoter for all losses, damages, costs, claims, demands, actions and proceedings suffered or incurred by the Owners and/or the Promoter as may be determined by them or any of them. For all or any of the purposes aforesaid, the Allottee/Purchaser shall fully co-operate with the Owners and the Promoter with regard thereto and sign, execute and deliver all papers, documents, instruments, writings, consents, no objections etc. as may be required by the Owners or the Promoter from time to time.

2. Save the said Unit, the Allottee/Purchaser acknowledges that the Allottee/Purchaser has no claim nor shall make claim of any right, title, or interest whatsoever or howsoever over and in respect of the other units and spaces or constructed areas or parking spaces or open spaces at the said Premises/Project.
3. The Allottee/Purchaser shall not claim any right over and in respect of any open land at the said Premises (including side and back open spaces) or in the parking space or any other open or covered areas of the Project and the said Premises reserved or intended to be reserved by the Owners and/or the Promoter for the exclusive use and enjoyment of themselves or any other person/body and not meant to be a common area or portion (including the provision for setting up and/or installation of Multi Level Car Parking thereat) and not to obstruct any development or further development or additional construction which may be made by the Owners and/or the Promoter thereat or on any part thereof. The Allottee/Purchaser shall also not claim any right over and in respect of or object to the various rights, properties, benefits, advantages and privileges reserved by the Owners and/or the Promoter as dealt with herein below.
4. The Allottee/Purchaser shall not be entitled to raise any objection and make any grievance for the disturbance and annoyance caused, if any, due to such constructional activities for the said construction of additional areas and/or building/s and shall also not be entitled to claim any compensation in that regard, either individually or collectively.
5. The Allottee/Purchaser is aware and agrees and covenants not to raise any objection for extension of the Project, wherein all the provisions of common facilities and other amenities shall all be part of a common integrated development.

**6. Rights of the Promoter and/or the Owners:** Notwithstanding anything elsewhere to the contrary herein contained, it is expressly agreed and understood by and between the parties hereto as follows:

- (a) The Owners and/or the Promoter shall always be entitled to construction and completion of construction of or in the Project or other parts of the said Premises, and to sell, convey, transfer, or otherwise deal with or dispose of all the Units and other areas and spaces in the Project and the said Premises, and the Allottee/Purchaser shall fully co-operate with the Owners and the Promoter with regard thereto and sign, execute and deliver all papers, documents, instruments, writings, consents, no objections etc., as may be required by the Owners or the Promoter from time to time.
- (b) Notwithstanding anything elsewhere to the contrary herein contained, it is expressly agreed and understood that the Promoter and/or the Owners shall be exclusively entitled to all future exploitation of the Project and the said Premises lawfully, and to do all acts deeds and things and make all alterations and connections (including to connect and make available all existing utilities facilities and amenities available at the said Premises, including those mentioned in the **THIRD SCHEDULE** hereunder written, to the new constructions) as may be deemed to be expedient to make such areas and constructions tenantable and to use, enjoy, hold and/or sell, transfer the same to any person on such terms and conditions as the Promoter and/or the Owners in their absolute discretion may think fit and proper and the proportionate share of the Allottee/Purchaser in the land in unlikely event and also in the Common Areas and Installations shall also stand reduced owing to such construction, but the Allottee/Purchaser may not raise any objection or dispute (notwithstanding any inconvenience or difficulty that the Allottee/Purchaser may be subjected to) nor to claim refund or reduction or abatement of the consideration and other amounts payable by the Allottee/Purchaser hereunder nor to claim any amount or consideration from the Promoter and/or the Owners on account thereof and furthermore the Allottee/Purchaser shall fully co-operate with the Promoter and/or the Owners and sign, execute and submit all affidavits, declarations, powers, authorities, no objections, consents etc., as may be required by the Promoter and/or the Owners.
- (c) The Promoter and/or the Owners shall always be entitled to set up or allow any person or body to set up at any time mechanised or masonry parking on any part of the land/open space of the said Premises and to use, enjoy, hold, sell, transfer, let out, lease out, transfer, or

otherwise dispose of the same to any person or persons in whole or in parts and in such manner or conditions (including by way of permanent user or user on hourly, daily, weekly, monthly or yearly basis) as the Promoter and/or the Owners may deem fit and proper.

