

DRAFT FOR APPROVAL

CONVEYANCE DEED

THIS CONVEYANCE DEED executed on this _____ (date) day of _____(Month), 20____.

By and Between

1. VENDORS¹:

1.1 FIRST VENDORS:

1.1.1 ABUL BARKAT MISAQUL WAHHAB alias A.B.M. WAHHAB son of Late Abdul Wahhab, by faith Islam, by Occupation - Business, by Nationality – Indian, residing at 60, Elliot Road, Park Street, Kolkata – 700 016, Police Station – Park Street, Post office – Park Street, having PAN AAIPW1802E and Aadhar No. 3260 5468 0786,

1.1.2 ZAINUS SANAM RAHMAN daughter of Mr. A.B.M. Wahhab, by faith Islam, by Nationality Indian, by Occupation Business, residing at 26D, Park Lane, Park Street,

¹ Particulars mentioned are subject to changes and modifications that may occur until actual execution of the sale deed

Kolkata – 700 016, Police Station – Park Street, Post office – Park Street, having PAN AHBPR1548N, having Aadhar No. 7365 4875 9119,

- 1.1.3 **SHIREEN WAHHAB** daughter of Mr. A.B.M. Wahhab, by faith Islam, by Nationality Indian, by Occupation Business, residing at 60, Elliot Road, Park Street, Kolkata – 700 016, Police Station – Park Street, Post office – Park Street, having PAN AAQPW3728B, having Aadhar No. 3642 1006 3465,
- 1.1.4 **ZOYA RAHMAN** daughter of Mr. Naved Rahman and Mrs. Zainus Sanam Rahman, by faith Islam, by Nationality Indian, by Occupation Student, residing at 60, Elliot Road, Park Street, Kolkata – 700 016, Police Station – Park Street, Post office – Park Street, having PAN CGRPR2192H, having Aadhar No. 8152 1172 4042,
- 1.1.5 **ZARA RAHMAN** daughter of Mr. Naved Rahman and Mrs. Zainus Sanam Rahman, by faith Islam, by Nationality Indian, by Occupation Student, residing at 26D, Park Lane, Park Street, Kolkata – 700 016, Police Station – Park Street, Post office – Park Street, having PAN CJXPR4750E, having Aadhar No. 7090 2331 7469,
- 1.1.6 **IMTIAZUL WAHHAB** son of Late Abdul Wahhab, by faith Islam, by Nationality Indian, by Occupation Business, residing at 1/B Circus Avenue, Kolkata – 700 017, Police Station – Beniapur, Post office – Beniapur, having PAN AAHPW9687J, having Aadhar No. 4079 3699 6054,

1.2 SECOND VENDORS:

- 1.2.1 **SHWETA GOYAL**, wife of Mr. Vikash Kumar Goyal, by faith Hindu, by Occupation-Housewife, by Nationality – Indian, residing at 35/1, Jawaharlal Nehru Road, Kolkata 700071, Police Station – Park Street, Post Office – Park Street, having PAN AGAPG7849K and Aadhar No. 6968 7814 0130,
- 1.2.2 **RITA GOYAL**, wife of Mr. Ravindra Kumar Goyal, by faith Hindu, by Occupation-Housewife, by Nationality – Indian, 35/1, Jawaharlal Nehru Road, Kolkata 700071, Police Station – Park Street, Post Office – Park Street, having PAN ADAPG1616M and Aadhar No. 9174 2665 7678,

1.3 THIRD VENDORS:

- 1.3.1 **EARTHPURE REALTY LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN AAF - 5824, having its registered office at CF- 131, Sector 1, Salt Lake City, Kolkata 700064, West Bengal, Police Station North Bidhannagar, Post office Bidhannagar, having Income tax PAN AAFPE6343R, and
- 1.3.2 **JAGATGURU INFRA LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN AAH - 2030, having its registered office at 66, Jatindra Mohan Avenue, 1st Floor, Kolkata 700005, West Bengal, Police Station – Shyampur, Post Office – Hatkhola, having Income Tax PAN AAMFJ2326C,
- 1.3.3 **KISHAN BUILDCON LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN AAH - 2031, having its registered office at 66, Jatindra Mohan Avenue, 1st Floor, Kolkata 700005,

West Bengal, Police Station – Shyampukur, Post Office – Hatkhola, having PAN AAQFK8450N,

- 1.3.4 **RAMSWAROOP ESTATE LLP**, a Limited Liability Partnership, having Registration Number AAH - 2034, having its registered office at 66, Jatindra Mohan Avenue, 1st Floor, Kolkata 700005, West Bengal, Police Station - Shyampukur, Post office - Hatkhola, having PAN AAUFR5028D,
- 1.3.5 **ATTRIBUTE BUILD WORTH PRIVATE LIMITED**, a Company existing under the provisions of the Companies Act, 2013, having Income Tax PAN AALCA0701C, having its Registered Office at 17, Ganesh Chandra Avenue, 3rd Floor, Kolkata – 700 013, Police Station - Bow Bazar, Post Office - Dharamtala,
- 1.3.6 **SINGLE POINT COMMOSE PRIVATE LIMITED**, a Company existing under the provisions of the Companies Act, 2013, having its Registered Office at 17, Ganesh Chandra Avenue, 3rd Floor, Kolkata – 700 013, Police Station - Bow Bazar, Post Office - Dharamtala, having Income Tax PAN AAQCS0064B,
- 1.3.7 **SINGLE POINT AGENCIES PRIVATE LIMITED**, a Company existing under the provisions of the Companies Act, 2013, having Income Tax PAN AAQCS0062H, having its Registered Office at 17, Ganesh Chandra Avenue, 3rd Floor, Kolkata – 700 013, Police Station - Bow Bazar, Post Office - Dharamtala,
- 1.3.8 **CAPETOWN TRADELINK PRIVATE LIMITED**, a Company existing under the provisions of the Companies Act, 2013, having its Registered Office at 49A, Tollygunge Circular Road, Kolkata - 700 053, Police Station - New Alipore, Post Office - New Alipore, having Income Tax PAN AADCC2394R,
- 1.3.9 **UTSAV VINIMAY PRIVATE LIMITED**, a Company existing under the provisions of the Companies Act, 2013, having its Registered Office at 14 Netaji Subhas Road, Kolkata – 700001, Police Station Hare Street, Post Office G.P.O., having Income Tax PAN AAACU8248B,
- 1.3.10 **PURTI PROJECT PRIVATE LIMITED**, a Company existing under the provisions of the Companies Act, 2013, having its Registered Office at 14 Netaji Subhas Road, Kolkata – 700001, Police Station Hare Street, Post Office G.P.O., having Income Tax PAN AAACP1264C,

the First Vendors, Second Vendors and the Third Vendors are hereinafter collectively referred to as “the **VENDORS**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include insofar as the individuals are concerned their heirs, executors, administrators, successors, representatives and/or assigns, insofar as the Limited Liability Partnership firm are concerned its partners and their heirs, executors, administrators, successors, representatives and/or assigns and insofar as the companies are concerned their successors-in-interest and assigns) of the **FIRST PART**;

