

THIS INDENTURE made this _____ day of _____ Two Thousand Eighteen **BETWEEN SOUTH KOLKATA HIRISE PRIVATE LIMITED**, a company incorporated under the Companies Act 1956, having PAN AARCS8161N, having its registered office at 2B, Mahendra Road, Police Station - Bhowanipur, Kolkata-700 025, represented through its Directors **(1) CHANDAN CHATTERJEE**, son of the Late S.K. Chatterjee, residing at 2/2A, Mahendra Road, Police Station - Bhowanipur, Kolkata-700 025, and **(2) AMIT BAJORIA**, son of Late Srikrishna Bajoria, residing at 7C, Priyanath Mullick Road, Police Station - Bhowanipur, Kolkata-700 025, hereinafter jointly referred to as the **OWNER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor, successors-in-interest and assigns) of the **ONE PART**,

AND

(1) _____, Aadhaar No. _____ having PAN _____, son of _____, residing at _____, Police Station _____, Post Office _____, Pin Code _____, and **(2)** _____, Aadhaar No. _____ having PAN _____, daughter of _____, residing at _____, Police Station _____, Pin Code _____, hereinafter jointly referred to as the **ALLOTTEE(S)** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**;

[If the Allottee is a company]

(CIN No. [____]) a company incorporated under the provisions of the Companies Act, [1956 or the Companies Act, 2013, as the case may be], having its registered office at [____] (PAN [____]), represented by its authorized signatory, (Aadhaar No. [____]) duly authorized vide board resolution dated [____], hereinafter referred to as the "**ALLOTTEE**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns), of the **SECOND PART**.

[OR]

[If the Allottee 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 (Aadhaar No. [____]) duly authorized vide hereinafter referred to as the "**ALLOTTEE**" (which expression shall unless repugnant to the context



or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns), of the **SECOND PART**.

[OR]

[If the Allottee is a HUF]

Mr. [___], (Aadhaar 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**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns) of the **SECOND PART**.

The Owners, Promoter and Allottee(s) shall hereinafter collectively be referred to as the "parties" and individually as a "party".

WHEREAS:

A) One Robert Dalglish was absolutely seized and possessed of and or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 4.96 acres be the same a little more or less situate lying at Mouza Naktala, J.L. No.32, Touzi No.56 in the District of the then 24 Parganas comprised in-

C.S. Dag No.	C.S. Khatian No.	Area
121	71 & 72	.33 Acres
122	59 & 61	.33 Acres
174	57 & 68	.92 Acres
122/508	79 & 80	1.19 Acres
178	79 & 80	.18 Acres
175	79 & 80	.39 Acres
176	151	.78 Acres
177	151	.15 Acres
179	190 & 190/1	.66 Acres
115	169	.03 Acres
	Total:	4.96 Acres

(hereinafter referred to as the said 1st plot of land).

B) One Sher Ali Mondal was absolutely seized and possessed of and or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 3 sataks be the same a little more or less situate lying at



Mouza Naktala, J.L. No.32, Touzi No.56, C.S. Khatian No.170, C.S. Dag No.115 in the District of the then 24 Parganas (hereinafter referred to as the said 2nd plot of land).

C) One Janab Ali Mondal, Arjaan Bibi and Chakina Bibi were jointly and absolutely seized and possessed of and or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 6 sataks be the same a little more or less situate lying at Mouza Naktala J.L. No.32, Touzi No.56, C.S. Khatian No.170, C.S. Dag No.115 in the District of the then 24 Parganas (hereinafter referred to as the said 3rd plot of land).

D) One Abdul Hakim Molla, Abdul Chattar Molla and Sabjan Bibi were jointly and absolutely seized and possessed of and or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 2 cottahs 4 chittacks and 15 sq.ft. equivalent to 4 sataks be the same a little more or less situate lying at Mouza Naktala J.L. No.32, Touzi No.56, C.S. Khatian No.49, C.S. Dag No.116/499 in the District of the then 24 Parganas (hereinafter referred to as the said 4th plot of land).

E) One Taher Ali Mondal and Kefat Ali Mondal were jointly and absolutely seized and possessed of and or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 2 cottahs 4 chittacks and 15 sq.ft. equivalent to 4 sataks be the same a little more or less situate lying at Mouza Naktala J.L. No.32, Touzi No.56, C.S. Khatian No.49, C.S. Dag No.116/499 in the District of the then 24 Parganas (hereinafter referred to as the said 5th plot of land).

F) The said Sher Ali Mondal died intestate leaving him surviving his widow namely Rahimunnessa Bibi his three sons namely Monajat Mondal, Amanat Mondal and Ekdat Mondal and only daughter Saidunnessa Bibi as his only heiresses heirs and legal representatives who upon his death jointly inherited the said 2nd plot of land.

G) By a Bengali Kobala dated the 10th day of February 1933 made between the said Abdul Hakim Molla, Abdul Chattar Molla and Sabjan Bibi therein jointly referred to as the Vendors of the one part and One Akbar Hossain Molla and Osman Hossain Molla therein jointly referred to as the Purchasers of the Other Part and registered at the office of the Sub-Registrar Alipore in Book No.1, Volume No.26, Pages 44 to 49, Being No.502 for the year 1933 the said Vendors jointly therein for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the Purchasers therein All that the said 4th plot of land.

H) By an Indenture of Conveyance dated the 28th day of April, 1934 made between the said Robert Dalglish therein referred to as the Vendor of the One Part and one Shantilal Monilal therein referred to as the Purchaser of the other part and registered at the office of the District Sub-Registrar Alipore in Book



No.I, Volume No.62, Pages 24 to 31, Being No.1641 for the year 1934 the said vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All that the said First Plot of land.

I) The said Taher Ali Mondal died intestate leaving him surviving his widow Mossammat Kamini Bibi as his only heiress and legal representative who upon his death inherited his undivided part or share in the said 5th plot of land.

J) By another Bengali Kobala dated the 23rd day of April 1941 made between the said Kafet Ali Mondal and Mossammat Kamini Bibi therein jointly referred to as the Vendors of the One Part and the said Akbar Hossain Molla and Osman Hossain Molla therein jointly referred to as the Purchasers of the Other Part and registered at the office of the Sub-Registrar Alipore in Book No.I, Volume No.41, Pages 148 to 150, Being No.1418 for the year 1941 the said Vendors jointly therein for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All that the said 5th plot of land.

K) By another Bengali Kobala dated the 2nd day of December 1941 made between the said Janab Ali Mondal, Arjaan Bibi and Chakina Bibi therein jointly referred to as the Vendors of the One Part and the said Akbar Hossain Molla and Osman Hossain Molla therein jointly referred to as the Purchasers of the Other Part and registered at the office of the Sub-Registrar Alipore in Book No.I, Volume No.109, Pages 129 to 131 Being No.4242 for the year 1941 the said Vendors jointly therein for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All that the said 3rd plot of land.

L) The said Osman Hossain Molla died intestate in the year 1942 leaving him surviving his widow Sarbanu Bibi one major son namely Abdul Gaffar and three minor sons namely Abdul Jumman, Abdul Samad and Abdul Sovan and two minor daughters namely Arisan Bibi and Barisan Bibi as his only heiresses heirs and legal representatives who upon his death jointly inherited his undivided part or share in the said 3rd 4th and 5th plots of land in their respective proportionate shares.