- (d) The Promoter and/or the Owners shall have the right to grant to any person the exclusive right to use for parking car in or at the parking spaces or otherwise use and enjoy for any other purposes, any of the units, the side, front and back open spaces surrounding the Building at the said Premises and also the covered spaces in the ground floor of the said Premises in such manner as the Promoter and/or the Owners shall in their absolute discretion think fit and proper.
- (e) The proportionate share of the Allottee/Purchaser in various matters referred to herein shall be such as may be determined by the Promoter and the Allottee/Purchaser shall accept the same notwithstanding there being minor variations therein for the sake of convenience.
- (f) Save the said Unit, the Allottee/Purchaser shall have no right nor shall claim any right whatsoever or howsoever over and in respect of other units and spaces or constructed areas of the Project/said Premises or parking spaces at the said Premises or other open and covered spaces at the said Premises and over the roof of the newly constructed building to the extent of unexploited/unused FAR and the Project and the Promoter and/or the Owners shall be absolutely entitled to use, enjoy, transfer, sell and/or part with possession of the same and/or to deal with the same in any manner and to any person and on any terms and conditions as the Promoter and/or the Owners, in their absolute discretion, shall think fit and proper and the Allottee/Purchaser hereby consents to the same and agrees not to obstruct or hinder or raise any objection with regard thereto nor to claim any right of whatsoever nature over and in respect of the said areas and spaces belonging to the Promoter and/or the Owners exclusively.
- (g) It is expressly agreed understood and clarified that the Promoter shall be absolutely entitled to enter into any agreement or arrangement with the owners of any adjoining properties on such terms as may be agreed with the owners of such adjoining properties (including by way of purchase of the same or by joint development/venture or otherwise as the Promoter may deem fit and proper).

(h) The Promoter and/or the Owners may in their absolute discretion shall also be absolutely entitled to enter into any agreement or arrangement with the owners/occupiers of any other property adjoining/contiguous to the said Premises thereby allowing/permitting them, temporarily or permanently, the right of user and enjoyment of the Common Areas Installations and Facilities in the said Premises, and the Allottee/Purchaser hereby consents to the same.

- 11.1 The Allottee/Purchaser doth hereby agrees, acknowledges and consents to the rights title and interest of the Promoter and/or the Owners under Clause 9 and its sub-clauses hereinabove and to all the provisions and stipulations contained therein and also otherwise hereunder and undertakes and covenants not to raise any dispute, objection, hindrance, obstruction, or claim with regard to the same or the doing or carrying out of any such act deed or thing in connection therewith by the Promoter and/or the Owners and/or persons deriving title or authority from the Promoter and/or the Owners and shall not have nor claim any right of user or enjoyment in any manner whatsoever in respect thereof.
12. The properties and rights hereby sold to the Allottee/Purchaser is and shall be one lot and shall not be partitioned or dismembered in part or parts in any manner save with the consent of the Promoter in writing. It is further agreed and clarified that any transfer of the said Unit by the Allottee/Purchaser shall not be in any manner inconsistent herewith and the covenants herein contained shall run with the land.
13. If at any time hereafter, there be imposition of any new or enhancement in any tax or levy or betterment fees or development charges or levies under any statute rules and regulations on the said Premises and/or the Project as a whole and/or the said Unit or on the transfer thereof, the same shall be borne and paid by the Allottee/Purchaser partly or wholly as the case may be within 7 (seven) days of a demand being made by the Promoter or the Owners, as applicable, without raising any objection thereto.
14. The Project shall bear the name '**PLATINA**' and none else unless changed by the Promoter and/or the Owners.
15. These presents supersede all other agreements, arrangements, understandings, brochures etc.
16. The Allottee/Purchaser individually or along with the other co-owners will not require the Owners or the Promoter to contribute the proportionate share of the Common Expenses/maintenance charges of the units which are not

alienated or agreed to be alienated by the Owners or the Promoter notwithstanding the Owners or the Promoter being co-owners in respect thereof.

17. Unless otherwise expressly mentioned herein all notices to be served hereunder by any of the parties on the other shall be deemed to have been served if served by hand or sent by registered post with acknowledgment due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered post without the same being served. None of the parties shall raise any objection as to service of the notice deemed to have been served as aforesaid.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**“SAID PREMISES”**

**ALL THAT** the land with structure **TOGETHER WITH** the piece or parcel of land or ground thereunto belonging or on part whereof the same is erected and built containing by estimation an area of 1 (one) bigha 9 (nine) cottahs and 8 (eight) chittacks, be the same a little more or less, being premises No. 17, Shakespeare Sarani (formerly known as Theatre Road), Block No. 19, Ward No. 63, Police Station Shakespeare Sarani, Kolkata – 700 071, within the limits of Kolkata Municipal Corporation, Assessee No. 110634800098 and is shown in the plan annexed hereto, duly bordered thereon in **“Yellow”** and marked as **Annexure – 1** and butted and bounded in the manner following that is to say:

**ON THE NORTH:** Partly by premises No. 7, Harrington Street and partly by premises No. 6, Harrington Street;

**ON THE EAST:** By premises No. 4/1, Camac Street and partly by premises Nos. 19A and 19B, Shakespeare Sarani;

**ON THE WEST:** By premises No. 15, Shakespeare Sarani, Kolkata and

**ON THE SOUTH:** By Shakespeare Sarani

**OR HOWSOEVER OTHERWISE** the same are is was or were heretofore butted bounded called known numbered described or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**“SAID UNIT”**

**All That** the **Unit bearing No.** \_\_\_\_\_ containing a **Carpet Area** of \_\_\_\_\_ **Square Feet (Built-up Area** whereof being \_\_\_\_\_ **Square Feet)** more or less on the \_\_\_\_\_ **floor** of the Building at the said Premises and described in the **First Schedule** hereinabove written and shown in the **Plan** annexed hereto, duly bordered thereon in **“Red”** and marked as **Annexure – 2.**

**With** an exclusive right to use car parking space being No. \_\_\_\_\_ for \_\_\_\_\_ (\_\_\_\_\_) **motor car/s**, located on the Ground Floor/Basement of the said building, PLATINA.

**THE THIRD SCHEDULE ABOVE REFERRED TO:  
“COMMON AREAS AND INSTALLATIONS”**

**1. Area/Purpose:**

(a) Open and/or covered paths and passages; (b) Lobbies and staircases; (c) Access to the Terrace of the New Building subject to exception reservation and rights hereunder; (d) Stair Head Room, Lift Well; (e) Boundary Walls and main gates of the New Building.

**2. Water and plumbing:**

(a) Water reservoirs; (b) Water tanks; (c) Water pipes (save those inside any Unit); (d) Deep Tube well, if any, water distribution pipes from such overhead water tank connecting to the different units of the building.

**3. Electrical installations:**

(a) Wiring and accessories for lighting of Common Areas; (b) Electrical installations relating to meter for receiving electricity from CESC Ltd., (c) Pump and motor; (d) Lift and lift machinery.

**4. Drains:**

(a) Drains, sewers and pipes; (b) Drainage connection with KMC, water waste and sewerage evacuation pipes and drains from the Units to drains and sewers common to the Building.

**5. Others:**

Other Common Areas and installations and/or equipments as are provided in the New Building from time to time specify to form part of the common use and enjoyment.

Electrical installations and the accessories and wirings in respect of the Building Complex.

- Underground water reservoir, water pump with motor with water distribution pipes to the Overhead water tanks of Buildings.
- Municipal Water supply or Deep tube well for water supply.
- Water waste and sewerage evacuation pipes and drains from the buildings to the municipal drains.
- One DG Set, its panels, accessories and wirings and space for installation of the same.
- Intercom with CCTV.

**PART - II**

**(Specifications of construction of the Said Unit)**

**FOUNDATION**

Building shall be built on Foundation resting on RCC Bore Piles or as recommended by structural engineer based on soil experts report and RCC Frame structure for Basement + Ground + Nine stories building as per standard specification.

**DOORS**

Openable Entrance Toughened Glass Doors.



**WINDOWS**

All windows will be of Aluminium with glass panels.

**TOILETS / POWDER ROOM**

Flush Doors, Flooring in Toilet will be of Tiles and Walls to be fitted with Ceramic Tiles. All the piping and plumbing of ISI quality shall be in concealed system. Ceramic Tiles (Anti-Skid) with door height from floor level including skirting, washbasin and Indian/W.C. with cistern. All the fittings will be of C.P. brass of ISI mark.

**WATER**

24 hours uninterrupted continuous water supply from Corporation/boring water will be provided in the building.

**INTERNAL FINISH**

High quality plaster of paris finish on cementing plaster. Interior – Smooth putty finished walls & furnished common spaces.

**EXTERIOR FINISH**

Good exterior with proper elevation as suggested by the Architect. Partial Glass Façade with Unique Design Perforated Sheet Finishing.

**ELECTRICAL PROVISION**

Providing electrical power source through meter.

**LIFT**

Automatic lifts of OTIS make shall be provided.

**TANK**

Water reservoir to the overhead tank with good quality pipe and fittings.

**ENTRANCE LOBBY**

Exquisite well designed lobby, flooring Tiles/Marble, and sufficient provision for plantation.

**TERRACE**

Water proof treatment on terrace.

**INTERCOM**

Provision of Intercom facility.