AND

2. PROMOTER:

2.1 VARA HOUSING DEVELOPERS LLP, a Limited Liability Partnership within the meaning of the Limited Liability Partnership Act, 2008, having Registration Number AAM-6374, having PAN No. AAQFV4879A, having its registered office at 14, Netaji Subhas Road, 4th Floor, Kolkata 700001, Police Station – Hare Street, Post Office – GPO represented by its Designated Partner _____ (Aadhaar No. _____) son of Mr. _____ of _____, Police Station _____, Post Office _____, Kolkata – _____ having PAN _____ authorized vide Board resolution dated _____; hereinafter referred to as the "PROMOTER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, and permitted assigns) of the **SECOND PART**;

AND

[If the Purchaser 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 "Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

[OR]

[If the Purchaser is a partnership]

_____ a partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at _____, (PAN _____), represented by its authorized partner _____, (Aadhaar No. _____) duly authorized vide hereinafter referred to as the "Purchaser" (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).

[OR]

[If the Purchaser is an Individual]

Mr. / Ms. _____ (Aadhaar No. _____) son/daughter of _____ aged about _____, residing at _____ (PAN _____),

hereinafter called the "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).

[OR]

[If the Purchaser is a HUF]

Mr. _____ (Aadhaar No. _____) son of _____ aged about for self and as the Karta of the Hindu Joint Mitakshara Family knows as HUF, having its place of business / residence at _____ (PAN _____),

hereinafter referred to as the "**Purchaser**" (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, successors-in-interest and permitted assigns)

of the **THIRD PART**.

(Please insert details of other Purchaser(s) in case of more than one Purchaser)

AND

_____ an Association registered under the West Bengal Apartment Ownership Act, 1972 and having its office at _____ and represented by _____ hereinafter referred to as "**the Association**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean its successors or successors-in-office and also the members for the time being of the Association and their respective successors or successors-in-interest) of the **FOURTH PART**:**

***{Note: Making of Association as a party is subject to the Association being registered at the material time. If no Association is formed, several provisions in the format deed in connection with Association will undergo changes}*

The Vendors, the Promoter, the Purchaser and the Association shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

I. **Definitions** - For the purpose of this Deed for Sale, 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 Regulations made under the West Bengal Housing Industry Regulation Act, 2017;
- (d) "**Section**" means a section of the Act.

II. **WHEREAS:**

A. The Vendors are the absolute and lawful owners of lands admeasuring 181.6661 Satak or 109.908 cottahs more or less, equivalent to 7351.70 sq. mt. (on survey and actual measurement containing an area of 7162.94 sq.mt.) situate lying at and being R.S. and L.R. Dag No. 1391, 1395/1480 (formerly 1395), 1396, 1397, 1410, 1411, 1412, under in L.R. Khatian Nos. 64/1, 288/2, 834/2, 1611, 1612, 2300, 2402, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483 and 2557 in Mouza Thakdari, J. L. No. 19 under Police Station New Town, Kolkata-700102, within Ward No. 27 of the Bidhannagar Municipal Corporation in

the District of North 24 Parganas described in Clause 1 of Schedule A ("**Said Land**") vide sale deed(s) and other devolution of title as mentioned in Schedule A-1 hereto. The Said Land comprises of three different parcels of lands belonging to the First Vendors, the Second Vendors and the Third Vendors respectively as are mentioned in Clause 2 of Schedule A ("**Respective Lands**"). The Promoter is the common developer appointed by the First Vendors, the Second Vendors and the Third Vendors in respect of the development of the Respective Lands together under several development agreements particulars whereof are mentioned in Schedule A-1. It has, inter alia, been agreed amongst the Vendors and the Promoter that the First Vendors and the Second Vendors shall be allocated specific units and parking spaces and the remaining units and parking spaces shall be allocated to and belong to the Third Vendors and the Promoter jointly ("**TOD Allocation**"). The Promoter shall have exclusive rights to transfer the TOD Allocation and shall receive all proceeds thereof and the Promoter and Third Vendors shall share the price in the agreed proportion.

- B. The said Land is earmarked for the purpose of building a residential project comprising four multistoried apartment buildings and the said project shall be known as Purni Veda ("**Project**").
- C. The Vendors have obtained the final layout plans, sanctioned plans (for construction of the said four buildings sanctioned by Bidhannagar Municipal Corporation vide plan No. BMC/BPN/A/773/01(10) to 10(10) dated 5th November, 2019), specifications and approvals for the Project and also for the apartment be from Bidhannagar Municipal Corporation and the Promoter has constructed the Project.
- D. The Promoter has registered the Project under the provisions of the Act with the West Bengal Housing Industry Regulatory Authority at Kolkata on ____ under registration no. _____.
- E. By Agreement for Sale dated _____ ("**Agreement**"), the Promoter and the Vendors agreed to sell to the Purchaser (as allottee thereunder) and the Purchaser agreed to purchase from them **ALL THAT** apartment no. ____ having carpet area of ____ square feet with verandah/terrace having carpet area of ____ square feet, type ____, on the ____ floor in Block No. ____ ("**Building**") along with ____ number parking, 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 (collectively "**Designated Apartment**") more particularly described in **Schedule B** and the floor plan of the Designated Apartment is annexed hereto and marked as **Schedule C**). The Designated Apartment forms part of the allocation of Third Vendors and the Promoter, i.e. TOD Allocation under the Development Agreements. The Third Vendors have already received the entire consideration from the Promoter in respect of the Land and the Third Vendors alongwith the remaining Vendors have agreed to sell the pro rata undivided share in the Land to the nominees of the Promoter the consideration for which shall be apportioned out of the total consideration received by the Third Vendors from the Promoter;
- F. The Parties have gone through all the terms and conditions set out in this Deed including the additional disclosures in Schedule A-2 hereto and understood the mutual rights and obligations detailed herein.
- G. As per Section 17 of the Act, the Promoter is, inter alia, required to execute a registered conveyance deed in favour of the Purchaser alongwith the undivided proportionate title in

the common areas to the Association. Accordingly and for other purposes connected with the Association, the Association is made a party to this Conveyance Deed.