M) By another Bengali Kobala dated the 4th day of August 1943 made between the said Rahimunnessa Bibi, Monajat Mondal, Amanat Mondal Ekdat Mondal and Saidunnessa Bibi therein jointly referred to as the Vendors of the one part and the said Akbar Hossain Molla therein referred to as the Purchaser of the Other Part and registered at the office of the Sub-Registrar Alipore in Book No.I, Volume No.60, Pages 234 to 237, Being No.2652 for the year 1943 the said Vendors jointly therein for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All that the said 2nd plot of land.



N) The said Akbar Hossain Molla died on 25th day of February, 1951 after making and publishing his last will and testament dated 11th day of February, 1951 whereby and whereunder he gave devised and bequeathed the entire 2nd plot of land his undivided $\frac{1}{2}$ part or share in the said 3rd plot of land unto and in favour of one Mussammat Ranujaan Bibi and his undivided $\frac{1}{2}$ part or share in respect of the said 4th and 5th plots of land unto and in favour of one Sudhir Chandra Kundu.

O) Probate in respect of the said last Will and Testament of the late Akbar Hossain Molla was granted in the year 1951 by the Competent Court of Law and according to the provisions of the said Will the said Mosammat Ranujaan Bibi became entitled to the said entire 2nd plot of land and the undivided $\frac{1}{2}$ part or share in the said 3rd plot of land and Sudhir Chandra Kundu became entitled to the said undivided $\frac{1}{2}$ part or share in the said 4th and 5th plots of land.

P) The said Abdul Gaffar Molla died intestate in the year 1952 leaving him surviving his widow Mano Bibi who upon his death inherited his undivided part or share in the said 3rd, 4th and 5th plots of land.

Q) By a Bengali Kobala dated the 14th day of September, 1951 made between the said Sudhir Chandra Kundu therein referred to as the Vendor of the One Part and one Abdul Gafur therein referred to as the Purchaser of the Other Part and registered at the office of the Sub-Registrar Behala in Book No.I, Volume No.26, Pages 257 to 261, Being No.1642 for the year 1951 the said vendor therein for the consideration mentioned therein granted, transferred, conveyed assigned and assured unto and in favour of the Purchaser therein All that the undivided $\frac{1}{2}$ part or share in the said 4th and 5th plots of land.

R) By another Bengali Kobala dated the 17th day of March 1952 made between the said Mussammat Ranujaan Bibi, Abdul Gafur Molla, Mono Bibi, Abdul Jumman Molla, Sarbanu Bibi, Abdul Samad Molla, Abdul Sovan Molla, Arisan Bibi and Barisan Bibi the last named three being then minors and represented by their mother and natural guardian, Sarbanu Bibi therein jointly referred to as the Vendors of the One Part and the said Santilal Monilal therein referred to as the Purchaser of the Other Part and registered at the office of the Sadar Joint Sub-Registrar at Alipore in Book No.I, Volume No.38, Pages 45 to 57, Being No.1737 for the year 1952 the said Vendors jointly therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All that the piece and parcel of land containing an area of 17 sataks be the same a little more or less situate lying at Mouza Naktala J.L. No.32, R.S. No. 24, C.S. Dag Nos.115, 116/499, C.S. Khatian No.45 and 170 in the District of the then 24 Parganas.



S) Thus the said Shantilal Manilal became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 5.13 Acres be the same a little more or less situate lying at Mouza Naktala, J.L. No.32, Police Station – Regent Park, in the District of the then 24-Parganas comprised in-

C.S. Dag No.	C.S. Khatian No.	Area
121	71 & 72	.33 Acres
122	59 & 61	.33 Acres
174	57 & 68	.92 Acres
122/508	79 & 80	1.19 Acres
178	79 & 80	.18 Acres
175	79 & 80	.39 Acres
176	151	.78 Acres
177	151	.15 Acres
179	190 & 190/1	.66 Acres
115	169 & 170	.12 Acres
116/499	49	.08 Acres
	Total:	5.13 Acres

(hereinafter referred to as the said entire land).

T) Subsequently the said entire land was assessed and numbered as Premises No.4, Naktala Road, by the then Corporation of Calcutta.

U) The said Shantilal Manilal out of his own cost and expenses constructed and erected a brick built dwelling structure on a part of the said entire Land.

V) The said Shantilal Manilal constituted a Hindu Undivided Family in the name of "Shantilal Manilal HUF" represented by its Karta the said Shantilal Manilal and threw the said entire land into the common stock of the said HUF.

W) The said Shantilal Manilal being the Karta of the said "Shantilal Manilal HUF" sold and transferred a part of the said entire land by several Indentures of Conveyance to the intending purchasers.

X) Thus the said "Shantilal Manilal HUF" remained the owner of All that the piece and parcel of land containing an area of 2820.58 sq.mtrs equivalent to 42.16 cottahs be the same a little more or less together with several brick built structures in the said entire Land (hereinafter referred to as the said Land).

Y) The said Shantilal Manilal who during his lifetime was a Hindu and governed by the Mitakshara School of Hindu Law died intestate on 2nd day of April 1979 leaving him surviving his four sons namely Narendra Shah, Rajendra Shantilal Shah, Jaswant Shantilal Shah and Bipinchandra Shantilal Shah and a married daughter namely Smt Sulochona Anil Hirani as his heirs, heiresses and legal representatives and upon his death the said Narendra



Shah his eldest son became the Karta of the said "Shantilal Manilal HUF" and the other three sons namely the said Rajendra Shah, Jaswant Shah and Bipinchandra Shah remained the co-perceners.

Z) The said Jaswant Shantilal Shah who during his lifetime was a Hindu governed by the Mitakshara School of Hindu Law died intestate on 1st day of March 2006 leaving him surviving his widow Smt Jyotsna Shah, his son Ketan Shah and his married daughter Smt Sunita Pratap as his heiresses, heir and legal representatives who upon his death jointly inherited his undivided part or share in the said Land.

AA) The said Narendra Shah and ors as members of the Hindu Undivided Family being the said "Shantilal Manilal HUF" dissolved the said HUF and made a complete partition, division and family settlement of the assets and properties thereof on 31st day of March, 2012 and the said Narendra Shah and ors jointly became entitled to the said Land in the following manner:-

Serial	Name	Share or Interest (%)
01.	Sri Narendra Shah	24%
02.	Sri Rajendra Shah	24%
03.	Sri Bipin Shah	24%
04.	Sri Ketan Shah	08%
05.	Smt. Jyotsna Shah	08%
06.	Smt. Sunita Pratap	08%
07.	Smt. Sulochana Anil Hirani	04%
	Total :	100%

BB) By an Indenture of Conveyance dated the 4th day of September Two Thousand Twelve made between the said Narendra Shah, Rajendra Shah, Bipin Shah, Ketan Shah, Smt Jyotsna Shah, Smt Sunita Pratap and Smt Sulochana Anil Hirani therein jointly referred to as the Vendors of the one part and Vendor herein therein referred to as the purchaser of the other part and registered at the office of the Additional District Sub- Registrar Alipore, in Book No.I, CD Volume No.32, Pages 1907 to 1928 Being No.07193 for the year 2012 the said Vendors jointly therein for the consideration mentioned therein granted, transferred, conveyed assigned and assured unto and in favour of the purchaser therein All that the piece and parcel of land containing an area of 12 cottahs 8 chittacks and 14 sq.ft. be the same be the same a little more or less together with a temporary Asbestos shed containing an area of 1500 sq.ft. be the same a little more or less standing thereon out of the said entire Land more fully and particularly described in the **First Schedule** hereunder written (hereinafter referred to as the said land).

CC. The Owner herein had mutated its name in the records of the Kolkata Municipal Corporation.



DD. Subsequently the said land was reassessed and renumbered by the Kolkata Municipal Corporation and known as Premises No. 4/1A Naktala Road.

