

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this Day of _____, 2019 (TWO THOUSAND NINETEEN) of Christian ERA.

BETWEEN

CHANDRALI BUILDERS & DEVELOPER PVT. LTD., PAN NO. AAGCC7497J, a Pvt. Ltd. Company incorporated under the Indian Companies Act, 1956, having its Office at Ukil Patty, Silchar, P.O. - Silchar, P.S. Silchar, Assam, PIN - 788 001, represented by its Directors **(1) SHRI RANADHIR BASU**, PAN NO. ACOPB9778J, Son of Late Raman Chandra Bose, **(2) SMT. RADHA RANI BOSE**, PAN NO. ADBPB9049G, Wife of Shri Ranadhir Basu, **(3) SHRI CHANDRAJIT BASU**, PAN NO. APRPB6676F, Son of Shri Ranadhir Basu, all are by Nationality - Indian, by faith - Hindu, by Profession - Business, all are residing at Ukil Patty, Silchar, P.O. - Silchar, P.S. Silchar, Assam, PIN - 788 001, hereinafter called and referred to as the **VENDORS / DEVELOPER** (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, as proprietor successors- in-interest legal representatives and assigns) of the **FIRST PART**.

AND

SHRI / SMT. _____, PAN NO. _____, **S/. / W/o. / D/o.** _____ by Nationality - Indian, by Faith - Hindu, by Occupation - _____ residing at _____

_____ hereinafter called the **"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 assigns) of the **SECOND PART**.

The Vendor / Promoter and Allottee / Purchaser shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

DEFINITIONS :

For the purpose of this DEED OF CONVEYANCE, unless the context otherwise requires :-

- a) **"Act"** means the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XLI of 2017);
- b) **"Rules"** means the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017;
- c) **"Regulations"** means the Regulation made under the West Bengal Housing Industry Regulation Act, 2017;
- d) **"Section"** means a section of the Act.

WHEREAS

by a Deed of Conveyance dated 13th day of July, 2013 made between (1) Himangini Housing Private Limited, (2) Himangini Developers India Limited, (3) Himangini Tours and Travels India Limited, (4) Himangini Infracon India Limited, (5) Himangini Water Projects Limited, (6) Himangini Properties Private Limited and (7) Himangini Realcon Private Limited, therein collectively referred to as the Vendor of the One Part and Poorav Infrastructure Limited, therein referred to as the Purchaser of the Other Part, duly registered with the Additional Registrar of Assurances - II, Kolkata in Book No. 1, CD Volume No. 30, Pages from 6138 to 6160, Being Deed No. 10175 for the year 2013 said Himangini Private Limited and others for the consideration mentioned therein sold, transferred and conveyed absolutely and forever unto and to the said Poorav Infrastructure Limited, ALL THAT a piece or parcel of land

For Chandrali Builders And Developers Pvt. Ltd.
Ranadhir Basu

For Chandrali Builders And Developers Pvt. Ltd.
Director
Chandrajit Basu

measuring in aggregate 37 Cottahs 13 Chittacks comprised in R.S. & L.R. Dag Nos. 108 (P) & 109 (P) under R.S. Khatian No. 312, L.R. Khatian Nos. 2188, 2186, 2195, 2191, 2192, 2193 & 2194 lying and situated at MOUZA - TALBANDA, J.L. No. 28, within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S. Ghola, Dist - North 24 Parganas, (morefully and particularly mentioned and described in the Schedules there under written and also written in the Schedule hereunder and hereinafter referred to as the "Said Premises").

B) By a Deed of Declaration / Rectification dated the 17th day of August, 2013 made between said (1) Himangini Housing Private Limited, (2) Himangini Developers India Limited, (3) Himangini Tours and Travels India Limited, (4) Himangini Infracon India Limited, (5) Himangini Water Projects Limited, (6) Himangini Properties Private Limited and (7) Himangini Realcon Private Limited, therein collectively referred to as the DECLARANT NO. 1 of the One Part and said Poorav Infrastructure Limited, therein referred to as the DECLARANT NO. 2 of the Other Part, duly registered with the Additional Registrar of Assurances - II, Kolkata in Book No. 1, CD Volume No. 35, Pages from 3762 to 3775, Being No. 11826 for the year 2013 said declarants rectified certain mistakes and inaccuracies that accidentally and inadvertently crept in the Deed of Conveyance dated the 13th day of July, 2013 for ALL THAT a piece or parcel of land measuring in aggregate 37 Cottahs 13 Chittacks compised in R.S. & L.R. Dag Nos. 108 (P) & 109 (P) lying and situated at MOUZA - TALBANDA, J.L. No. 28, under local limits of Bilkanda - I Gram Panchayat, P.S. Ghola, Dist - North 24 Parganas, (morefully and particularly mentioned and described in the Schedules there under written and also written in the **FIRST SCHEDULE** hereunder and hereinafter referred to as the "**Said Premises**")

C) Thus by virtue of aforesaid manner said Poorav Infrastructure Limited, became the absolute Owner of ALL THAT a piece and parcel of Bastu land measuring in aggregate 37 Cottahs 13 Chittacks comprised in R.S. & L.R. Dag Nos. 108 (P) (area of land measuring 18 Cottahs 07 Chittacks) & R.S. & L.R. Dag No. 109 (P) (area of land measuring 19 Cottahs 06 Chittacks) under R.S. Khatian No. 312, L.R. Khatian No. 2188, 2186, 2195, 2191, 2192, 2193 & 2194, Hal L.R. Khatian No. 2399, lying and situated at MOUZA - TALBANDA, J.L. No. 28, within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S. Ghola, Kolkata - 700 110, Dist - North 24 Parganas, which is morefully and particularly described in the **FIRST SCHEDULE** hereunder below by virtue of aforesaid Registered Deed of Conveyance being No. 10175 for the year 2013 and by virtue of a Deed of Declaration being No. 11826 for the year 2013 and while its seized, possessed and enjoyed the aforesaid property in question, sold and transferred the said land measuring 37 Cottahs 13 Chittacks comprised in R.S. & L.R. Dag Nos. 108 (P) (area of land measuring 18 Cottahs 07 Chittacks) & R.S. & L.R. Dag No. 109 (P) (area of land measuring 19 Cottahs 06 Chittacks) to **CHANDRALI BUILDERS & DEVELOPER PVT. LTD.**, PAN NO. AAGCC7497J, a Pvt. Ltd. Company incorporated under the Indian Companies Act, 1956, having its Office at Ukil Patty, Silchar, P.O. - Silchar, P.S. Silchar, Assam, PIN - 788 001, represented by its Directors **(1) SHRI RANADHIR BASU**, PAN NO. ACOPB9778J, Son of Late Raman Chandra Bose, **(2) SMT. RADHA RANI BOSE**, PAN NO. ADBPB9049G, Wife of Shri Ranadhir Basu, **(3) SHRI CHANDRAJIT BASU**, PAN NO. APRPB6676F, Son of Shri Ranadhir Basu, all are by Nationality - Indian, by faith - Hindu, by Profession - Business, all are residing at Ukil Patty, Silchar, P.O. - Silchar, P.S. Silchar, Assam, PIN - 788 001 by two separate Registered Deeds of Conveyance being Nos. (1) No. 4679 dated 05/07/2018 which