- H. The Parties hereby confirm that they are signing this Deed with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project.
- III. **NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs. _____ (Rupees _____) only by the Purchaser to the Third Vendors and the Promoter paid at or before the execution hereof (the receipt whereof the Third Vendors and the Promoter do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and which sum includes the consideration to the Third Vendors to the extent apportioned towards the proportionate share in the Land attributable to the Designated Apartment and of and from the payment of the same and every part thereof the Third Vendors and the Promoter do hereby forever release discharge and acquit the Purchaser and the Designated Apartment and its appurtenances) the Promoter and the Third Vendors do hereby sell and transfer unto and to the Purchaser their respective entitlements in **ALL THAT** the Designated Apartment being the _____ morefully and particularly mentioned and described in **Schedule – B** hereto **AND TOGETHER WITH** right to use the Common Areas in common with the Vendors and Promoter and other persons permitted by them **AND** reversion or reversions remainder or remainders and the rents issues and profits of and in connection with the Designated Apartment **AND** all the estate right title interest property claim and demand whatsoever of the Promoter and the Vendors into or upon the Designated Apartment **TO HAVE AND TO HOLD** the Designated Apartment unto and to the use of the Purchaser absolutely and forever **TOGETHER WITH AND/OR SUBJECT TO** the easements quasi-easements and other stipulations and provisions in favour of the Purchaser and the Promoter/Vendors as are set out in the **Schedule D** hereto **AND SUBJECT TO** the covenants, terms and conditions as contained in Clause V and in the Schedules hereto and on the part of the Purchaser to be observed, fulfilled and performed.

And in the premises aforesaid and in pursuance of section 17 of the said Act, the Vendors do hereby sell and transfer to the Association undivided proportionate title to the said Land attributable to the Designated Apartment and the Vendors and the Promoter do hereby sell and transfer to the Association undivided proportionate title to the other Common Areas absolutely.

- IV. **THE VENDORS AND THE PROMOTER DO HEREBY COVENANT WITH THE PURCHASER** as follows:-
- (a) The interest which they do hereby profess to transfer subsists and that they have good right full power and absolute authority to grant, sell, convey transfer, assign and assure unto and to the use of the Purchaser, the Designated Apartment in the manner aforesaid.
- (b) It shall be lawful for the Purchaser, from time to time and at all times hereafter to peaceably and quietly, but subject nevertheless to the other provisions hereof, to hold use and enjoy the Designated Apartment and to receive the rents issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by them or any person or persons claiming through under or in trust for them

AND freed and cleared from and against all manner of encumbrances, trusts, liens and attachments whatsoever created or made by the Vendors and the Promoter save only those as are expressly mentioned herein.

- (c) They shall from time to time and at all times hereafter upon every reasonable request and at all the costs of the Purchaser make do acknowledge execute and perfect all such further and/or other lawful and reasonable acts deeds matters and things whatsoever for further better and more perfectly assuring the Designated Apartment hereby sold and transferred unto and to the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser.

V. IT IS HEREBY AGREED AND UNDERSTOOD BY AND BETWEEN THE PARTIES HERETO as follows:-

1. The Promoter agrees and acknowledges, the Purchaser shall have the right to the Designated Apartment as mentioned below.
 - (i) The Purchaser shall have exclusive ownership of the Designated Apartment.
 - (ii) Pursuant to Section 17 of the said Act and at the instance of the Purchaser, the Association has been conveyed the undivided proportionate share in the Common Areas.
 - (iii) the Purchaser shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them and as per the rules made in this respect. It is clarified that the Promoter has handed over the Common areas to the Association.
2. **SINGLE UNIT:** The Purchaser agrees that the Designated Apartment along with _____ parking if any shall be treated as a single indivisible unit for all purposes.
3. **INDEPENDENT PROJECT:** It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Purchaser. It is clarified that Project's facilities and amenities as per Schedule E shall be available only for use and enjoyment of the Co-owners of the Project.
4. **COMPLIANCE OF LAWS RELATING TO REMITTANCES:** The Purchaser, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendments/modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. The Purchaser understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve of Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time. The Promoter and Vendors accepts no responsibility in regard to matters specified in this para. The Purchaser shall keep the Promoter and Vendors fully indemnified and harmless in this regard.

5. **CONSTRUCTION OF THE PROJECT / APARTMENT:** The Purchaser has seen the Project and the Designated Apartment and all Common Areas thereat including all facilities, amenities and specifications thereat and the quality of materials and workmanship used therein and is fully satisfied thereabout. The Purchaser has also seen the layout plan, and the sanctioned plans as modified and verified the same with the Designated Apartment and the Project including as regards the area, the facilities, amenities and specifications thereat.
6. **POSSESSION OF THE DESIGNATED APARTMENT:** The Purchaser acknowledges and confirms that the Promoter has carried out timely delivery of possession of the Designated Apartment to the Purchaser and the common areas to the Association duly made ready and complete with all specifications, amenities and facilities of the project and the Association also confirms its acceptance of the same.
7. **HANDOVER OF DOCUMENTS:** The Purchaser and the Association acknowledges and confirms that the Promoter has handover the necessary documents and plans, including common areas, to the Association.
8. **PAST OUTGOINGS :** The Purchaser and the Association acknowledges, accepts and confirms that the Promoter has already paid all outgoing before transferring the physical possession of the Designated Apartment to the Purchaser, which it has collected from the Purchaser, for the payment of outgoing (including those mentioned in the Agreement), to the satisfaction of the Purchaser and further the Promoter has duly paid the governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, and other outgoing, whatsoever, payable with respect to the said project to the competent Authorities till the period it was required to do and they hereby acquit and discharge the Promoter from any further obligation or liability in this behalf.
9. **MAINTENANCE OF THE BUILDING / APARTMENT / PROJECT:** The Association shall be responsible to provide and maintain essential services in the Project. The cost of such maintenance shall be payable by the Purchaser separately to the Association.
10. **DEFECT LIABILITY:** It is agreed that in case any structural defect or any other defect in workmanship, quality of or provision of services or any other obligations of the Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter by the Purchaser within a period of 5 (five) years from the date of completion certificate, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the Purchaser shall be entitled to receive appropriate compensation in the manner as provided under the Act Provided That the obligation or liability of the Promoter shall not arise if the defect has arisen owing to act or omission of the Purchaser or Association of Allottees and/or any other person or if the portion alleged to have the defect has already been altered before the Promoter is able to view the same or if the related annual maintenance contracts and other licenses are not validly maintained by the association of allottees or competent authority
11. **RIGHT TO ENTER THE APARTMENT FOR REPAIRS:** The Promoter/Association/maintenance agency shall have right of unrestricted access of all Common Areas, garages/covered parking and parking spaces for providing necessary maintenance services and the Purchaser agrees to permit the Promoter and Association and/or maintenance agency to enter into the