EE. The Vendor has caused a plan to be sanctioned by the Kolkata Municipal Corporation being Building Plan No.2015100128 dated 16.10.2015 [herein after referred to as the **said plan**] for construction of residential complex consisting of one number of building block having self contained independent units and covered parking spaces on the Ground Floor of the building block or in the said Complex or on the part thereof.

FF. The Allottee(s) had executed an agreement for sale dated the dated the, 20.... made between the parties hereto (hereinafter referred to as the **Agreement for Sale**) and on the terms and conditions mentioned therein the Owners herein had agreed to sell, the Promoter herein had agreed to construct and the Allottee(s) herein had agreed to purchase ALL THAT the **Apartment No.....** containing a carpet area ofsq. ft. be the same a little more or less, exclusive balcony area of ... sq.ft., exclusive terrace area of Sq.ft. more or less on the **Floor** of the new building and pro rata common areas of _____ sq.ft. of the Project known as **ASPIRATIONS AZALEA** more fully and particularly described in the **Part -I** of the **Second Schedule** and **Part -I** of the **Third Schedule** respectively thereunder written Together with the proportionate impartible undivided share in the land attributable thereto Together With a Covered Car parking Space being no.... **OR** Together With Right to park in Open Car Parking Space being no..... together with right to enjoy the Common Facilities and Amenities more fully and particularly mentioned and described in the **Part - II** of the **Third Schedule** thereunder written to be used in common with the other Allottee(s) at and for the consideration recorded therein and other terms and conditions contained therein for the consideration of **Rs...../- (Rupees only)** excluding GST as applicable thereon and other terms and conditions contained therein.

GG. Subsequent to the commencement of the West Bengal Housing Industry Regulation Act, 2017, the Vendors have registered the said Project under the provisions of the said Act as and has been provided the Registration No..... on by the West Bengal Housing Industry Regulatory Authority.

HH. In pursuance of the said plans the Promoter has at its own costs and expenses duly constructed, erected and completed construction of the said Project known as **ASPIRATION AZALEA** comprising several independent residential Apartments and covered/open car parking spaces thereat.



II. The Owner herein has obtained the Completion Certificate bearing No..... dated issued by the, in respect of the said building of the said Project.

JJ. At the request of the Allottee(s) the Owner has agreed to execute this Indenture in their favour.

KK. The Purchaser(s) have also inspected, investigated and satisfied himself/herself/themselves as follows:-

- a) the title of the Vendors to the said Premises;
- b) the right of the Vendors to sell/transfer the said Apartment;
- c) the said Plan;
- d) all the documents as recited hereinabove;
- e) the carpet area of the said Apartment and the pro rata share in the Common Areas;
- f) the area and the location of the car parking space, if any;
- g) the area and the location of open terrace, if any;
- h) the Common Facilities and Amenities of the said Project.
- i) the construction of the said Apartment has been made as per the agreed specifications, fittings and fixtures.

LL. Unless in this Indenture there be something contrary or repugnant to the subject or context, the following words shall have the following meanings:-

ACT - shall mean the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XLI of 2017).

ASSOCIATION - shall mean an Association of Allottees in the Project to be formed by the Promoter under the provisions of West Bengal Apartment Ownership Act 1972 or any other similar Act applicable thereto.

BUILDING BLOCK - shall mean the G+5 new building constructed at the said Premises containing several independent and self contained residential apartments, parking spaces and other constructed areas, the complex being named **ASPIRATIONS AZALEA**.



BUILT-UP AREA : shall mean carpet area plus 100% area of the external walls which are not shared and 50% area of the external walls shared by the apartment and the adjacent apartment and 50% area of the walls shared by the apartment and the common facilities like lift lobbies, stairs, corridors and so on plus the open terrace, balcony area or verandah, if any.

CARPET AREA : shall mean the net usable floor area of an apartment, morefully described in **Second Schedule** hereunder written excluding the area covered by the external walls, areas under services shaft, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

For the purpose of this clause, the expression 'exclusive balcony or verandah area' means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee, and 'exclusive open terrace area' means the area of open terrace which is appurtenant to the net usable floor area of an apartment meant for the exclusive use of the allottee.

COMMON AREAS - shall mean and include as mentioned in the **Part-I** of the **Third Schedule** hereunder written.

COMMON FACILITIES AND AMENITIES: shall mean and include the facilities and amenities as mentioned in the **Part - II** of the **Third Schedule** hereunder.

COMMON EXPENSES- shall mean and include as mentioned in the **Fourth Schedule** hereunder written all expenses for maintenance, management, upkeep and administration of the Common Areas, Facilities and Amenities and for rendition of common services in common to the Allottees and to be contributed, borne, paid and shared by all the Allottees of the Project.

COMMON PURPOSES - shall mean and include the purpose of managing, maintaining and up keeping the said Project as a whole in particular the Common Areas, Common Facilities and Amenities, rendition of common services in common to the Allottes, collection and disbursement of the Common Expenses and administering and dealing with the matters of common interest of the Allottes and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Apartments exclusively and the Common Areas, Common Facilities and Amenities of the Building and the Project in common.



COMPLETION CERTIFICATE - shall mean the issued by the certifying that the project has been developed according to the sanctioned plan(s), layout plan and specifications, as approved by the competent authority/authorities under the local laws, as applicable.

PLAN/S - shall mean the sanctioned plan of Kolkata Municipal Corporation having Building Plan No.2015100128 dated 16.10.2015 for construction of residential Complex comprising of one number of building block having self contained independent Units together with open and covered car parking spaces upon the said Land or on the part thereof to be known as "**ASPIRATIONS AZALEA**" and wherever the context so permits or intends shall include any modifications and/or alterations thereto.

PROJECT - shall mean the development of the said land by construction of New Buildings consisting of residential apartments with open areas and the car parking spaces whether open or covered within the complex and the Common Areas, Common Facilities and Amenities and all development works constructed, erected and completed by the Promoter on the said land or on the part thereof and known as "**ASPIRATIONS AZALEA**" in terms of the said Plan(s) together with all easement rights and appurtenances belonging thereto.

RULES- shall mean the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017.

REGULATIONS- shall mean the Regulations made under the West Bengal Housing Industry Regulation Act, 2017.

SAID LAND/PREMISES - shall mean the piece and parcel of land containing an area of 12 cottahs 8 chittacks and 14 sq.ft. be the same be the same a little more or less situate lying at Premises No.4/1A Naktala Road (formerly being a part of Premises No.4, Naktala Road), Police Station-Patuli (formerly Jadavpur), Kolkata-700 047, District Sub-Registrar Alipore, Ward No.100, within the limits of the Kolkata Municipal Corporation more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

SAID SHARE - shall mean proportionate undivided indivisible impartible variable share in the land comprised underneath the new building in the said land attributable to the said Apartment agreed to be purchased hereunder by the Allottees.

SAID APARTMENT - shall mean ALL THAT the **Apartment No.....** containing a carpet area of sq. ft. a little more or less, exclusive balcony area of ... sq.ft., exclusive terrace area of Sq.ft. more or less on the **Floor** of the new building and pro rata common area of ____ sq.ft. of the Project known as



"**ASPIRATIONS AZALEA**" constructed and completed and more fully and particularly described in the **Part -I** of the **Second Schedule** hereunder written Together with the said Share together with the pro rata share in the Common Areas, Common Facilities and Amenities more fully and particularly mentioned and described in the **Part-I** and **II** of the **Third Schedule** hereunder written to be used in common with the other Allottees, however excluding the Limited Common Areas as mentioned in the **Part-II** of the **Third Schedule** hereunder written.

SECTION- shall mean a section of the Act.