For Director
Ranadhir Basu
Director

For Director
Chandrajit Basu
Director

was duly registered at D.S.R.-I, North 24 Parganas, at Barasat and (2) No. 4680 dated 05/07/2018 which was duly registered at D.S.R.-I, North 24 Parganas, at Barasat.

- D) Thus by virtue of aforesaid manner said **CHANDRALI BUILDERS & DEVELOPER PVT. LTD.**, the Owner / Vendor / Developer herein become the absolute Owners of ALL THAT a piece and parcel of Bastu land measuring in aggregate 37 Cottahs 13 Chittacks comprised in R.S. & L.R. Dag Nos. 108 (P) (area of land measuring 18 Cottahs 07 Chittacks) & R.S. & L.R. Dag No. 109 (P) (area of land measuring 19 Cottahs 06 Chittacks) under R.S. Khatian No. 312, L.R. Khatian No. 2188, 2186, 2195, 2191, 2192, 2193 & 2194, Hal L.R. Khatian No. 2399, lying and situated at MOUZA - TALBANDA, J.L. No. 28, within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S. Ghola, Kolkata - 700 110, Dist - North 24 Parganas, which is morefully and particularly described in the **FIRST SCHEDULE** hereunder below by virtue of aforesaid two separate Registered Deeds of Conveyance being Nos. 4679 for the year 2018 and No. 4680 for the year 2018 and accordingly mutated and recorded its name before the local authority concern and paying respective rents and taxes regularly to the appropriate authority concern and since purchase said **CHANDRALI BUILDERS & DEVELOPER PVT. LTD.**, the Owner / Vendor / Developer herein seized, possessed and enjoying the same without any interruption and the said property is free from all encumbrances, liens, charges, mortgage etc. and have every right to transfer, sale, gift, liens, mortgage in any manner whatsoever to any third party.

- E) The said tend is earmarked for the purpose of building a [commercial/residential/any other purpose] project comprising multistoried apartment buildings and [insert any other components of the Projects] and the said project shall be known as ("Project");

Provided that where land is earmarked for any institutional development the same shall be used for those purposes only and no commercial/residential development shall be permitted unless it is a part of the plan approved by the competent authority;

- F) The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project to be constructed have been completed;

- G) The Bilkanda - I Gram Panchayat has granted the commencement certificate to develop the project vide approval dated **31/08/2018** bearing registration No. **44**.

- H) The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment, plot or building, as the case may be from Bilkanda - I Gram Panchayat. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable;

The Promoter has registered the Project under the provisions of the Act with the West Bengal Housing Industry Regulatory Authority at _____ on _____ under registration No. _____

The Allottee had applied for an apartment in the Project vide application No. _____ dated _____ and has been allotted apartment No. _____ having carpet area of _____ square feet, type, on floor in [tower/block/building] No. _____ ("Building") along with garage/covered parking No. _____ admeasuring _____ square feet in the _____ (Please insert the location of the garage/covered parking), being part of Mass Housing Complex, named "**CHANDRALI ARCADE HOUSING COMPLEX**" as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (m) of Section 2 of the Act

Director

Ramesh Ban

Director

Chandjit Ban

(hereinafter referred to as the "Apartment" more particularly described in FIRST SCHEDULE and the floor plan of the apartment is annexed hereto and marked as SECOND SCHEDULE);

AND WHEREAS The Vendor herein being in need of money have firmly and finally decided to sell and transfer the aforesaid **APARTMENT**, being **Numbered** _____, having carpet/lockable area of _____ **Sq. ft.**, be the same a little more or less, on the _____ **FLOOR AT** _____ **SIDE**, of the building (hereinafter referred to as "the said Apartment") together with In-Stilt Two / Four Wheeler **PARKING SPACE** being **Numbered** _____ on the **GROUND LEVEL** in **BLOCK** _____, which is more fully described in the **SECOND SCHEDULE** hereunder written being part of Mass Housing Complex named "**CHANDRALI ARCADE HOUSING COMPLEX**" together with undivided proportionate share or interest in the land attributable to the said Apartment comprised in the said building / Block, more fully described in the **FIRST SCHEDULE** hereunder written, being part of the Plots / Premises situated at within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S. Ghola, Kolkata - 700 110, Dist - North 24 Parganas, of the **FIRST SCHEDULE** hereunder written, together with undivided proportionate share or interest in the common parts and common areas of the building and other certain social facilities and amenities and common expenses together with all easement or quasi-easements, rights and privileges and the stipulation and obligations as specified in the **THIRD SCHEDULE**, **FOURTH SCHEDULE**, **FIFTH SCHEDULE**, **SIXTH SCHEDULE**, **SEVENTH SCHEDULE** and **EIGHTH SCHEDULE** hereunder written in habitable condition in the said Apartment as per rules and regulations of W.B. Apartment Ownership Act, 1972 against proper consideration.