Designated Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

12. **USAGE: Use of Service Areas:** The service areas if any located within Purti Veda are earmarked for purposes such as parking spaces and services including but not limited to STP, transformer, DG set, underground water tanks, Pump rooms, firefighting pumps and equipments etc. and other permitted uses as per sanctioned plans. The Purchaser shall not be permitted to use the services areas in any manner whatsoever, other than those earmarked as parking spaces and the service areas shall be reserved for use by the Association for rendering maintenance services.
13. **COMPLIANCE WITH RESPECT TO THE APARTMENT:**
 - 13.1. The Purchaser shall with effect from _____, be solely responsible to comply with the House Rules as per Schedules hereto and maintain the Designated Apartment at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Designated Apartment, or the common areas including staircases, lifts, common passages, corridors, circulation areas, atrium (if any) or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Designated Apartment and keep the Designated Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.
 - 13.2. The Purchaser further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face façade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Purchaser shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Purchaser shall not store any hazardous or combustible goods in the Designated Apartment or place any heavy material in the common passages or staircase of the Building. The Purchaser shall also not remove any wall including the outer and load bearing wall of the Designated Apartment.
 - 13.3. The Purchaser shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of Allottees and/or maintenance agency appointed by association of Allottees. The Purchaser shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
 - 13.4. The Purchaser accepts the full knowledge of all laws, rules, regulations, notifications applicable to the project.
14. **ADDITIONAL CONSTRUCTIONS:** The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction/modified plan and specifications, amenities and facilities has been approved by the competent authority(ies) and/or disclosed, except for as provided in the Act.
15. **ENTIRE CONTRACT:** This Deed, along with its schedules, shall henceforth constitute the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences,

arrangements whether written or oral, if any, between the Parties in regard to the Designated Apartment.

16. **PROVISIONS OF THIS DEED APPLICABLE ON ALLOTTEE/SUBSEQUENT BUYERS/TRANSFEREES:** It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Designated Apartment and the Project shall equally be applicable to and enforceable against and by any subsequent Buyers/Transferees of the Designated Apartment, in case of a transfer, as the said obligations go along with the Designated Apartment for all intents and purposes.
17. **WAIVER NOT A LIMITATION TO ENFORCE:** Failure on the part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.
18. **SEVERABILITY:** If any provision of this Deed shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the this Deed unless the same are capable of having been agreed by the parties and/or consented to by the Purchaser shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Deed and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Deed shall remain valid and enforceable as applicable at the time of execution of this Deed.
19. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE DEED:** Wherever in this Deed it is stipulated that the Purchaser has to make payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the Designated Apartment bears to the total carpet area of all the Apartments in the Project.
20. **FURTHER ASSURANCES:** The Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Deed.
21. **PLACE OF EXECUTION:** The execution of this Deed shall be completed only upon its execution by the parties Hence this Deed shall be deemed to have been executed at _____
22. **GOVERNING LAW:** That the rights and obligations of the parties under or arising out of this Deed shall be construed and enforced in accordance with the Act and the Rules and Regulations made thereunder including other applicable laws of India for the time being in force.
23. **DISPUTE RESOLUTION:** All or any disputes arising out or touching upon or in relation to the terms and conditions of this Deed, including the interpretation an validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled under the Arbitration and Conciliation Act, 1996 as amended from time to time.
24. **OTHER TERMS AND CONDITIONS:** The other terms and conditions as per the contractual understanding between the parties have been incorporated in the Schedules hereto.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Deed at _____ (city/town name) in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Vendors:

Signature _____

Name _____

Address _____

At _____ on _____ in the presence of:

SIGNED AND DELIVERED BY THE WITHIN NAMED :

Allottee: (including joint buyers)

Signature _____

Name _____

Address _____

Signature _____

Name _____

Address _____

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Promoter:

Signature _____

Name _____

Address _____

At _____ on _____ in the presence of:

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Association:

Signature _____

Name _____

Address _____

At _____ on _____ in the presence of:

WITNESSES :

Signature _____

Name _____

Address _____

Signature _____

Name _____

Address _____

SCHEDULE 'A'