SPECIFICATION - shall mean the specification for the said Project as mentioned in the **Part II** of the **Second Schedule** hereunder written subject to the alterations or modifications as may be suggested or approved by the Architect.

MM. All other words if defined in the said Agreement for Sale shall have the same meaning hereunder.

NOW THIS INDENTURE WITNESSETH that in pursuant of the said agreement and in consideration of the aforesaid sum of **Rs...../- (Rupees** **only)** of the lawful money of the Union of India well and truly paid by the Allottee(s) to the Promoter (the receipt whereof the Promoter doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Allottee(s) and the said Apartment and properties appurtenant thereto) the Owners do and each of them doth hereby grant, transfer, convey, assign and assure and the Promoter doth hereby confirm and assure unto and in favour of the Allottee(s) **All that the Apartment No.....** containing a carpet area of sq. ft. a little more or less, exclusive balcony area of ... sq.ft., exclusive terrace area of Sq.ft. more or less on the **Floor** of the new building of the Project known as "**ASPIRATIONS AZALEA**" constructed and completed and more fully and particularly described in the **Part -I** of the **Second Schedule** hereunder written and shown and delineated in the map or plan annexed hereto, being **Annexure "A"** duly bordered in colour **RED** thereon hereunder written Together with one/two Open/Covered/Independent/Dependent Car Parking Space Nos..... & at the ground level/basement of the Tower No....., and more fully and particularly described in the **Part-I** of the **Second Schedule** hereunder written and shown and delineated in the map or plan annexed hereto, being **Annexure "B"** duly bordered in colour **GREEN** thereon OR Together with Right to Park in one/two Open Car Parking Space being Nos..... & at the ground level of the Tower No....., and more fully and particularly described in the **Part-I** of the **Second Schedule** hereunder written and shown and delineated in the map or plan



annexed hereto, being **Annexure "B"** duly bordered in colour **GREEN** thereon written Together with the said Share together with the pro rata share in the Common Areas, Common Facilities and Amenities more fully and particularly mentioned and described in the **Part-I and II** of the **Third Schedule** hereunder written along with the right to enjoy the same in common to the other Purchasers of the new building and the said Project.

II. AND THE OWNERS AND THE PROMOTER DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE ALLOTTEE(S) as follows:-

- a) Notwithstanding any act deed matter or thing whatsoever by the Vendors done or executed or knowingly suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to Said Apartment And The Rights And Properties Appurtenant thereto hereby granted sold conveyed, transferred, assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.
- b) Notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors now have good right full power and absolute authority to grant convey transfer sell and assign all and singular the Said Apartment And The Rights And Properties Appurtenant thereto hereby conveyed transferred or expressed so to be unto and to the use of the Purchaser(s) in the manner as aforesaid.
- c) The said Apartment And The Rights And Properties Appurtenant thereto hereby granted and conveyed or expressed or intended so to be is now free from all claims demands encumbrances liens attachments leases or trust made or suffered by the Vendors or any person or persons having or lawfully or equitably claiming any estate or interest thereon through under or in trust for the Vendors.
- d) The Purchaser(s) shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said Apartment And The Rights And Properties Appurtenant thereto and receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Vendors or any person or persons having or lawfully or equitably claiming as aforesaid.
- e) The Purchaser(s) shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances liens, attachments, or trust or claims and demands whatsoever created occasioned or made by the Vendors or any person or persons lawfully or equitably claiming as aforesaid.



f) **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any estate or interest in the Said Apartment And the Rights And Properties Appurtenant thereto or any part thereof through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchaser(s) makes do and execute or cause to be made done and executed all such further lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said Apartment And The rights And Properties Appurtenant thereto and every part thereof unto and to the use of the Purchaser(s) in the manner as aforesaid as shall or may be reasonably required.

g) The Vendors has not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby and where under the Said Apartment And the Rights And Properties Appurtenant thereto hereby granted transferred and conveyed or expressed so to be or any part thereof is can or may be impeached encumbered or affected in title or otherwise.

h) The Vendors do hereby further covenant with the Purchaser(s) that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser(s) shall produce or cause to be produced to the Purchaser(s) or to their attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Premises and also shall at the like request and costs of the Purchaser(s) deliver to the Purchaser(s) such attested or other true copies or extracts therefrom as the Purchaser(s) may require and will in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled.

III. AND THE PURCHASER(S) SHALL TO THE END AND INTENT THAT THE OBLIGATIONS AND COVENANTS HEREINAFTER CONTAINED SHALL AT ALL TIMES HEREAFTER RUN WITH THE OWNERSHIP AND POSSESSION OF THE SAID APARTMENT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO HEREBY CONVEYED DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE VENDORS as follows:-

a) to co-operate with the Vendors and/or the facility management agency appointed by the Vendors or the Association in the management and maintenance of the New building/said Project and other Common Purposes and formation of the Association.

b) to observe and perform the rules regulations and restrictions from time to time in force for the quiet and peaceful use enjoyment and management of the New building/said Project and in particular the Common Areas, Facilities and Amenities and other common purposes.



- c) to use the Apartment only for residential purpose in a decent and respectable manner and for no other purpose.
- d) unless the right of parking motor car is expressly granted and mentioned in the Second Schedule hereunder written, the Purchaser(s) shall not park any motor car or any other vehicle at any place in the New building/said Project and if the right to park car is so expressly granted and mentioned in the Second Schedule the Purchaser(s) shall use the Car Parking Spaces only for the purpose of parking of their medium sized motor car.
- e) not to keep in the parking place anything other than private motor car and shall not raise or put up any kutchra or pucca structure grilled wall or enclosure thereon or part thereof and shall keep it always open as before. Not to make dwelling or staying of any person in the said car parking space or blocking by putting any articles.
- f) not to use any part of the New building/said Project or other Common Areas, Facilities and Amenities for bathing or other undesirable purposes or such purposes which may cause any nuisance or annoyance to the other Purchasers.
- g) to use the Common Areas only to the extent required for ingress to and egress from the Apartment of men and materials and passage of utilities and facilities.
- h) to keep the common areas, open spaces, parking areas, paths, passages, staircases, lobby, landings etc., free from obstructions or encroachments and in a clean and orderly manner and not to store or allow any one 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 New building/said Project.
- i) no purchaser shall make or permit any disturbing noises in the New building/said Project or do or permit anything to be done therein which will interfere with the rights comfort or convenience of other co-transferees. No Occupier shall play upon or suffer to be played upon instrument or permit to be operated a phonograph or radio or television or loud speaker or music system in such Apartment if the same shall cause disturbance or annoyance to the other occupants of the New building. No Purchaser shall give vocal or instrumental instruction at any time in order to reduce sound emanating from any Apartment.
- j) not to hang or put any clothes in or upon the windows balconies and other portions which may be exposed in a manner or be visible to the outsiders.
- k) no bird or animal shall be kept or harboured in the common areas of the New building/said Project. In no event shall dogs and other pets be permitted



on elevators or in any of the common portions of the New building/said Project unless accompanied.