AND WHEREAS The Purchaser, herein being in need of a residential purpose in the said locality, has agreed to purchase the said **APARTMENT**, being **Numbered** _____, having carpet/lockable area of _____ **Sq. ft.**, be the same a little more or less, on the _____ **FLOOR AT** _____ **SIDE**, of the building (hereinafter referred to as "the said Apartment") together with In-Stilt Two / Four Wheeler **PARKING SPACE** being **Numbered** _____ on the **GROUND LEVEL** in **BLOCK** _____, which is more fully described in the **SECOND SCHEDULE** hereunder written, being part of Mass Housing Complex named "**CHANDRALI ARCADE HOUSING COMPLEX**" together with undivided proportionate share or interest in the land attributable to the said Apartment comprised in the said building / Cluster / Block, more fully described in **FIRST SCHEDULE** hereunder written, being part of the Plots / Premises situated at within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S. Ghola, Kolkata - 700 110, Dist - North 24 Parganas, more fully described in the **FIRST SCHEDULE** hereunder written, together with undivided proportionate share or interest in the common parts and common areas of the building comprised in Plot No. E/1 as specified in the **FOURTH SCHEDULE** hereunder written and also all rights of user of the common parts, common areas as also certain other social facilities and amenities as specified in the **THIRD SCHEDULE** and **FOURTH SCHEDULE** in common with other Apartment Owners of being part of Mass Housing Complex, named "**CHANDRALI ARCADE HOUSING COMPLEX**" and the concerned block for the beneficial use and enjoyment of the said Apartment subject to the provisions contained herein but otherwise free from all encumbrances, charges, liens, dispendens, trust, execution and attachment / acquisition / requisition proceedings and all other liabilities whatsoever and the easement or quasi-easement and other stipulations and/or provisions in connection with the beneficial use and enjoyment of the said Apartment as mentioned in the **SIXTH SCHEDULE** hereunder written together with all easement or quasi-easements, rights and privileges as are mentioned in the **SEVENTH SCHEDULE** hereunder written **SUBJECT TO** the observance of the terms, conditions

Original Document
 Ranashir Ban
 Chandgill Ban

and covenants and the stipulation and obligations as mentioned in the **EIGHTH SCHEDULE** hereunder written in habitable condition in the said Housing Project as per rules and regulations of W.B. Apartment Ownership Act, 1972 at a total consideration price of **Rs. _____/-** (**Rupees _____**) only and accordingly a verbal Agreement for Sale has been executed by and between the parties.

AND WHEREAS the Vendor herein hereby confirmed the sale of the said Apartment and Parking Space together with undivided proportionate share of the said land along with right to use the common areas, facilities and amenities of the said Housing Complex in favour of the Purchaser herein at the said consideration price of **Rs. _____/-** (**Rupees _____**) only.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

- 1) That in pursuance of aforesaid agreement and in consideration of said sum of **Rs. _____/-** (**Rupees _____**) the Purchaser herein has paid the total consideration amount to the Vendors on or before the execution of these presents [the receipt whereof the Vendors doth hereby as well as by the receipt and Memo hereunder written admit and acknowledge and of and from the payment of the same, the Vendors forever release, discharge and acquit the Purchaser and the said Apartment and the Parking Space (s)] the Vendors doth hereby grant, sell, transfer, convey, assign, assure and confirm to and unto the Purchaser ALL THAT the said **APARTMENT**, being **Numbered _____**, having carpet/lockable area of _____ **Sq. ft.**, be the same a little more or less, on the _____ **FLOOR AT _____ SIDE**, of the building (hereinafter referred to as "the said Apartment") together with In-Suit Two / Four Wheeler **PARKING SPACE** being **Numbered _____** on the **GROUND LEVEL** in **BLOCK _____**, which is morefully described in the **SECOND SCHEDULE** hereunder written, being part of Mass Housing Complex named "**CHANDRALI ARCADE HOUSING COMPLEX**" together with undivided share or interest in the land attributable to the said Apartment comprised in the said building, more fully described in the **FIRST SCHEDULE** hereunder written, being part of the Plots / Premises situated at within the local limits of Bilkanda - 1 Gram Panchayat, Jugberia, P.S. Gholi, Kolkata - 700 110, Dist - North 24 Parganas, more fully described in the **FIRST SCHEDULE** hereunder written, together with undivided proportionate share or interest in the common parts and common areas of the building as specified in the **FOURTH SCHEDULE** hereunder written and also all rights of user of the common parts, common areas as also certain other social facilities and amenities as specified in the **THIRD SCHEDULE** in common with other Apartment Owners of 'Block - _____' being part of Mass Housing Complex named "**CHANDRALI ARCADE HOUSING COMPLEX**" and the concerned block for the beneficial use and enjoyment of the said Apartment subject to the provisions contained herein but otherwise free from all encumbrances, charges, liens, lispendens, trust, execution and attachment / acquisition / requisition proceedings and all other liabilities whatsoever and the easement or quasi-easement and other stipulations and/or provisions in connection with the beneficial use and enjoyment of the said Apartment as mentioned in the **FIFTH SCHEDULE** hereunder written (all the rights and properties hereby sold and transferred and/or expressed or intended so to do is hereinafter collectively referred to as "the said Apartment and the Parking Space") **AND** the reversion or reversions and remainder or remainders and the rent, issued and profit thereof **AND** all the estate, right, title,

For Chandrali Builders And Developers Pvt. Ltd.

Ranabir Ban
Director

For Chandrali Builders And Developers Pvt. Ltd.

Chandrayil Ban
Director

claim, interest and demand whatsoever both at law and equity of the Vendors in the said Apartment and the Parking Space or any part or parcel thereof **TO HAVE AND TO HOLD** the said Apartment and the Parking Space hereby sold, transferred and conveyed to and unto the use of the Purchaser absolutely and forever **EXCEPTING AND RESERVING** such easement or quasi-easements, rights and privileges as are mentioned in the **SIXTH SCHEDULE** hereunder written **SUBJECT TO** the observance of the terms, conditions and covenants and the stipulation and obligations to be observed by the Purchaser as mentioned in the **SEVENTH SCHEDULE** hereunder written **SUBJECT TO** the Purchaser's paying and discharging taxes and imposition on the said Apartment and the Parking Space wholly and the Common Expenses as are mentioned in the **FIFTH SCHEDULE** hereunder written and all other outgoing in connection with the said Apartment and the Parking Space wholly and the said Building / Cluster / Block and the Housing Complex proportionately. **The SECOND SCHEDULE** is delineated in the "RED" marked plan annexed herewith, which do form the part of this Deed of Conveyance .