1. **SAID LAND: ALL THAT** piece and parcel of land containing an area of 181.6661 Satak or 109.908 cottahs more or less, equivalent to 7351.70 sq. mt. (on survey and actual measurement containing an area of 7162.94 sq.mt.) situate lying at Ward No. 27, within Bidhannagar Municipal Corporation comprised in R.S. and L.R. Dag No. 1391, 1395/1480 (formerly 1395), 1396, 1397, 1410, 1411, 1412, under in L.R. Khatian Nos. 64/1, 288/2, 834/2, 1611, 1612, 2300, 2402, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483 and 2557 in Mouza Thakdari, J. L. No. 19 under Police Station New Town, Kolkata-700102 in the District of North 24 Parganas
- 1.1 **OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated called known numbered described or distinguished.
- 2 **RESPECTIVE LANDS:**
 - 2.1 **First Vendors Land: ALL THAT** pieces and parcels of land measuring 72.50 decimals or 43.8625 cottahs comprised in R.S. & L.R. Dag No. 1391, L.R. Khatian Nos. 64/1, 288/2, 834/2, 2482, 2483 and 2481 in Mouza Thakdari, J.L. No. 19, R.S. 216, Touzi No. 145, District 24 Parganas (North), Police Station New Town (Rajarhat), Additional District Sub-Registrar Rajarhat, previously Additional District Sub-Registrar Bidhannagar, under Bidhannagar Municipal Corporation, municipal ward no. 27, Kolkata 700102.
 - 2.2 **Second Vendors Land: ALL THAT** pieces and parcels of land measuring 16.50 decimals or 9.9825 cottahs comprised in R.S. & L.R. Dag No. 1391, L. R. Khatian Nos. 1611 and 1612 Mouza Thakdari, J.L. No. 19, R.S. 216, Touzi No. 145, District 24 Parganas (North), Police Station New Town (Rajarhat), Additional District Sub-Registrar Rajarhat, previously Additional District Sub-Registrar Bidhannagar, under Bidhannagar Municipal Corporation, municipal ward no. 27, Kolkata 700102.
 - 2.3 **Third Vendors Land: ALL THAT** pieces and parcels of land measuring 92.6661 decimals or 56.0629 cottahs comprised in R.S. & L.R. Dag Nos. 1395/1480, 1396, 1397, 1410, 1411 and 1412, L. R. Khatian Nos. 2477, 2479, 2480, 2478, 2476, 2475, 2474, 2557, 2300 and 2402 in Mouza Thakdari, J.L. No. 19, R.S. 216, Touzi No. 145, District 24 Parganas (North), Police Station New Town (Rajarhat), Additional District Sub-Registrar Rajarhat, previously Additional District Sub-Registrar Bidhannagar, under Bidhannagar Municipal Corporation, municipal ward no. 27, Kolkata 700102

SCHEDULE A-1

CHAIN OF TITLE:

1. **WHEREAS** the First Vendors, the Second Vendors and the Third Vendors have become the owners of the Respective Lands having purchased the same from time to time by several deeds as per particulars mentioned in the Chart below:

SL NO	OWNER NAME	DAG NO.	PURCHASE D AREA (DECIMAL)	TOTAL AREA (DECIMAL)	MUTATE D AREA	L.R. KHATIAN NO.	REGISTRY OFFICE	DATE OF REGISTRY	DEED NO.	REGISTRATION DETAILS
1	ABM Wahhab	1391	2.4564	12.2019	12.2019	64/1	D.S.R., Barasat	28-09-1995	06463 of 1995	Book No. I, Volume No. 117, Pages 376 to 383, L.R. Khatian Nos. 18 & 1032.
			5.0018				A.R.A. - IV, Kolkata	06-06-2018	190406113/2018	Book No. I, CD Volume No. 1904-2018, Pages 247766 to 247787, L.R. Khatian No. 834/2.
			4.7437				LINK DEED NO. 6462 OF 1995			By Virtue of Inheritance from Deceased Wife, L.R. Khatian No. 402/3.
2	Zainus Sanam Rahman	1391	2.5009	12.2019	12.2019	288/2	D.S.R., Barasat	28-09-1995	06664 of 1995	Book No. I, Volume No. 121, Pages 291 to 297, L.R. Khatian Nos. 18 & 1032.
			9.7010				A.R.A. - IV, Kolkata	06-06-2018	190406121/2018	Book No. I, CD Volume No. 1904-2018, Pages 247678 to 247699, L.R. Khatian No. 834/2.
3	Shireen Wahhab	1391	5.0908	12.2019	12.2019	834/2	D.S.R., Barasat	28-09-1995	06665 of 1995	Book No. I, Volume No. 121, Pages 298 to 304, L.R. Khatian Nos. 18 & 1032.
			7.1111				LINK DEED NO. 6462 OF 1995			By Virtue of Inheritance from Deceased Mother, L.R. Khatian No. 402/3.
4	Zoya Rahman	1391	12.2019	12.2019	12.2019	2482	A.R.A. - IV, Kolkata	06-06-2018	190406115/2018	Book No. I, CD Volume No. 1904-2018, Pages 247722 to 247743, L.R. Khatian No. 288/2.
5	Zara Rahman	1391	7.1111	12.2019	12.2019	2483	A.R.A. - IV, Kolkata	06-06-2018	190406122/2018	Book No. I, CD Volume No. 1904-2018, Pages 247655 to 247677, L.R. Khatian No. 402/3. LINK DEED NO. 6462 OF 1995.
			5.0908				A.R.A. - IV,	06-06-2018	190406117/2018	Book No. I, CD Volume No. 1904-

							Kolkata			2018, Pages 247700 to 247721, L.R. Khatian No. 288/2.
6	Imtiazul Wahhab	1391	11.4899	11.4899	11.4899	2481	A.R.A. - IV, Kolkata	06-06-2018	190406114/2018	Book No. I, CD Volume No. 1904-2018, Pages 247744 to 247765, L.R. Khatian No. 64/1.
7	Shweta Goyal	1391	8.2503	8.2503	8.2503	1611	A.R.A. - II, Kolkata	25-09-2006	07146 of 2007	Book No. I, Volume No. I, Pages 1 to 14, L.R. Khatian Nos. 18 & 1032.
8	Rita Goyal	1391	8.2503	8.2503	8.2503	1612	A.R.A. - II, Kolkata	25-09-2006	07145 of 2007	Book No. I, Volume No. 18, Pages 1 to 14, L.R. Khatian Nos. 18 & 1032.
9	Capetown Tradelink (P) Ltd	1412	5.5000	7.7304	5.5003	2477	A.R.A. - IV, Kolkata	10-08-2018	190408861/2018	Book No. I, CD Volume No. 1904 - 2018, Page 349612 to 349646, L.R. Khatian No. 1588.
		1396	2.2304		2.2304		A.R.A. - IV, Kolkata	10-08-2018	190408893/2018	Book No. I, CD Volume No. 1904 - 2018, Page 349477 to 349511, L.R. Khatian No. 1588.
10	Utsav Vinimay (P) Ltd	1410	9.8007	11.2014	11.2014	2479	A.R.A. - IV, Kolkata	11-07-2018	190407738/2018	Book No. I, CD Volume No. 1904 - 2018, Page 314734 to 314771, L.R. Khatian Nos. 890/1 & 2207.
			1.4007				A.R.A. - IV, Kolkata	11-07-2018	190407622/2018	Book No. I, CD Volume No. 1904 - 2018, Page 307224 to 307260, L.R. Khatian No. 813.
11	Purti Project (P) Ltd	1410	9.8007	11.2014	11.2014	2480	A.R.A. - IV, Kolkata	11-07-2018	190407738/2018	Book No. I, CD Volume No. 1904 - 2018, Page 314734 to 314771, L.R. Khatian Nos. 890/1 & 2207.
			1.4007				A.R.A. - IV, Kolkata	11-07-2018	190407622/2018	Book No. I, CD Volume No. 1904 - 2018, Page 307224 to 307260, L.R. Khatian No. 813.
12	Attribute Build Worth (P) Ltd.	1397	3.0000	9.3387	3.0008	2478	A.R.A. - IV, Kolkata	10-08-2018	190408864/2018	Book No. I, CD Volume No. 1904 - 2018, Page 349647 to 349677, L.R. Khatian No. 1588.
		1410	3.8304		5.1492		A.R.A. - IV, Kolkata	10-08-2018	190408870/2018	Book No. I, CD Volume No. 1904 - 2018, Page 349713 to 349753, L.R. Khatian Nos. 1549 &