- l) not to claim any right whatsoever or howsoever over any other Apartment or portion of the New building/said Project save the Apartment.
- m) not to put any nameplate or letter box or neon-sign or board or signage in the Common Areas or on the outside wall of the new building save a letter-box in the ground floor at the designated place as be expressly approved or provided by the Vendors and a decent nameplate or signage of the size of 6' X 3' outside or above the main gate of the Apartment. It is hereby expressly made clear that in no event the Purchaser(s) shall open out any additional window or any other apparatus protruding outside the exterior of the Apartment.
- n) not to alter the outer elevation of the new building or any part thereof nor decorate the exterior of the New building otherwise than in the manner agreed by the Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers in writing or in the manner as near as may be in which it was previously decorated and to maintain at all times the Vendors' logo at the main entrance and on the roof of the new building.
- o) not to deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste or spit in the staircase, lobby, lifts, landings, pathways, passages or in any other Common Areas or in any other portion of the New building/said Project nor into lavatories, cisterns, water or soil pipes serving the New building nor allow or permit any other Co-transferee to do so.
- p) not to commit or permit to be committed any alteration or changes in the main structures, beams, pillars, pipes, conduits, cables and other fixtures and fittings serving in the new building.
- q) to keep the Apartment and partition walls, sewers, drains, pipes, cables, wires, entrance and main entrance serving any other Apartment in the New building in good and substantial repair and condition so as to support shelter and protect and keep habitable the other Apartments/parts of the New building and not to do or cause to be done anything in or around the Apartment which may cause or tend to cause or tantamount to cause or affect any damage to any flooring or ceiling of any other portion over below or adjacent to the Apartment. In particular and without prejudice to the generality to the foregoing, the Purchaser(s) do and each of them doth hereby covenant that the Purchaser(s) shall not make any form of alteration in the beams and columns passing through the Apartment or the Common Areas for the purpose of making changing or repairing the concealed wiring and piping or otherwise.



- r) not to let out transfer or part with the possession of the Car Parking Space, if the right of parking of car is granted hereunder, independent of the Apartment nor vice versa, with the only exception being that the Purchaser(s) shall be entitled to let out transfer or part with possession of the parking space independent of the Apartment to any other Co-transferee of the Project and none else.
- s) not to carry on or cause to be carried on any obnoxious injurious noisy dangerous hazardous illegal or immoral act deed or activity in or through the Apartment.
- t) maintain at their own costs, the Apartment in the same good condition state and order clean, hygienic and tidy 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 thereunder) of the Government, KMC, CESC Ltd., and/or any statutory authority and/or local body with regard to the user and maintenance of the Apartment as well as the user operation and maintenance of the lifts, Generator, water, electricity, drainage, sewerage and other installations and amenities including the Vendors' logo at the New building and to make such additions and alterations in or about or relating to the Apartment and/or the New building as be required to be carried out by them or any of them, independently or in common with the other Co-transferees as the case may be without holding the Vendors in any manner liable or responsible therefor and to pay all costs and expenses therefor wholly or proportionately as the case may be and be answerable and responsible for deviation or violation of any of their conditions or rules or bye-laws and shall indemnify and keep the Vendors saved, harmless and indemnified from and against all loss damage costs claims demands actions and proceedings that they or any of them may suffer or incur due to any non-compliance, non performance, default or negligence on the part of the Purchaser(s).
- u) to apply for and obtain at their own costs separate assessment and mutation of the Apartment in the records of KMC and the Vendors shall give their consent for the same.
- v) to keep all the pipes, drains, basins, sinks and water closets, if any, in the said Apartment clean and unblocked and bear and pay all expenses relating thereto including the salaries of the cleaners, if employed by them.
- w) to collect and/or to remove all refuse or rubbish whatsoever from the said Apartment daily and to deposit the same in approved refuse bins receptacles or containers as may be directed from time to time at such specified places by the Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers, the Ministry of Environment and/or any competent authority or organization.



- x) to collect and throw all refuse, rubbish, scrap, tins, bottles, boxes, containers of all kinds and article that are to be disposed of into the proper bins, receptacles or containers to be provided therefor and not to throw the same from through or over the windows or any part of the Apartment.
- y) not to affix, erect, attach, paint, exhibit or permit or suffer so to be upon any part of the exterior of the Apartment or any part of the new building any placard, poster, notice, advertisement, name or sign or television or wireless mast or aerial or any other thing whatsoever or protruding any attachment or fitting in any way outside the said Apartment save and except such as shall have been previously approved in writing by the Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers.
- z) not to change or in any way, vary the frontage or the entrance door of the Apartment approved by the Vendors for access to the Apartment or in any way to cut or alter the entrance door without first having obtained the written consent of the Vendors, which shall not to be unreasonably withheld.
- aa) not to load or permit or suffer to be loaded at any time on any part of the floors or structures of the Apartment any weight greater than its load bearing capacity or as the Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers may from time to time prescribe or any weight which will cause undue strain and not to install any equipment or machinery which shall be unduly noisy or cause dangerous vibration or be a nuisance to the other occupants of the New building.
- bb) not do or permit or suffer to be done anything whereby the policy or policies of insurance on the New building against loss or damage by fire or policies of insurance on the New building against loss or damage by fire or other risks may be rendered void or violable or whereby the rate of premium thereon may be increased and to make good all damage suffered by Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers and to repay to Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers on demand all sums paid way of increased premiums and all other expenses relating to the renewal of such policy or policies rendered necessary by a breach or non-observance of this covenant without prejudice to any other rights of Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers.
- cc) to insure and keep insured the Apartment against any claims loss liabilities or other risks arising from public or any third parties under a Public Liability Policy with an insurance company and to pay all premiums necessary for that purpose and to deliver to the Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers on demand the policy of such insurance and the receipts for the premiums so



paid, from the Effective Date, which insurance shall include a Cross-Indemnity Clause and if the Purchaser(s) at any time fail to keep the Apartment insured as aforesaid, Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers may do all things necessary to effect and maintain such insurance and any money expended for that purpose shall be repaid by Purchaser(s) to Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers. Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers and/or the respective owners in rest of the New building shall insure their respective area as such policy shall include similar cross indemnity clause covering the Purchaser(s) for similar risks from the third party liabilities arising from the other parts of the New building.

dd) to be solely responsible for all its equipment and other property at the Apartment.

ee) not to place or take into the lifts without the prior approval of Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers any baggage, furniture, heavy articles or other goods.

ff) to comply with, obtain and keep valid and subsisting all requisite permissions, licenses, registrations and approvals, including but not limited to, those under the Municipal Laws, Local Laws, Labour Laws, Environmental Laws, as are applicable for the use of the Apartment for selling of or dealing with the products or rendition of the services from the Apartment. As and when called upon to do so, the Purchaser(s) shall produce before the Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers, all such permissions and licenses and if the Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers is not satisfied and require of the Purchaser(s) to obtain such other or further permissions or licenses from such authorities, the Purchaser(s) shall forthwith cause to obtain such permissions or licenses.

gg) to permit the Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers and their surveyors or agents with all necessary workmen and appliances at all reasonable times and without previous notice in writing to the Purchaser(s) to enter upon the Apartment and every part thereof to view the state and condition thereof and to execute repairs, alterations on any adjoining office space of all defects, decays and want of repairs there found.

hh) to fix or install air conditioners only at the designated place within the Apartment and not elsewhere.



ii) to operate the cooling or ventilation equipment in the Apartment in accordance with the regulation made by the Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers from time to time.

jj) not to play or use at the Apartment any equipment that is audible in the common parts or outside the New building.

kk) not to slaughter or permit to be slaughtered any animal within the Complex or violate any provision of the Prevention of Cruelty to Animals Act, 1960 within the Complex.

ll) No television aerial or other any other aerial shall be attached to or hung from the exterior of the new building. Further no antenna or aerial is also allowed to be installed on the roof.

mm) not to disturb and/or uninstall ever in future the logo "ASPIRATIONS AZALEA" placed on the main entrance gate and the ultimate roof of the New building and to maintain the same in proper order and manner.

nn) Except the immediate preceding sub-clause, these house rules may be added to, amended or repealed at any time by the Vendors and after formation of the Association by the Association.