2) **THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :-**

- (a) That notwithstanding any act, deed or thing by the Vendors executed or knowingly suffered to the contrary, that the interest which the Vendors do hereby profess to transfer and that the Vendors have the full right, power and absolute authority to grant, sell, transfer, convey, assign and assure unto the Purchaser the said Apartment and the Parking Space together with the above mentioned rights in the manner, as aforesaid.
- (b) It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and to hold and enjoy the said Apartment and the Parking Space and/or every part thereof and to receive rents, issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by the Vendors or any person or persons claiming under them and free and cleared from and against of all manner of encumbrances, trust, liens and attachments whatsoever save only those as are herein expressly contained.
- (c) The said Apartment and the Parking Space and all other properties and rights hereby transferred are free from all encumbrances, attachments, liens, dispendens whatsoever and freely, clearly and absolutely and forever released and discharged or otherwise by the Vendors and well and sufficiently saved kept harmless and indemnified of from and against all further and other estate, title, charge and encumbrances whatsoever and have made or suffered by the Vendors and/or any person or persons lawfully and equitably claiming, as aforesaid.
- (d) The Vendor shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser make do acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds and things whatsoever for further better or more perfectly and absolutely assuring the said Apartment and the Parking Space(s) together with the rights hereby granted unto the Purchaser and in the manner aforesaid.
- (e) The Vendor shall unless prevented by fire or some other irresistible force from time to time and at all times hereafter upon reasonable request and at the costs of the Purchaser produce or cause to be produced to the Purchaser or to their Attorney or Agents or before

of Chandigarh Builders and Developers Pvt. Ltd.
Ranesh Bam
Director

Chandigarh Builders and Developers Pvt. Ltd.
Chandigarh Bam
Director

or at any trial, commission, examination tribunal, board of authority for inspection or otherwise as occasion shall require all the title deeds relating to Mass Housing Plot and also shall at the like request and cost of the Purchaser deliver to the Purchaser copies thereof as the Purchaser may require.

- (f) The Vendor, hereby agrees and undertakes that through its nominated Maintenance Agency will maintain the common areas and facilities for a period of one (1) year to be reckoned from the date immediately next to the deemed date of possession as mentioned in the intimation of Possession Letter, irrespective of date when the Purchaser takes physical possession of the Apartment(s) or until formation of Apartment Owners' Association under the West Bengal Apartment Ownership Act, 1972 and/or any modification thereof whichever is later subject to the payment of maintenance charges made or to be made by the Purchaser of the Apartments pertaining to 'Block - ____' at such rate or rates as may be prescribed by the Vendor from time to time. The maintenance charges for the first one year and in subsequent years shall be paid by the Purchaser in advance to the Apartment Owners' Association or the Maintenance Agency at the rate to be decided by them.
- (g) The Vendor hereby further agrees and undertakes that on the lapse of one year after obtaining occupancy certificate for the building and within 2 months after a minimum number of persons, as required to form Apartment Owners' Association, under the West Bengal Apartment Ownership Act, 1972, have taken flats, Vendor, will take steps for the formation of Association of Apartment Owners and shall join in respect of the unsold flats. An Apex Body may also be formed in future by the Vendor / Apartment Owners for proper maintenance of common areas of "_____ " Complex.

THE PURCHASER DO HEREBY COVENANT AND AGREE WITH THE VENDORS AS FOLLOWS :-

- (a) The Purchaser shall have limited and conditional right of user over the common areas and facilities available in respect of other Clusters of "Block- ____" and/or common area and being part of Mass Housing Complex named "**CHANDRALI ARCADE HOUSING COMPLEX**" but shall have proportionate undivided right over the common areas and facilities available in the particular Building where the Apartment situates in the manner more fully described in the **FIFTH SCHEDULE** and **SIXTH SCHEDULE** hereunder written.
- (b) The Purchaser shall observe, perform and fulfill the covenants, stipulations and obligations required to be performed by the Purchaser as mentioned in the **SEVENTH SCHEDULE** hereunder written and pay all taxes, maintenance charges and all other outgoings in respect of the said Apartment and the Parking Space(s) wholly and in respect of the common portions proportionately.
- (c) The Purchaser shall not interfere with or obstruct or cause any sort of obstruction on the construction of the remaining blocks of the building in the Mass Housing Project or the common areas and common parts thereof in any manner whatsoever.
- (d) The Purchaser shall not do or cause to be done any act or thing nor shall omit to do any act, deed or thing whereby the rights of the Vendor with regard to the land and

For Chandrali Builders And Developers Pvt. Ltd.

Ranabir Banerjee
Director

Director

For Chandrali Builders And Developers Pvt. Ltd.

Chandjit Das
Director

Director

construction of Mass Housing Project on the said Plot of land is prejudiced and affected in any manner whatsoever.

- (e) The Purchaser shall bear and pay all proportionate common expenses, more particularly mentioned in the **FOURTH SCHEDULE** hereunder written.
- (f) The Vendors have transferred their all right, title, interest and possession in respect of the said Apartment and Parking Space to the present Purchaser herein and the Purchaser has acquired the same right, title and interest and possession in respect of the said Apartment and Parking Space by these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO
[DESCRIPTION OF THE ENTIRE PLOTS OF LAND
OF MASS HOUSING PROJECT]

ALL THAT a piece and parcel of Bastu land measuring in aggregate 37 Cottahs 13 Chittacks be the same a little more or less **TOGETHER WITH** a Housing Project named as **"CHANDRALI ARCADE HOUSING COMPLEX"** constructed thereon lying and situated under MOUZA - TALBANDA, J.L. No. 28, comprised in R.S. & L.R. Dag Nos. 108 (P) (area of land measuring 06 Cottahs) under L.R. Khatian Nos. 2188, 2186, 2195, 2191, 2192, 2193 & 2194, R.S. & L.R. Dag No. 108 (P) (area of land measuring 12 Cottahs 07 Chittacks) under L.R. Khatian Nos. 2188, 2186, 2195, 2191, 2192, 2193 & 2194 AND R.S. & L.R. Dag No. 109 (P) (area of land measuring 19 Cottahs 06 Chittacks) under R.S. Khatian No. 312, lying and situated at within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S. Gholia, Kolkata - 700 110, Dist - North 24 Parganas, together with raiyati interest over the said property and together with all easementary rights thereto and also the right to use and enjoy over the said property. The proportionate Annual Rent payable to the Collector, North 24 Parganas District, Govt. of West Bengal. The property is butted and bounded by :-

ON THE NORTH :- By Dag No. 108;

ON THE SOUTH :- By 18' ft. Wide Road and by Dag No. 146;

ON THE EAST :- By Dag No. 100;