										1644.
		1410	1.3230							
		1411	1.1853							
							A.R.A. - IV, Kolkata	10-08-2018	190408981/2018	Book No. I, CD Volume No. 1904 - 2018, Page 350040 to 350086, L.R. Khatian Nos. 1195, 1196, 1197, 1201, 1202 & 2384.
13	Single Point Agencies (P) Ltd	1412	7.5000	10.3014	7.4997	2476	A.R.A. - IV, Kolkata	10-08-2018	190408860/2018	Book No. I, CD Volume No. 1904 - 2018, Page 349576 to 349611, L.R. Khatian No. 1588.
		1410	2.8014		2.8014		A.R.A. - IV, Kolkata	10-08-2018	190408865/2018	Book No. I, CD Volume No. 1904 - 2018, Page 349678 to 349712, L.R. Khatian No. 1549.
14	Single Point Commosal e (P) Ltd	1410	6.9972	10.5162	6.9972	2475	A.R.A. - IV, Kolkata	10-08-2018	190408858/2018	Book No. I, CD Volume No. 1904 - 2018, Page 349541 to 349575, L.R. Khatian No. 1551.
		1411	3.5190		3.5190		A.R.A. - IV, Kolkata	10-08-2018	190408869/2018	Book No. I, CD Volume No. 1904 - 2018, Page 349754 to 349804, L.R. Khatian No. 1549, 1551, 1588 & 1644.
15	Jagat Guru Infra LLP	1395/1480	1.6625	11.7563	11.7572	2474	A.R.A. - III, Kolkata	12-04-2019	190302739/2019	Book No. I, CD Volume No. 1903 - 2019, Page 112966 to 112996, L.R. Khatian No. 1505.
		1395/1480	4.7500				A.R.A. - IV, Kolkata	12-04-2019	190405966/2019	Book No. I, CD Volume No. 1904 - 2019, Page 267713 to 277744, L.R. Khatian No. 1547.
		1395/1480	4.7500				A.R.A. - III, Kolkata	12-04-2019	190302736/2019	Book No. I, CD Volume No. 1903 - 2019, Page 113061 to 113091, L.R. Khatian No. 1545.
		1395/1480	0.5938				A.R.A. - IV, Kolkata	10-08-2018	190408857/2018	Book No. I, CD Volume No. 1904 - 2018, Page 349512 to 349540, L.R. Khatian No. 1588.
16	Kishan Buildcon LLP	1396	1.4875	9.9875	9.9875	2557	A.R.A. - I, Kolkata	12-04-2019	190103657/2019	Book No. I, CD Volume No. 1901 - 2019, Page 176338 to 176370, L.R. Khatian No. 1505.
		1396	4.2500				A.R.A. - I, Kolkata	12-04-2019	190103655/2019	Book No. I, CD Volume No. 1901 - 2019, Page 176274

										to 176305, L.R. Khatian No. 1545.
		1396	4.2500				A.R.A.- III, Kolkata	12-04-2019	190302737/2019	Book No. I, CD Volume No. 1903 - 2019, Page 113029 to 113060, L.R. Khatian No. 1547.
17	Earthpure Realty LLP	1396	0.5321	2.5829	0.5321	2300	A.R.A. - IV, Kolkata	21-05-2016	190404767/2016	Book No. I, CD Volume No. 1904 - 2016, Page 113759 to 113782, L.R. Khatian Nos. 54/1 & 781.
		1411	0.7497		0.7497					
		1411	0.6003		0.6003					
		1397	0.7008		0.7008					
18	Ramswaroop Estate LLP	1410	3.5028	8.0499	3.5028	2402	A.R.A. - I, Kolkata	12-04-2019	190103656/2019	Book No. I, CD Volume No. 1901 - 2019, Page 176306 to 176337, L.R. Khatian No. 1545.
		1411	2.0998		2.7000					
		1411	0.6002							
		1397	1.2504		1.2496					
		1410	0.1596		0.1596					
		1411	0.0342		0.0342					
		1410	0.3318		0.3318					
		1411	0.0711		0.0711					
					181.6661					