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

a) From the date next to the date of making over possession of the said Apartment to the Purchaser(s) or on the expiry of the notice of possession, whichever is earlier, the Purchaser(s) shall bear, pay and discharge exclusively the following expenses and outgoings to the Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers, as the case may be:-

I) Municipal rates and taxes and water tax, if any, assessed on or in respect of the Apartment directly to KMC Provided That so long as the Apartment is not assessed separately for the purpose of such rates and taxes, the Purchaser(s) shall pay to the Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers proportionate share of all such rates and taxes assessed on the new building.

II) All other taxes including service tax if payable by the Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers, 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 Apartment or the Project as a whole and whether demanded from or payable by the Purchaser(s) or the Vendors or Maintenance-In-Charge, the



same shall be paid by the Purchaser(s) wholly in case the same relates to the Apartment and proportionately in case the same relates to the Project as a whole.

III) Electricity charges for electricity consumed in or relating to the Apartment to the Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers based on the reading shown in the sub-meter provided for the Apartment at the rate at which the Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers shall be liable to pay the same to CESC Ltd.

IV) The recurring charges towards running and operation of the Generator to be calculated in the manner following:-

i) Fuel charges on the basis of the KWH meter and the applicable fuel rates;

ii) Annual Maintenance Contract and monthly running and maintenance charges on the basis of the monthly rates.

iii) Proportionate share of expenses of capital nature to be incurred/likely to be incurred by the Vendors or the Maintenance-In-Charge on account of major repairs, replacement etc., of such generator.

iv) Government duty at applicable rates on alternate generation of power.

V) The proportionate share of all Common Expenses (including those mentioned in the **Fourth Schedule** hereunder written) payable to the Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers from time to time. In particular and without prejudice to the generality of the foregoing, the Purchaser(s) shall pay to the Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers the maintenance charges calculated on actual basis. The said rate shall be subject to revision from time to time as be deemed fit and proper by the Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers at its sole and absolute discretion after taking into consideration the common services provided and the general escalation in the market rates of such services upon reasonable prior notice to the Purchaser(s).

VI) All penalty surcharge interest costs charges and expenses arising out of any delay default or negligence on the part of the Purchaser(s) 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 CESC Ltd., from its consumers for the delay in payment of its bills).



- c) 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 days of demand being made by the Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers. The bills and demands for the amounts payable by the Purchaser(s) shall be deemed to have been served upon the Purchaser(s), in case the same is left in the Apartment or in the letter box in the ground floor of the New building earmarked for the Apartment.
- d) Until the expiry of three months of a notice in writing given by the Vendors and/or the facility management agency appointed by the Vendors and/or the Association of the Purchasers to the Purchaser(s) and the other co-transferees to take over charge of the acts relating to common purposes, the Vendors and/or the facility management agency appointed by the Vendors shall look after the common purposes and the Purchaser(s) undertake to regularly and punctually pay to the Vendors or its nominee the maintenance charges and other amounts payable by the Purchaser(s) herein.
- e) In the event of the Purchaser(s) failing and/or neglecting or refusing to make payment of the maintenance charges, municipal rates and taxes, Common Expenses or any other amount payable by the Purchaser(s) under these presents within a period of seven days from the date on which such sum becoming due or payable and/or in observing and performing the covenants terms and conditions of the Purchaser(s) hereunder, then without prejudice to the other remedies available against the Purchaser(s) hereunder, the Purchaser(s) shall be liable to pay to the Association interest @ SBI Prime Lending Rate plus 2% per annum and without prejudice to the aforesaid, the Maintenance-In-Chargeshall be entitled to:
- (i) disconnect the supply of electricity to the Apartment.
 - (ii) withhold and stop all other utilities and facilities (including lifts, Generator, etc.) to the Purchaser(s) and their servants, visitors, guests, tenants, licenses and/or to the Apartment.
 - (iii) to demand and directly realise rent and/or other amounts becoming payable to the Purchaser(s) by any tenant or licensee or other occupant in respect of the Apartment.
- f) The above said discontinuation of some services and facilities shall not be restored until such time the Purchaser(s) has/have made payment of all the due together with interest accrued at the aforesaid rate, including all costs charges and expenses incurred till then by the Vendors/Association of Purchaser(s) to realize the due amount from the Purchaser(s).



g) The Purchaser(s) shall observe the covenants as be deemed reasonable by the Association or the Facility Management Agency from time to time for the common purposes.

h) For the purposes of these presents any act, default or omission of the servants, agents, independent contractors and invitees of the Purchaser(s) shall be deemed to be the act, default or omission of the Purchaser(s).

i) The proportionate share of the Purchaser(s) in various matters referred herein shall be such as be determined by the Association and the Purchaser(s) shall accept the same notwithstanding there being minor variations therein for the sake of convenience.

j) Save the said Apartment the Purchaser(s) shall have no claim nor shall claim any right whatsoever or howsoever over and in respect of other Apartments and spaces or constructed areas or Car Parking Spaces at the Project and the Vendors 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 Vendors in their absolute discretion, shall think fit and proper and the Purchaser(s) hereby consent to the same and agree 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 Vendors exclusively.

k) The undivided share in the land below and underneath the new building in the Project hereby sold and transferred and attributable to the Said Apartment shall always remain indivisible and impartible.

l) The Purchaser(s) shall keep the Vendors indemnified of from and against all actions, proceedings, damages, claims, demands, costs, charges, expenses and proceedings made against or suffered by the Vendors and/or the Association (upon formation) relating to the said New building/Project or any part thereof or to any person due to any negligence or any act, deed, thing or omission made, done or occasioned by the Purchaser(s) or the servants / agents / licensees / invitees / visitors of the Purchaser(s) and/or any breach or non-observance by the Purchaser(s) of the Purchaser(s)'s covenants and/or any of the terms herein contained.

m) The Purchaser(s) agree(s) that these terms and conditions for sale and transfer of the said Apartment as contained herein, are made in view of the existing laws, rules and regulations governing such sale and transfer.

n) The Purchaser(s) shall keep the Vendors indemnified of from and against all actions, proceedings, damages, claims, demands, costs, charges, expenses and proceedings made against or suffered by the Vendors and/or the Association (upon formation) relating to the said Building/Project or any part thereof or to



any person due to any negligence or any act, deed, thing or omission made, done or occasioned by the Purchaser(s) or the servants / agents / licensees / invitees / visitors of the Purchaser(s) and/or any breach or non-observance by the Purchaser(s) of the Purchaser(s)'s covenants and/or any of the terms herein contained.

o) The Purchaser(s) agree(s) that these terms and conditions for sale and transfer of the said Apartment as contained herein, are made in view of the extant laws, rules and regulations governing such sale and transfer and are subject to changes / variations as the Vendors may deem appropriate or as may be directed by appropriate authorities or as may be made by the Vendors keeping in mind any extant / proposed laws, rules and regulations. The Purchaser(s) agree(s) to render all cooperation to the Vendors in this regard as and when called upon by the Vendors without any claim demand demur or protest.

p) The right of the Purchaser(s) shall remain restricted to his/her/their respective Apartment and the properties appurtenant thereto and the Purchaser(s) shall have no right, title or interest nor shall claim any right, title or interest of any kind whatsoever over and in respect of any other Apartment or space and/or any other portions of the said Project.

q) The Purchaser(s) shall bear all costs, charges, expenses and stamp duty and registration charges of this Agreement and Deed of Conveyance to be executed and registered in pursuance hereof.

V. HOUSE RULES:

(1) The lobbies, entrances and stairways of the Building shall not be obstructed or used for any purpose other than ingress to and egress from the Apartment.