ON THE WEST :- By Dag No. 105;

THE SECOND SCHEDULE ABOVE REFERRED TO
[DESCRIPTION OF THE APARTMENT
AND THE PARKING SPACE(S)]

1) **ALL THAT** one Self-Contained Residential _____ Floor Finished **APARTMENT** (___ BHK), being numbered _____, on the _____ **FLOOR**, at _____ **SIDE** IN Block - _____ of the Building by admeasuring carpet/lockable area / super built up area of _____ **Square feet**, be the same a little more or less, consisting of _____ **Bedroom**, _____ **Living/Dining Room**, _____ **Kitchen**, _____ **Toilet** and _____ **Balcony** together with In-Still Two / Four Wheeler **PARKING SPACE** being **Numbered** _____ on the **GROUND LEVEL** being part of the Mass Housing Project, named **"CHANDRALI ARCADE HOUSING COMPLEX"** situated at within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S. Gholia, Dist - North 24 Parganas **TOGETHER WITH** proportionate share of common parts and common areas comprised in the Multistoried Building / Cluster / Block in Mass Housing Complex, where the said Apartment is situated **TOGETHER WITH** undivided proportionate and impartible share in the land attributable to the said Apartment comprised in Block - _____, morefully described in the **FIRST SCHEDULE** hereinabove mentioned, and the said Apartment, common parts and common areas

Chandrali Arcade Housing Project, Talbanda, J.L. No. 28, North 24 Parganas, West Bengal.
 For Chandrali Arcade Housing Project, Talbanda, J.L. No. 28, North 24 Parganas, West Bengal.
 Chandrali Arcade Housing Project, Talbanda, J.L. No. 28, North 24 Parganas, West Bengal.

constructed and completed in the manner as specified herein and the Apartment is delineated in Red Border in the Map or Plan annexed hereto.

THE THIRD SCHEDULE ABOVE REFERRED TO

[COMMON AREAS/PARTS OF SPARSH BLOCK OF THE HOUSING COMPLEX COMPRISED IN PLOT NO.E/1]

1. The entire land or space lying vacant within the said premises as described in the First Schedule hereinbefore written and Roof of the floor (top floor) of the building.
2. Staircase and landings on all the floors.
3. Common passage on the ground floor.
4. Road / Cluster / Block Signage.
5. Underground water reservoir and pump house.
6. Electrical Sub-Station including Transformer, Switch Gears, Control Panels etc.
7. Sewerage and storm drainage system.
8. Water Distribution network.
9. Water pump and Pumps Accessorie, Water tanks, the Water pipes and other Common passage, plumbing installations.
10. Electric Wiring and meter.
11. Drainage and sewers.
12. Boundary walls and main gates.
13. Lift and its accessories.
14. Shiv Temple.
15. Kali Temple.
16. A.C. Gym
17. A.C. Community Hall.
18. Water-body
19. Generator system.
20. Children Park.
21. Old age Park
22. Intercom facility.
23. Caretaker Rom.
24. 24 Hours Water supply.
25. Car Parking facility.
26. Internal roads, pathways and driveways
27. Landscaped garden and lawn.
28. Street lights, Campus lights and fixtures, electrical installations etc.
29. Health Centre.
30. Sport arenas, play spaces for children.
31. Club House, Community Centre & Sky Garden (on pay and use basis),
32. Shopping Arcade.
33. Corner Shops.
34. Letter Box.
35. Such other common parts, equipments installations, fixtures, fittings and space in or about the said building as are necessary for use and occupation of the flat in common and as are specified by the Vendors expressly to be the common parts of the building but the

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Ranashree Ban
Electrician

Chandral Ban
Electrician

Purchasers have the common proportionate rights, title and interest on the final roof of the building in common.

THE FOURTH SCHEDULE ABOVE REFERRED TO

[COMMON EXPENSES]

1. The expenses of maintaining, repairing, redecorating etc., of the Building in particular, external facade, common areas, roof/terrace, water tank, reservoir, gutters, stilt, sewerage, drainage and rain-water pipes of the building, water pipes and electric wires, all fire fighting installations, lifts, DGs etc. repairing works under or upon with the building and enjoyed or used by the Purchaser(s) in common with the occupiers of other Apartments and parking space, recreation area, main entrance, passages, landings, lift lobbies and stair-cases of the Building, compound, terrace, sky garden etc.,
2. The cost of cleaning and lighting the passage, landing, lift lobbies, stair-cases and other parts/common areas of the Building/block/housing complex so enjoyed or used by the Purchaser(s) as aforesaid.
3. The cost of salaries of clerks, bill collectors, sweepers, watchman, pump operators, maintenance crew etc.
4. The cost of working and maintenance of water connection, lights, Lift(s), pumps, generators etc
5. Monthly maintenance expenses and other services of the building, cluster and the common area/parts of the Building, Block and **CHANDRALI ARCADE HOUSING COMPLEX** Project.
6. All existing Panchayat / Municipal and other taxes, impositions, water charges tax, proportionate share or electricity charges for the common areas etc., proportionate electricity charges till installation of separate Meter.
7. Diesel Generator set/Pump set etc. hire and running expenses, if any.
8. Such other expenses as are necessary or incidental to the maintenance and upkeep of the building/block and the entire Mass Housing Complex.
9. Maintenance of landscaping and greeneries, play equipments, if any, signage etc.

THE FIFTH SCHEDULE ABOVE REFERRED TO

[LIMITED AND CONDITIONAL RIGHTS, EASEMENTS, QUASI-EASEMENTS AND APPURTENANCES OF THE PURCHASER(S)]

1. As from the date of possession of the Apartment, the Purchaser(s):
 - (a) shall have right of access in common with all the other owners or occupiers of the Apartments for the time being, and their respective licensees at all time for all normal purposes connected with the quiet and peaceful use and enjoyment of the apartment, Common Areas and common Parts of the Building/Block and the Mass Housing Complex including footpaths, roads and gardens;