2. **AND WHEREAS** the names of the respective Vendors have been recorded as Raiyats in respect of their Respective Lands in the Records of Rights published under the West Bengal Land Reforms Act, 1955.
3. **AND WHEREAS** by the following Development Agreements, the First Vendors, the Second Vendors and the Third Vendors have appointed the Developer as the common developer and Promoter in respect of their Respective Lands constituting the said Land in a combined manner:
 - a. By a Development Agreement dated 26th July 2018 made between the First Vendors herein and the Promoter herein and registered with Additional Registrar of Assurances - IV, Kolkata in Book No. 1, Volume No. 1904-2018, Page 327599 to 327672, Being No. 190408481 for the year 2018 the First Vendors appointed the Promoter for development of the property described in Clause 2.1 of Schedule A above.
 - b. By another Development Agreement dated 26th July 2018 made between the Second Vendors herein and the Promoter herein and registered with Additional Registrar of Assurances - IV, Kolkata in Book No. 1, Volume No. 1904-2018, Page 327673 to 327731, Being No. 190408483 for the year 2018 (hereinafter referred to as "the SODA") the Second Vendors appointed the Promoter for development of the property described in Clause 2.2 of Schedule A above.
 - c. By another Development Agreement dated 10th September 2019 made between the Third Vendors herein and the Promoter herein and registered with Additional Registrar of Assurances - IV, Kolkata in Book No. 1, Volume No. 1904-2019, Page 420561 to 420645, Being No. 190408812 for the year 2019 (hereinafter referred to as "the TODA") the Third Vendors appointed the Promoter for development of the property described in Clause 2.3 of Schedule A above.
 - d. By a Supplementary Development Agreement dated 14th July, 2020 made between the Vendors herein and the Promoter herein and registered with Additional Registrar of Assurances - 1, Kolkata in Book No. 1, Volume No. 1901-2020, Page 93664 to 93763 , Being No. 190101954 for the year 2020 read with an Addendum dated 31st July, 2020 between the Owner and the Promoter, the parties mutually recorded the identification of their respective allocations and certain modifications of the terms and conditions of the previous development agreements as morefully contained therein.

SCHEDULE-A-2

DISCLOSURES, ACKNOWLEDGMENTS & NECESSARY TERMS:

1. DEFINITIONS: Unless, in this Deed, there be something contrary or repugnant to the subject or context:
 - (i) **"this Deed"** shall mean this Deed and Schedules all read together.
 - (ii) **"Co-owners"** shall mean (a) all the Purchasers of Units in the Project excepting those who (i) have either not been delivered possession of any Unit or (ii) have not got the conveyance deed in respect of any Unit to be executed and registered in their favour; and (b) for all Units which are not alienated by execution of deed of conveyance or whose possession are not parted with by the Vendors/Promoter, shall mean the respective Vendors and/or Promoter;
 - (iii) **"Sanctioned plan"** shall mean the plan sanctioned by the Bidhannagar Municipal Corporation vide sanction Plan Nos. BMC/BPN/A/773/01(10) to 10 (10) dated 05.11.2019 and include the modification/addition/alteration plan dated _____ and all other additions/alterations made thereto subject to compliance of the Act.
 - (iv) **"Maintenance in-charge"** shall mean the said Association;
 - (v) **"Common Purposes"** shall mean the purposes of managing maintaining up-keeping and security at the Project and in particular the Common Areas, Parking Spaces and Facilities, Amenities and Specifications, rendition of common services in common to the Co-owners, collection and disbursement of the Common Expenses and dealing with the matters of common interest of the Co-owners and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Units exclusively and the Common Areas in common
 - (vi) **"Units"** shall mean flats, apartments and other constructed areas at the Project capable of independent enjoyment with supporting Common Areas.
 - (vii) **"Parking Spaces"** shall include Car Parking Areas and Open Parking Areas.
 - (viii) **Gender:** words importing masculine gender shall according to the context mean and construe any other gender and vice versa.
 - (ix) **Number:** words importing singular number shall according to the context mean and construe the plural number and vice versa
2. The said Building shall contain certain Common Areas as specified in clause 1.1 of Schedule E hereunder written and which the Purchaser shall have the right to use in common with the Vendors, the Promoter and other Co-owners of the said Building and other persons permitted by the Promoter. The Project shall also contain certain Common Areas as specified in clause 1.2 of the Schedule E hereunder written which the Purchaser shall have the right to use in common with the Vendors, the Promoter and other Co-owners of the Project and other persons permitted by the Promoter. Save those expressed or intended by the Promoter to form part of the Common Areas, no other part or portion of the said Building or the Project shall be claimed to be part of

the Common Areas by the Purchaser either independently or in common with any other Co-owner

3. The Project contains open and covered parking spaces as per sanctioned plans ("Car Parking Areas"). In addition, the Project also contain open spaces which are not forming part of the amenities and facilities mentioned in Schedule E and which can be used for parking "Open Parking Areas". For a regulated and disciplined use of these spaces, the Promoter has reserved rights to allot parking rights in these Open Parking Areas exclusively to the Co-owners who need the same and apply for the same with preference being given by the Promoter to those Co-owners who do not otherwise have parking space in the Project. The Purchaser agrees and undertakes not to raise any dispute or objection in respect of allotment of parking made by the Promoter in respect of the Open Parking Areas to any other allottee nor to disturb the use of the allotted parking space by the concerned allottee.
4. The Purchaser acknowledges and confirms that the Promoter shall have the exclusive rights and benefits in respect of all or any additional construction, addition or alteration that may be available at any time in future at or for the Project Provided that the Promoter shall make any such additional construction upon obtaining approval of plans by Bidhanagar Municipal Corporation and upon complying with the applicable provisions of the Act and/or Rules. The Purchaser shall not in any manner cause any objection obstruction interference impediment hindrance or interruption at any time hereafter in any further construction, addition, alteration and completion of construction of or in or to the said Building or any part thereof by the Promoter due to any reason whatsoever (including and notwithstanding any temporary obstruction or disturbance in his using and enjoying the Designated Apartment and/or the Common Areas).
5. The ownership and enjoyment of the Designated Apartment by the Purchaser shall be Subject to the observance, fulfilment and performance of the terms and conditions of this Deed as also the House Rules as stipulated in Schedule E-1 hereto.
6. The unsold apartments at the Project shall enjoy a waiver in respect of the Maintenance Charges for a period of three years from the date of the Completion Certificate
7. The power backup from the Common Generator in the Project shall be commenced only upon 60% (Sixty percent) of the Co-owners (other than the Vendors or the Promoter) taking possession of their respective Units in the Project and not before and the Purchaser, in case it takes possession of the Designated Apartment before the said time period stipulated for commencement of power backup from Common Generator, shall not raise any objection, dispute or claim in this behalf. The Promoter shall have the discretion to reduce or waive the said requirement of minimum percentage of occupancy at any time.
8. **Carpet Area of Unit:** The carpet area for the Designated Apartment or any other Unit shall mean the net usable floor area of such Unit, excluding the area covered by the external walls, areas under services shafts, and exclusive balcony but includes the area covered by internal partition walls of the Unit.
9. **Balcony Area:** The net usable area of the exclusive covered balcony/ies (if any) attached to the Unit.

