

11.1 The Unit alongwith the Building in which the Unit is located shall be subject to the provisions of the West Bengal Apartment Ownership Act, 1972 or any statutory enactment or modifications thereof from time to time. The common areas and facilities and the undivided interest of each Unit Owner in the common areas and facilities as specified by the Builder in the declaration which may be filed by the Builder in compliance of the West Bengal Apartment Ownership Act 1972 shall be conclusive and binding upon the Unit Owners and the Allottee agrees and confirms that his/her right, title and interest in the said declaration. In this regard it is made clear by the Applicant that the declaration to be filed in compliance of the West Bengal Apartment Ownership Act, 1972 shall not confer any right, title or interest in any lands, facilities, amenities and buildings outside the land beneath the footprint of the said building in which the said Unit is located and the Builder shall be entitled to sell, transfer, part with possession thereof or otherwise dispose of the same to anyone and in any manner at its sole discretion and the Allottee shall have no claim whatsoever of any sort therein. The Allottee undertakes to join the Association/ Society of the Apartment Owners and to pay any fees, charges thereof and complete such documentation and formalities as may be deemed necessary by the Builder in its sole discretion for this purpose.

11.2 A TRUST may be created by the Builder (hereinafter called 'Holding Organisation') inter-alia for the purpose of managing and controlling the Maintenance of the Complex. The Holding Organisation shall be entitled to maintain the Complex with assistance of the Maintenance Body and such Maintenance Body shall act themselves directly in respect of the Complex Common Areas and Complex Common Equipments and in respect of each Block the Maintenance Body shall act through the Association of the respective Block;

11.3 Separate Apartment Owners' Association/s will be formed by the Allottees of the specific Blocks (herein called 'Association'). Each Association shall appoint their respective President, Secretary and Treasurer (herein called 'Office Bearers of Association') by way of election.

11.4 The Office Bearers of Association of all the Blocks at the Complex shall constitute a Body of minimum 5 and maximum 20 members by way of election (hereinafter called 'the Maintenance Body').

11.5 All the members of Maintenance Body shall elect its President, Secretary and Treasurer (herein called Office Bearers of Maintenance Body) by way of election.