- (b) shall have the right of way in common with all the Owners of the Apartments at all times for all purposes connected with reasonable use and/or enjoyment of the said Apartment, with or without vehicles over and along such driveways, footpaths and parking bays (if purchased by the Purchaser(s) separately);
- (c) shall have the right of support and protect the other Apartments, as the case may be, by all parts sold to other owners of apartments so far as they now support and protect the same;
- (d) shall have the right to the passage of electricity, water etc., to and from the said Apartment through the pipes, drains and wires lying below or above or around all other Apartments for the common usage by all the Apartment Owners in the Building/Block of Mass Housing Complex.
- (e) shall have the right with or without workmen and necessary materials to enter from time to time upon adjoining Apartments for the purpose of repairing so far as may be necessary of pipes, drains and wires as aforesaid, and for the purpose of repairing or repainting any parts of the Apartment or for the purposes of cleaning the windows thereof in so far as such repairs, repainting or cleaning as aforesaid, cannot be reasonably carried out without such entry as is by these paragraph referred to and in all cases upon giving reasonable notice of intention so to enter to BSHDPL/Association and the Owner or occupier for the time being of the other Apartments;

All appurtenances, facilities and other items which are not part of the particular Building and is meant for common use of all the Apartment owners shall be general common elements and comprised in Plot No. E/1, which shall be included by way of description but not by way of limitation -

- (a) All land comprised in the said Mass Housing Project pertaining to Block, being Part of Plot No. E/1 once the last phase of the development work is completed in all respect and all the apartments and other facilities are built and handed over.
- (b) All Private streets, driveways, curbs and sidewalks.
- (c) Storage rooms, gate complex, security goomty, maintenance sheds etc. for serving the entire Mass Housing Complex pertaining to Block, being Part of **CHANDRALI ARCADE HOUSING COMPLEX**.
- (d) Lawn areas, water connection, electric connection including cables, sewerage, drainage, fire fighting etc.
- (e) Public connections and meters for electricity, telephone and water not owned by the public utility or other agencies.
- (f) Exterior lighting and other facilities necessary to the upkeep and safety of the common areas and building and the Mass Housing Complex pertaining to Block serving more than one Apartment.
- (g) All tangible personal property required for the operation and maintenance and administration of the building and the Mass Housing Complex pertaining to Block, being Part of **CHANDRALI ARCADE HOUSING COMPLEX**.

- (h) Any easement or other right which may now or hereafter be granted for the benefit of the Apartment Owners or others for access to or use of the general common elements.
- (i) All other facilities or elements of any improvement within the Building, Block and the Mass Housing Complex necessary or convenient to the management, co-operation, maintenance and safety of the building, Block and Mass Housing Complex or normally in common area.

THE SIXTH SCHEDULE ABOVE REFERRED TO
[RIGHTS, EASEMENTS, QUASI-EASEMENTS AND APPURTENANCES RESERVED FOR ALL THE OWNERS OF THE APARTMENTS]

1. The right of support and protection for the upper or lower Apartment by all parts of the building so far as the same now support and protect.

The right (in common for the Purchaser, his successors in title, the owners or occupiers for the time being of the building or any part thereof and their respective licensees) as hitherto enjoyed by the owners of the Apartments for access at all times for all times for all purposes connected with the reasonable use and enjoyment of the common parts of the Buildings, Block and the Mass Housing Complex in Plot No. E/1 but not so as to prejudice or interfere with the exclusive right of the Purchaser(s) if any.

2. Right of passage (in common for the Purchaser(s) and others as aforesaid) of electricity, water etc. from and to any part of the Apartments of other owners through pipes, drains, wires etc. lying under, through or over the Apartment so far as may be reasonably necessary for the beneficial occupation of the Apartments of other owners for all purposes. Right of access of any Car Park Owners of **CHANDRALI ARCADE HOUSING COMPLEX** into the LIG Cluster/campus is reserved.

4. The right (in common with the other Apartment owners) with or without workmen and necessary materials to enter from time to time into or upon the Apartment for the purpose of repairing so far as may be necessary pipes, drains wires and conduits, as aforesaid and for the purpose of repairing or repainting any parts of the other apartments or for the purpose of cleaning the windows thereof (in so far as such repairs repainting or cleaning, as aforesaid, cannot reasonably be carried out without such entry as is by this paragraph referred to and in all cases upon giving reasonable previous notice of their intention so to enter to BSHDPL/Association, Purchaser or the other or occupier for the time being of the other Apartments and making good to the reasonable satisfaction of BSHDPL/Association the Purchaser(s) of such other, as aforesaid, any damage caused to any part of the other Apartments arising out of the exercise of the right reserved by this paragraph) and the right to enter and examine the conditions of the Apartment and to execute repairs therein.

5. The right (in common as aforesaid) to use for purposes only of access to and egress from the upper Apartment the front entrance to the building and that part of the entrance hall of the lower Apartment leading to the staircase to the upper apartment and the exclusive right, as aforesaid, to use for such purpose, as aforesaid, the said staircase subject to the liability to keep the same dean and tidy and unimpeded by any obstruction.

for Chandrali Arcade Housing Complex, Chandrali, Mumbai-400 001.
Ramesh Bhan
 Director

Chandrajit Ban
 Director

6. The right of access to any block and/or cluster with or without workmen for repairing and maintaining various common service lines, such as sewer/storm drains, electrical lines etc.,

THE SEVENTH SCHEDULE ABOVE REFERRED TO
[STIPULATIONS TO BE OBSERVED AND PERFORMED
BY THE OWNER OF THE APARTMENT]

1. OBLIGATIONS:

1. The Purchaser(s) agree/s and undertake/s to submit the said Apartment to the provisions of the West Bengal Apartment Ownership Act, 1972 as amended upto date and execute and register such declaration and instruments as shall be required to be filed with competent authority.
2. To co-operate with the management and maintenance body of the said apartment Building/Block and the said Mass Housing Complex, by the Vendor or Association or Body for the purpose of management and maintenance of the said Building comprised in 'Block' and the Mass Housing Complex and to abide by the direction and/or decisions of the Managing Committee as may be made from time to time in the best interest of the Mass Housing Complex.

The Vendor shall have the right to sell the vacant un-allotted parking spaces in the handed over Block at a subsequent stage amongst the other Apartment owners pertaining to different Blocks and the Purchaser(s) shall not raise any objection in future in this regard.

4. To observe the rules and regulations contained and framed from time to time by the Vendor and/or the Competent Authority, as the case may be, upon formation of the Association or Body for quiet and peaceful enjoyment of the said Building and/or Block and the Mass Housing Complex.

5. To allow the Vendor and their respective successor in title with or without workmen to enter into the Apartment with 24 hours prior notice in writing to the Purchaser(s)/Apartment owner.