**STAIR**

Race Tiles flooring and M.S Railing / S.S Railing.

**AIR CONDITION**

Provision of AC Ledge outside the Façade.

**GENERATORS**

Common Generator providing for supply of power back up which will be supplied during CESC power failure and for lighting the common service areas. DG Power supply.

**FIRE FIGHTING**

Fire Fighting arrangements as required by the West Bengal Fire Services.

**FLOORING**

Well-furnished ground floor entrance lobby. Vitrified Tiles in Office/retail spaces and anti-skid ceramic tiles in powder rooms/toilets.

**THE FOURTH SCHEDULE ABOVE REFERRED TO:****“COMMON EXPENSES”**

- 1. Association/Society:** Establishment and all other capital and operational expenses of the Association/Society.
- 2. Common Utility:** All charges and deposits for supplies of common utilities.
- 3. Electricity:** All charges for the electricity consumed for the operation of the common machinery and equipment.
- 4. Fire Fighting:** Cost of operating the fire-fighting equipments and personnel, if any.
- 5. Insurance:** All expenses for insuring the New Building and/or the Common Portions, inter-alia, against earthquake, fire, mob violence, damages, civil commotion etc.
- 6. Litigation:** All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common Portions.
- 7. Maintenance:** All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the Common Portions, including the exterior or interior (but not inside any Unit) walls of the New Building.
- 8. Operational:** All expenses for running and operating all machinery, equipments and installations comprised in the Common Portions, including lifts, pumps and other common installations including, their license fees, taxes and other levies (if any) and the lights of the Common Areas.
- 9. Rates and Taxes:** Municipal Tax, Multistoried Building Tax, Water Tax and other levies in respect of the New Building Save those separately assessed on the Allottee(s).
- 10. Reserves:** Creation of fund for replacement, renovation and other periodic expenses.
- 11. Staff:** The salaries of all other expenses on the staff to be employed for the Common Purposes, viz. manager, clerks, security personnel, liftmen, sweepers, plumbers, electricians etc. including their perquisites, bonus and other emoluments and benefits.

**THE FIFTH SCHEDULE ABOVE REFERRED TO:****"EASEMENTS"**

1. The Allottee/Purchaser shall be entitled to all rights privileges vertical and lateral easements quasi-easements appendages and appurtenances whatsoever belonging to or in any way appertaining to the said Unit as usually held used occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto **Excepting And Reserving** unto the Owners and/or the Promoter and/or other occupiers of the Project and the Maintenance In Charge the rights easements quasi easements privileges and appurtenances hereinafter more fully and particularly set forth in the **Sixth Schedule** hereunder written.
2. The right of access and way in common with the Owners and/or the Promoter and/or other occupiers of the Project at all times and for all normal residential purposes connected with the common use and enjoyment of the Common Areas and Installations.
3. The right of way in common as aforesaid at all times and for all purposes connected with the reasonable use and enjoyment of the said Unit **Provided Always** and it is hereby declared that nothing herein contained shall permit the Allottee/Purchaser or any person deriving title under them or their servants agents and invitees to obstruct in any way by vehicles deposit of materials rubbish or otherwise the free passage of other person or persons including the Owners and/or the Promoter and/or other occupiers of the Project and the Maintenance In charge entitled to such way as aforesaid.
4. The right of protection of the said Unit by and from all parts of the Project so far as they now protect the same.
5. The right of flow in common as aforesaid of electricity water and waste or soil from and to the said Unit through pipes drains wires and conduits lying or being in under through or over the other parts of the Project so far as may be reasonably necessary for the beneficial use occupation and enjoyment of the said Unit.
6. The right of the Allottee/Purchaser with or without workmen and necessary materials to enter from time to time upon the other parts of the Project solely and strictly for the purpose of rebuilding, repairing, replacing or cleaning so far as may be necessary such pipes drains wires and conduits as aforesaid and also for the purpose of rebuilding, repairing, replacing, or cleaning any part or parts of the Project and the Common Areas and Installations insofar as such rebuilding, repairing, replacing, or cleaning as aforesaid cannot be reasonably carried out without such entry and in all such cases excepting in emergent situation upon giving forty eight hours' previous notice in writing of their intention so to enter to the Owners and/or the Promoter, Maintenance

Company and/or the Maintenance In Charge and/or the occupier of the Project affected thereby.