(2) Children shall not play in the public halls, stairways or elevators and shall not be permitted in the service elevators of the new building.

(3) No Purchaser(s) shall make or permit any disturbing noises in the Building or do or permit anything to be done therein which will interfere with the rights comfort or convenience of other occupiers. No Occupier shall play upon or suffer to be played upon instrument or permit to be operated a phonograph or radio or television loud speaker in such the Apartment if the same shall disturb or annoy other occupants of the building. No Purchaser(s) shall give vocal or instrumental instruction at any time in order to reduce sound emanating from any Apartment.

(4) Each Owner shall keep his/her Apartment in a good state of preservation and cleanliness and shall not throw or permit to be thrown there



from or from the doors, windows, terraces, balconies thereof any dirt or other substances.

- (5) No article shall be allowed to be placed in the halls or on the staircase landings or fire buildings nor shall anything be hung or shaken from the floor, windows, terraces or balconies or place 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 Vendors.
- (6) No shades awnings, window guards, ventilators or air conditioning devises shall be used in or about the Building excepting such as shall have been approved by the Vendors.
- (7) Not to hang or put any clothes in or upon the windows balconies and other portions which may be exposed in a manner or be visible to the outsiders.
- (8) Water-closets and other water apparatus in the Building 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 Apartment it shall have been caused.
- (9) 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 new building unless accompanied.
- (10) Garbage and refuse from the Apartment shall be deposited in such place only in the Building and at such time and in such manner as the Maintenance-In-Charge of the new building may direct.
- (11) No vehicle belonging to a Purchaser(s) or to a member of the family or guest, tenant or employee of a Purchaser(s) shall be parked in the open space or on the pathway or except the space allotted to him/ her/ it/them or in such manner as to impede or prevent ready access to the entrance of the new building by another vehicle.
- (12) The Purchaser(s) is/are not to fix any antenna, equipment or any gadget on the roof or terrace of the new building or in any window or the exterior of the new building excepting that the Purchaser(s) shall be entitled to avail of the cable connection facilities provided to all.
- (13) After purchase the Purchaser(s) shall get his/her/its/their Apartment mutated. In case of default by the Purchaser(s), the Vendors will be entitled to get the said Apartment mutated and apportioned in the name of the



Purchaser(s) subject to the Purchaser(s)' bearing and paying all costs, charges and expenses including professional fees.

(14) The access to the ultimate roof in common with others shall be permissible BUT not to use the common areas and installations including the roof of the said new building for holding any cultural/social/functional programme or for resting of any staff etc. or for other undesirable and/or objectionable uses and purposes which may cause nuisance and annoyance or obscenity.

(15) These house rules may be added to, amended or repealed at any time by the Vendors and after formation by the Association of the Purchaser(s).

VI. DEFECT LIABILITY:

a) It is clarified that the Defect Liability of the Vendors under the applicable statute for the time being in force shall not cover defects, damage or malfunction resulting from (i) misuse (ii) unauthorised modifications or repairs done by the Purchaser(s) or its nominee/agent, (iii) cases of force majeure (iv) failure to maintain the amenities/equipments (v) accident and (iv) negligent use. Provided that where the manufacturer warranty as shown by the Vendors to the Purchaser(s) ends before the Defect Liability period and such warranties are covered under the maintenance of the said Apartment/new building and if the annual maintenance contracts are not done/renewed by the Purchaser(s), the Vendors shall not be responsible for any defects occurring due to the same. The said Project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the Vendors /Manufacturers that all equipment, fixtures and fittings shall be maintained and covered by maintenance / warranty contracts so as it be sustainable and in proper working condition to continue warranty in both the Apartments and the Common project amenities wherever applicable. The Purchaser(s) has/have been made aware and the Purchaser(s) expressly agree(s) that the regular wear and tear of the Apartment/building excludes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20* C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect. It is expressly agreed that before any liability of defect is claimed by or on behalf of Purchaser(s) it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and assess the same and then submit a report to state the defects in material used in the structure built by the Apartment/building and in the workmanship executed keeping in mind the aforesaid agreed clauses of this Agreement.

b) It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Vendors as per the Agreement for Sale relating to such development is brought to the notice of the Vendors within a period of 5 (five) years by the Purchaser



from the date of obtaining Completion Certificate, it shall be the duty of the Vendors to rectify such defects without further charge, within 30 (thirty) days, and in the event of Vendors' failure to rectify such defects within such time, the aggrieved Purchaser(s) shall be entitled to receive appropriate compensation in the manner as provided under applicable laws for the time being in force.

c) The Vendors shall not be liable to rectify any defect occurring under the following circumstances:

- i) If there are changes, modifications or alteration in plumbing pipes and fittings and fixtures or change of wall or floor tiles after the Purchaser taking over possession of the Apartment, the Vendors will not take any responsibility of waterproofing, cracks or any defect in plumbing pipes and fittings and fixtures that have developed directly or indirectly due to such changes;
- ii) If there are changes, modifications or alteration in electrical lines and wirings after said possession unto the Purchaser, the Vendors will not take any responsibility of any defect in electrical lines and wirings that have developed directly or indirectly due to such changes, modifications or alterations;
- iii) If there are changes, modifications or alterations in doors, windows or other related items, then the Vendors will not take responsibility of 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;
- iv) If the Purchaser after taking actual physical possession of the Apartment, executes interior decoration work including any addition and/or alteration in the layout of the internal walls of the Apartment by making any changes in the 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 Vendors;
- v) 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. Any cracks developed for reasons other than as mentioned above the Vendors shall get it rectified at its own cost.



vi) If the materials and fittings and fixtures provided by the Vendors are not being maintained by the Purchaser or his / her agents in the manner in which same is required to be maintained.

vii) Any electrical fittings and/or gadgets or appliances or other fittings and fixtures provided by the Vendors in the Common Areas and/or in the Apartment going out of order or malfunctioning due to voltage fluctuations or other reasons not under the control of the Vendors and not amounting to poor workmanship or manufacture thereof.

viii) If the Architect certifies that such defects are not manufacturing defect or due to poor workmanship or poor quality.

d) The liability of the Vendors to undertake any such remedial steps shall arise only in cases where the defect is established as having been caused due to the fault of the Vendors AND FURTHER PROVIDED THAT the same has not been caused and/or occasioned directly and/or indirectly, by/due to any act of commission and/or omission of any act, deed or thing of/by the Vendors and/or of/by the men, servants, contractors, agents personnel etc. of the Vendors and/or due to normal wear and tear etc. AND FURTHER PROVIDED THAT no steps have been/or taken by the Vendors of his/her/their/its own volition in an endeavour to rectify any such purported defect. In the event that there is any dispute specifically in relation to any alleged defect or deficiency as stated aforesaid, the said dispute shall, notwithstanding anything to the contrary contained in this Agreement, be referred to the Architect, whose decision in respect thereof shall be final and binding.

e) Notwithstanding anything herein contained it is hereby expressly agreed and understood that in case the Purchaser(s), without first notifying the Vendors and without giving the Vendors the reasonable opportunity to inspect, assess and determine the nature of purported defect in the Apartment, alters the state and condition of the area of the purported defect, then the Vendors shall be relieved of its obligations contained in clause VI hereinabove.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land containing a total area of 12 cottahs 8 chittacks and 14 sq.ft. be the same be the same a little more or less situate lying at Premises No.4/1A Naktala Road (formerly being a part of Premises No.4, Naktala Road), Police Station-Patuli (formerly Jadavpur), Kolkata-700 047, District Sub-Registrar Alipore, Ward No.100 together with all rights of easements, common facilities and amenities annexed thereto, which is butted and bounded by:-