6. To maintain the structure of the said Apartment in such a state of repair and conditions as shall at all times hereafter ensure the maintenance of support and protection to the said Apartment.

To permit the Vendor or the said Association or Body and/or their agents with or without workmen, at all reasonable time and upon giving reasonable notice of such intention to enter and examine the condition of the said Apartment.

8. All time hereafter to contribute and pay such sum as may be determined from time to time towards the management, maintenance repairs and upkeep the building/Cluster and/or Mass Housing Complex. Such payments are to be made to the Vendor and/or to the Association or body framed.

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Ranashir Ban
Director

Chandrajit Ban
Director

9. To pay all proportionate charges for electricity and other common maintenance charges relating to the Common Parts and Common Areas of the said Building where the Apartment is situated and Common Parts and Common Areas of the Building/Block/Mass Housing Complex, being Part of Premises to the Vendor and/or to the Association or Body.

10. To pay all damages to any common fixtures and fittings of the Building/ Block and/or Mass Housing Complex caused by the Purchaser of the Apartment or his/her/their guests or servants or licensees to the Vendor and/or Association or body.

11. In case of transfer by way of Sale or Lease (except by way of Mortgage) of the said Apartment, the Purchaser shall within one month of such transfer give notice thereof in writing with particulars thereof to Vendor or the Association or Body concerned with the management of the Building/Block/Mass Housing Complex and to produce to the Vendor or the Association or Body a certified copy of such conveyance, assent, transfer and/or lease. In the case of a devolution of the interest of the Apartment owner perfected by any assent without a reasonable time after the happening thereof, to produce to Vendor or Association or Body the probate of the Will, or letters of administration, if there is any, under which such devolution arises or to produce such other satisfactory evidences in support of such devolution and to pay to the Vendor or the Association or Body a registration fee in respect of each such conveyance / assent / transfer / lease or devolution.

12. All applicable statutory taxes/duties/levies/cess or any other taxes imposed in future by the Government on the prices paid by the Purchaser(s) against the Purchase of the apartment along with open/stilt two wheeler/four wheeler parking shall be payable by the applicant/allottees / Purchaser(s) as and when demanded by the Central/State Government.

13. To pay interest @15% per annum on all amounts becoming due and payable by the Purchaser(s) to the Vendor / Association for the Purchaser's/s' delay and/or default in payment thereof.

II. NEGATIVE COVENANTS :

The Purchaser(s)/Owner(s) of the Apartments shall:-

1. (a) Not to make any structural additions and/or alterations to the said Apartment such as beams, columns, partition walls etc. or improvements of a permanent nature except with the prior approval in writing of the Vendor and/or the Association or Body.

(b) Not to fix collapsible gates, grills, grill gate in the Apartment without prior permission of the Vendor and/or the Association or Body provided.

(c) Not to erect any compound wall/any other fencing along the cluster line.

2. (a) Not to build, erect or put upon the common portion of the Building/ Block and Mass Housing Complex of any item of any nature whatsoever;

for Chandral Builders And Developers Pvt. Ltd.

Director
Ramesh B.

for Chandral Builders And Developers Pvt. Ltd.

Director
Chandigarh D.

(b) Not to obstruct any pathways, driveways, footpath and side-walks and lobbies used for any purpose other than for ingress to egress from the building and other buildings, as the case may be;

3. Not to use the potable water from the Overhead tanks of the buildings for car washing and other non potable usage in the campus level. Water for such purpose may be drawn from the designated landscaping water outlets in the campus at the time of water supply pump operation.
4. As the parking spaces are integral amenity to the Apartments, the Purchaser(s) of such exclusive parking space(s) shall not be entitled to transfer and/or deal with such exclusive parking space(s) independent of the Apartment for any other usage. No parking space can be encased either by a wall/mesh/or by any other structure. Each allotted parking space will entitle the Purchaser(s)/allottee(s) the right to park only one vehicle.
5. Not to obstruct any vehicles keeping of materials or otherwise the free passage there over of the Vendor or other persons entitled to rights of way over the said driveways and pathways for the retained Apartments either by the Vendor or sold to other Purchasers by the Vendor;
6. Not to lessen or diminish the support or protection now given or afforded by all parts of the said Apartment to the upper and/or lower Apartment and in particular not to submit the floor of the upper Apartment to a greater total load than specified and any load whatsoever shall be so distributed that no one square foot of the said floor shall at any time bear a greater load than specified weight;
7. Not to hang from or to attach to the beams or rafts any articles or machinery which are heavy or likely to affect or endanger or damage the construction of the Building or any part thereof;
8. Not to do or cause anything to be done in or around the said Apartment which may cause or tend to cause or tantamount to cause or effect any damage to any flooring or ceiling of the Building and Apartments therein or adjacent to the same or in any manner interfere with the use and rights and enjoyment thereof or any open passage or amenities available for common use;
9. Not to damage or demolish or cause to be damaged or demolished any portion of the common portion of the Building/Block and the Mass Housing Complex at any time or the fittings and fixtures affixed thereto;
10. Not to close or permit the dosing of verandahs or lounges or balconies and lobbies and common portion and also not to alter or permit any alteration (including external wall paint) in the elevation and of the exposed walls of the verandahs, lounge or any external walls or the fences of external doors and windows, including grills of the said Building which in the opinion of the Vendor or its successors in title differs of the Building or deviation or which in the opinion of the Vendor (or others as above) may affect the elevation in respect of the exterior walls of the Building;
11. Not to install grills the design of which has not been suggested and/or approved by the Vendor/Association or Body provided;
12. Not to maim, injure or deface the footings, foundations main walls or supporting beams of the tower and/or upper Apartments save in connection with and so far as may be necessary to permit renovations or repairs to the lower and/or upper Apartment.

for Chandral Builders And Developers Pvt. Ltd.

Ravashin Ban
Director

for Chandral Builders And Developers Pvt. Ltd.