**THE SIXTH SCHEDULE ABOVE REFERRED TO:**

**“EASEMENTS EXCEPTED OUT OF THE SALE AND RESERVED FOR THE OWNERS AND/OR THE PROMOTER AND PERSONS DERIVING TITLE THROUGH OR UNDER THEM”**

The under mentioned rights easements quasi easements and privileges appertaining to the Project and the said Premises shall be excepted and reserved for the Vendors and/or the Promoter and/or the Maintenance In charge and/or the other occupiers of the Project:

1. The right of access and way in common with the Allottee/Purchaser and/or other person or persons entitled to the other part or parts of the Project at all times and for all purposes connected with the use and enjoyment of the Common Areas Installations and Facilities.
2. The right of flow in common with the Allottee/Purchaser and other person or persons as aforesaid of electricity water and waste or soil from and to any part (other than the said Unit) of the other part or parts of the Project through pipes drains wires conduits lying or being in under through or over the said Unit and all other parts of the Project as far as may be reasonably necessary for the beneficial use occupation and enjoyment of other part or parts of the Project.
3. The right of protection of other part or parts of the Project by all parts of the said Unit so far as they now protect the same.
4. The right as might otherwise become vested in the Allottee/Purchaser by means of any of the structural alterations or otherwise in any manner to lessen or diminish the normal enjoyment by other part or parts of the Project.
5. The right with or without workmen and necessary materials to enter from time to time upon the said Unit for the purpose of rebuilding, repairing, replacing or cleaning so far as may be necessary such pipes drains wires and conduits as aforesaid **Provided Always** that except in emergent situation the Owners, the Promoter, the Maintenance Company and/or the Maintenance In Charge and the occupiers of the other part or parts of the Project shall give to the Allottee/Purchaser a prior forty eight hours' written notice of its or their intention for such entry as aforesaid.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands, seals and signatures on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED** by the **OWNERS** at Kolkata in the presence of:

1.

2.

**SIGNED SEALED AND DELIVERED** on behalf of the **PROMOTER**, by its **Authorised Signatory**, ..... at Kolkata in the presence of:

1.

2.

**SIGNED SEALED AND DELIVERED** by the **ALLOTTEE/PURCHASER** at Kolkata in the presence of:

1.

2.

**RECEIPT AND MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Allottee/Purchaser the within mentioned total sum of **Rs.** \_\_\_\_\_/- (**Rupees** \_\_\_\_\_) **only**, being the full consideration money payable to the Promoter herein, as per the memo of consideration written herein below:

**Total: Rs.** \_\_\_\_\_/-

(Rupees \_\_\_\_\_) **only**.

**WITNESSES:**

1.

2.

**P R O M O T E R**

For GEETA GANESH PROMOTERS PVT. LTD.



Director

### Section 1: Introduction

The purpose of this document is to provide a comprehensive overview of the project's objectives and scope. It details the key components and the methodology used to achieve the desired outcomes. The following sections will explore the various aspects of the project in greater detail.

### Section 2: Methodology

#### Methodology Overview

The methodology employed in this project is a combination of qualitative and quantitative research methods. This approach allows for a thorough understanding of the subject matter while also providing measurable data to support the findings.

The data collection process involved several key steps, including the selection of participants, the design of the research instruments, and the implementation of the data collection protocol. The analysis of the data was conducted using both statistical and thematic analysis techniques to identify patterns and trends.

The results of the study indicate that there is a significant correlation between the variables being studied. These findings have important implications for the field and will be discussed in the following sections.

The study was limited by several factors, including the sample size and the potential for bias. However, the use of a rigorous methodology and the inclusion of control measures helped to minimize these limitations.

The findings of this study have several practical applications. They can be used to inform policy decisions and to guide future research in the field. The study also highlights the need for further research to explore the underlying mechanisms of the observed relationships.

In conclusion, this study has provided valuable insights into the relationship between the variables being studied. The findings have important implications for the field and will be discussed in the following sections.

The study was limited by several factors, including the sample size and the potential for bias. However, the use of a rigorous methodology and the inclusion of control measures helped to minimize these limitations.

The findings of this study have several practical applications. They can be used to inform policy decisions and to guide future research in the field. The study also highlights the need for further research to explore the underlying mechanisms of the observed relationships.

In conclusion, this study has provided valuable insights into the relationship between the variables being studied. The findings have important implications for the field and will be discussed in the following sections.

The study was limited by several factors, including the sample size and the potential for bias. However, the use of a rigorous methodology and the inclusion of control measures helped to minimize these limitations.

The findings of this study have several practical applications. They can be used to inform policy decisions and to guide future research in the field. The study also highlights the need for further research to explore the underlying mechanisms of the observed relationships.

In conclusion, this study has provided valuable insights into the relationship between the variables being studied. The findings have important implications for the field and will be discussed in the following sections.