ON THE NORTH : By KMC Road;



- ON THE SOUTH** : Partly by Premises No. 4/1A/29 and partly by Premises No. 4A/1A/30 and partly by Premises No. 4A/1A/31, Naktala Road;
- ON THE EAST** : Partly by Premises No. 4/1A/18 and partly by Premises No. 4A/1A/19 and partly by Premises No. 4A/1A/20, Naktala Road;
- ON THE WEST** : Partly by Premises No. 4/1A/181 and partly by Premises No. 4A/1A/180 and partly by Premises No. 4A/1A/179C and partly by Premises No. 4A/1A/171, Naktala Road;

SECOND SCHEDULE

(Said Apartment)

ALL THAT the **Apartment No.....**containing a carpet area ofsq. ft. be the same a little more or less, exclusive balcony area of ... sq.ft., exclusive terrace area of Sq.ft. more or less on the **Floor** of the new building delineated and bordered in color in the Floor Plan being **Annexure A** hereto and pro rata common areas of ____ sq.ft. of the Project known as **ASPIRATIONS AZALEA** presently under construction with the said Share Together With a Covered Car parking Space being no.... **OR** Together With Right to park in Open Car Parking Space being no..... delineated and bordered in color in the Floor Plan being **Annexure B** hereto together with right to enjoy the Common Facilities and Amenities more fully and particularly mentioned and described in the **Part - II** of the **Third Schedule** hereunder written to be used in common with the other Allottee(s).

Part-II (SPECIFICATIONS)

Structure - Earthquake resistant R.C.C. frame structure

Elevation - Aesthetic color with texture paint

Interior Finish - smooth finish on walls with POP / Putty.



Wall - Clay / Flyash Brick

Corridor/Stairs - Good Quality Vitrified tile flooring

Lift Lobby - Flooring with Marble / Granite, Lift Facia with Granite Tiles

Unit Flooring - Vitrified tiles in living room, dining room, bedroom, balcony & kitchen.

Toilet Flooring - Anti-skid tiles in toilet.

Driveway/Pavement - VDF Flooring / Pavit tiles & well- illuminated green surroundings.

Kitchen - Counter with Granite slab and stainless steel sink, Ceramic tiles on wall 2 ft. above counter.

Balcony - MS railings with wood- finish handle.

Toilets - Ceramic tiles upto door height, Sanitary Ware of reputed make.

Stair/Balcony rail - MS railing with wooden handle.

Windows - Anodized coated aluminum windows.

Main door & other door - Hardwood frame with solid core flush door.

CP fitting - Reputed Brand

Electrical - Concealed copper wiring, modular plate switches of reputed make, multi-strand fire-resistant cables for better safety, longevity and fire insurance, geyser points in toilets & kitchen, AC points, TV and telephone points in bedroom.

Elevator - Automatic passenger elevators KONE /OTIS or equivalent.

Back up Generator - Stand by generator for lights in common area, lifts and pumps with limited connection in flats.

Special Treatments - water proofing on roof, water proofing in all toilets.

Security System - CCTV installation

Fire Protection System - Adequate fighting equipment and fire alarm system will be installed to protect against any fire hazards .Fire detection and fire



fighting systems will be installed as per the guidelines of the West Bengal Fire and Emergency Services.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(COMMON AREAS)

PART - I

1. The entire land for the project or where the project is developed in phrases and registration under the Act is sought for a phase, the entire land for that purpose;
2. The staircases, lifts, staircase and lift lobbies, fire escapes and common entrances and exits of building;
3. The common terraces and common storage spaces;
4. The premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel;
5. Installations of central services such as electricity, gas, water and sanitation, air - conditioning and incinerating, system for water conservation and renewable energy;
6. Water pumps with motors, water reservoirs, overhead water pumps and distribution pipes from overhead water tanks to different Apartments and from reservoir to overhead water tanks, the pump rooms and all apparatus connected with installations for common use;
7. Drains and sewers from the building or buildings to the Municipality drain;
8. Electrical installations and main switches and meters;
9. Water and sewage, evacuation pipes from the Apartments to drains and sewers common to the building;
10. Main gate and ultimate roof to the building;
11. External Walls (which includes 100% area of the external walls which are not shared and 50% area of the external walls shared by the apartment and the adjacent apartment and 50% area of the walls shared by the other apartments);



12. All community and commercial facilities as provided in the project;
13. All other portion and/or portions of the project necessary or convenient for its maintenance, safety, etc. and in common use;

PART - II

(COMMON AMENITIES AND FACILITIES)

1. High Security with CCTV and Intercom facilities
2. Elevator Facility
3. Electrical wiring and fittings and fixtures for lighting the staircase, lobby and other common areas and operating the water pumps with motors.
4. Elevator of reputed manufacturer with lift shafts and lift room
5. Staircases and landings with Marble flooring having Aluminium windows with glass panes.

THE FOURTH SCHEDULE ABOVE REFERRED TO: (COMMON EXPENSES)

1. **MAINTENANCE:** All costs and expenses of maintaining repairing redecorating and renewing etc., of the main structure, gutters and water pipes for all purposes, drains and electric cables and wires in under or upon the Building block and enjoyed or used by the Purchaser in common with other occupiers or serving more than one Unit and main entrance and exit gates, landings and staircases of the Building blocks and enjoyed by the Purchaser or used by them in common as aforesaid and the boundary walls, compounds etc. of the Complex. The costs of cleaning and lighting the main entrance and exit gates, passage, driveway, landings, staircases and other parts of the Buildings so enjoyed or used by the Purchaser in common as aforesaid and keeping the adjoining side spaces in good and repaired conditions.
2. **OPERATIONAL:** All expenses for running and operating all machinery, equipments and installations comprised in the common areas and installations (including lift, water pump with Motor, Generator etc.) and also the costs of repairing, renovating and replacing the same.
3. **STAFF:** The salaries of and all other expenses of the staffs to be employed for the common purposes (e.g. security, electrician, maintenance



persons, caretaker, plumber, clerk, sweepers, liftman etc.) including their bonus and other emoluments and benefits.

4. **MAINTENANCE IN CHARGE:** Establishment and all other expenses of the Maintenance in charge and also similar expenses of the Vendor or any agency looking after the common purposes, until handing over the same to the Maintenance in charge.

5. **TAXES:** Municipal and other rates, taxes and levies and all other outgoings, if any, in respect of the premises (save those assessed separately in respect of any Unit).

6. **INSURANCE:** Insurance premium for insurance of the Complex and also otherwise for insuring the same against earthquake, damages, fire, lightning, mob, violence, civil commotion (and other risks, if insured).

7. **COMMON UTILITIES:** Expenses for serving/supply of common facilities and utilities and all charges incidental thereto.

8. **RESERVES:** Creation of funds for replacement of funds for replacement, renovation and/or other periodic expenses.

9. **OTHER:** All other expenses and/or outgoings including litigation expenses as are incurred by the Vendor and/or the Maintenance in charge for the common purposes.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Kolkata in the presence of attesting witnesses, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:
Allottee: (including joint buyers) Please affix photograph and sign across the photograph

(1) Signature _____
Name _____
Address _____

(2) Signature _____
Name _____

Please affix photograph and _____



Address _____

_____ sign across the
photograph

SIGNED AND DELIVERED BY
THE WITHIN NAMED:

Promoter: (including joint buyers)

Please affix
photograph and
sign across the
photograph

(1) Signature _____

Name _____

At _____ on _____ in the presence of :

WITNESSES:

1. Signature

Name _____

Address _____

2. Signature

Name _____

Address _____