Chandragit Ban
Director

13. Not to use the said Apartment for commercial purposes or use the same for any immoral activities or manufacturing or processing works or storage purpose or any other purposes save and except exclusively for residential purposes;
14. Not to cause or permit obstruction of any drain or pipe used in common with the Vendor and the Apartment Owners for the passage of water or soil in connection with the Building/Block and Mass Housing Complex;
15. Not to do permit or suffer to be done in or upon the Apartments anything which may be or become a nuisance annoyance or cause damage or inconvenience to the Vendor or the Co-purchasers and/or Occupiers or the owners of the neighbouring houses, Building/Block and/or Mass Housing Complex;
16. Not to throw dirt, rubbish or any other refuse or permit the same to be thrown or accumulated in the said Building or the common portion of the Building/Block/Mass Housing Complex except in the space for garbage to be provided in the ground floor of the Building;
17. Not to make or permit any disturbing noises in the Building by the Purchaser(s) himself/herself, his/her family, his/her invitees or servants or licensees, nor do or permit anything to be done by such persons that will interfere with the rights, comforts and convenience of the other Apartment owners;
18. Not to put his / her / their name in entry passages excepting in the proper place or on the main box provided by the Vendor for the use of the said Apartment occupied by the Purchaser(s) or his/her/their nominee;
19. Not to allow dust, rubbish or litter swept from the said Apartment to be left or deposited in any of the passage ways or pathways or thrown in any passage ways or pathways and shall keep in deposit in a particular place earmarked for that purpose;
20. Not to loiter in the pathways, lobbies or passage ways without proper reasons;
21. Not to throw anything (including cigarettes, smoking materials spitting of pan) or emptied by the Purchaser(s) or his/her/their servants or guest out of the windows and/or doors on any where on the common portion of the Building/Block, common portion of the Mass Housing complex and Parking lot or any common portion of the Housing Complex nor shall shades, awnings, window guards or any temporary article to be hung from or placed outside the window or Building;
22. Not to permit the lawns or other common portion of the Building and common portion of the Building/Block/Mass Housing Complex within the retained premises by the Vendor or sold to other Owners to be fouled by dogs or other animals coming from the said Apartment;
23. Not to store or bring and allow to be stored and brought in the said Apartment any goods of hazardous or combustible nature, explosive chemicals or which are so heavy as to affect or endanger the structure of the Building or any portion or any fittings or fixtures thereof including windows doors floors etc. in any manner and also not to keep or store any prohibitory film, or any other such articles, hides or manure or any other articles giving an offensive smell in the said Apartment;
24. Not to subdivide the said Apartment and/or the parking space(s) as allocated thereof;

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Director

25. Not to close any windows or make openings in the walls or through the walls of the said Apartment;
26. (a) Not to claim any exclusive right over and in respect of common areas and/or parts of the Buildings/Block including Water Storage Tank for the Fire Fighting arrangement. It is made dear that such Water Storage Tank is not a part of any particular building/block and can be used if required for both Blocks of Mass Housing Project.
- (b) Not to claim any exclusive right over and in respect of the terrace/roof/sky Garden/lift lobbies/passages, if any, of the said Building or any portion thereof or additional undivided right in land. The control of user of roof/sky garden/ lift lobbies/passages shall remain in the hand of concerned Apartment Owners Association;
27. Not to repair any joist or beam supporting the floors of the said Apartment without giving notice to the Vendor or the Association or Body of the intention so to do giving details of the work intended to be done so that the Vendor or aforesaid Body or Association may take such precautions as they may be advised for the protection of the ceilings thereof and provided such notice is duly and properly given;
28. Not to display or affix any neon-sign or signboard on any outer wall of the Building or the Apartment or the common parts save to the extent and at a place that may be specified from time to time by the Vendor or Apartment Owners Association or Body.
29. Not to claim any partition or sub-division of the land and/or Common Parts and not to partition the Apartments by metes and bounds;
30. Not to do or cause or permit to be done any act, deed or thing which may render void or voidable any insurance of any Apartment in or any part of the Building/Block or cause any increased premium to be payable in respect thereof.
31. Not to do or suffer to be done anything to in or about the said Apartment or the Project or in the staircase and/or fire escape passage and/or the common passages which may be against the rules or regulations of any existing laws of any concerned authority or the bye-laws of the condominium of Apartment.
32. Not to refuse or neglect to carry out any work directed to be executed in the Building/Block or in the said Apartment after he/she/they had taken possession thereof, by a competent authority, or require or hold the Developers liable for execution of such works.
33. Not to park any vehicles in any open space in the compound other than at the designated area.
34. Not to shift or alter the position of either the kitchen or the toilets which would affect the drainage system of the building in any manner whatsoever.
35. Not to enclose any balcony in the said Apartment except with grills with designs approved by the Vendor or Association or Body;
36. Not to change, alter or modify the main doors to the said Apartment;

III. DISCIPLINE AND CO-OPERATION :

The Purchaser(s)/Owner(s) of the Apartments shall :

1. Co-operate and participate in the maintenance of the image and dignity of the Building/Block and the Housing Complex and the locality and the ambience;

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Ranashir Baw
Director

For Chandral Builders And Developers Pvt. Ltd.
Chandrajit Baw
Director

2. Not do any such things as will disturb peace, harmony, beauty, decency or aesthetic quality of the surroundings;
3. Obey and submit to the reasonable decision of the majority of the Apartment Owners/ Purchaser in a Building/Block and also to the majority decision of the Apartment Owners of the Mass Housing Complex, as the case may be relating to the affairs pertaining to a Block or of the total Mass Housing Complex;
4. Share, participate and be actively involved as far as possible in all community programmes whether of civil, entertainment, Cultural, Educational or Welfare nature;
5. To keep the Apartment in good state of affairs and conditions;
6. To co-operate with the First confirming Party/Apartment Owners Association(s) to provide watch and ward arrangement in the entire complex. The watch and ward arrangement are proposed to be provided in the Building/Block/Complex by the First Confirming Party through a nominated maintenance Agency who shall have a free hand to restrict the entry of outside persons into the Building/Block/Complex, for the first year, to be reckoned from the deemed date of possession, provision of such watch and ward service would, however, not create or fix any liability on the BSHDPL / nominated Maintenance Agency, for any mishap caused by any miscreant,

IN WITNESS WHEREOF the **PARTIES** hereto have executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
by the parties in presence of witnesses-

WITNESSES :

- 1.
- 2.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER

Drafted by :-
(Shri Mihir Das, Advocate)
Enr No.
Barasat Judges' Court,
Barasat, Kolkata - 700 124,
North 24 Parganas

Computer type by :-

(Rana Dey, Barasat)
Mob: 6291433676

For Chandral Builders And Developers Pvt. Ltd.
Ranashis Ban
Director

For Chandral Builders And Developers Pvt. Ltd.
Chandoyit Ban
Director