10. **Open Terrace Area:** The net usable area of the exclusive open space attached to the Designated Apartment if granted to the Allottee.
11. **Built-up Area:** The built-up area for the Designated Apartment or any other Unit shall mean the Carpet Area of such Unit and Balcony area and 50% (fifty percent) of the area covered by those external walls which are common between such Unit/Balcony and any other Unit/Balcony and the area covered by all other external walls of the such Unit/Balcony and shall, if applicable, include 50% of the Open Terrace Area and the area covered by the external wall/parapet in respect of such Open Terrace.
12. **Proportionate Common Area:** The proportionate share of the Common Areas attributable to the Designated Apartment is undivided _____ Square feet more or less.
13. **Unit Area for CAM:** For the purpose of payment of the proportionate Common Expenses and maintenance charges by the Allottee, the area shall be the sum total of the Built-up Area and Proportionate Common Area which is _____ Square feet more or less.
14. In case the Purchaser has obtained any housing loan or finance to pay the consideration envisaged herein, the entire obligation or liability in respect of the same shall be that of the Purchaser alone
15. The Project shall bear the name "**Purti Veda**" or such other name as be decided by the Promoter from time to time. The name of the Project cannot be changed unless permitted by the Promoter in writing and it shall not be necessary for the Promoter to grant any such permission.

SCHEDULE 'B' – APARTMENT, PARKING ETC.,

1. **DESIGNATED APARTMENT: ALL THAT** the flat being Unit No. ____ containing a carpet area of _____ Square feet more or less alongwith balcony with a carpet area of _____ Square feet more or less and a total built-up area of Unit (including Balcony/ Open Terrace) of _____ Square feet more or less on the _____ floor of the Block _____ of the Project at the said Land.

2. **PARKING:** _____

3. **OPEN TERRACE:** _____

SCHEDULE 'C' - FLOOR PLAN OF THE APARTMENT

SCHEDULE D –EASEMENTS:

(Easements Granted to the Purchaser)

- A. The Purchaser shall be entitled to the easements, quasi-easements appendages and appurtenances belonging or appertaining to the Designated Apartment which are hereinafter specified Excepting and Reserving unto the Promoter and the Vendors and other persons deriving right, title and/or permission from the Promoter and the Vendors, the rights, easement, quasi easement, privileges and appurtenances hereinafter more particularly set forth in the Clause B below:
- a. The right of access and use of the Common Areas in common with the Vendors and/or the Promoter and/or the other Co-owners and the Maintenance In-charge for normal purposes connected with the use of the Designated Apartment.
 - b. The right of protection of the Designated Apartment by and from all other parts of the Building so far as they now protect the same.
 - c. The right of flow in common as aforesaid of electricity water sewerage drainage and other common utilities from and/or to the Designated Apartment through wires and conduits lying or being in under or over the other parts of the Building and/or the Project so far as may be reasonably necessary for the beneficial use occupation and enjoyment of the Designated Apartment.
 - d. The right of the Purchaser with or without workmen and necessary materials to enter from time to time upon the other parts of the Building for the purpose of rebuilding, repairing, replacing or cleaning, so far as may be necessary, such pipes, drains, sewers, wires and conduits belonging to or serving the Designated Apartment and other Apartments and portions of the Building and also for the purpose of repairing the Designated Apartment insofar as such repairing as aforesaid cannot be reasonably carried out without such entry and in all such cases excepting in emergent situation upon giving forty-eight hours previous notice in writing of the Purchaser's intention so to enter to the Maintenance In-charge and the Co-owner affected thereby.
 - e. All the above easements are subject to and conditional upon the Purchaser paying and depositing the maintenance charges, municipal rates and taxes, common expenses, electricity charges or any other amount or outgoing payable by the Purchaser under these presents within due dates and observing and performing the covenants terms and conditions on the part of the Purchaser to be observed and performed hereunder.
- B The under-mentioned rights easements quasi-easements and privileges appertaining to the Project shall be excepted and reserved for the Vendors and the Promoter and other persons deriving right, title and/or permission in respect thereof from them:
- a. The right of access and use of the Common Areas in common with the Purchaser and/or other person or persons entitled to the other part or parts or share or shares of the Project.
 - b. The right of flow in common with the Purchaser and other person or persons as aforesaid of electricity water waste or soil from and/or to any part (other than the Designated Apartment) of the other part or parts of the Building and/or the Project through pipes

drains wires conduits lying or being in under through or over the Designated Apartment as far as may be reasonably necessary for the beneficial use occupation and enjoyment of other part or parts of the Project.

- c. The right of protection of other part or parts of the Building by all parts of the Designated Apartment as the same can or does normally protect.
- d. The right as might otherwise become vested in the Purchaser by means of any of the structural alterations or otherwise in any manner to lessen or diminish the normal enjoyment by other part or parts of the Project.
- e. The right with or without workmen and necessary materials to enter from time to time upon the Designated Apartment for the purpose of laying down, testing, rebuilding, repairing, reinstating, replacing, cleaning, lighting and keeping in order and good condition so far as may be necessary, such sewers, pipes, drains, wires, cables, water courses, gutters, conduits, structures and other conveniences belonging to or serving or used for the Building and/or the Project and also for the purpose rebuilding or repairing any part or parts of the New Building (including any Common Areas) and similar purposes and also other common purposes, insofar as such activities cannot be reasonably carried out without such entry provided always that the Promoter or the Maintenance In-charge and other Co-owners of other part or parts of the Project shall excepting in emergent situation give to the Purchaser a prior forty-eight hours written notice of its or their intention for such entry as aforesaid.

SCHEDULE 'E' - AMENITIES & FACILITIES (WHICH ARE PART OF THE PROJECT).

1. AMENITIES & FACILITIES:

1.1 Common Areas at the Building in which the Designated Apartment is situated:

- (i) Staircases including overheads and ramps, landings and passage and stair-cover on the ultimate roof.
- (ii) Electrical wiring and fittings and fixtures for lighting the staircase, common areas, lobby and landings and operating the two lifts of the Said Building.
- (iii) 2 (two) Lifts, with machineries accessories and equipments (including the lift machine room, if any) and lift well for installing the same in the Said Building.
- (iv) Electrical installations with main switch and meter and space required therefor.
- (v) Overhead water tanks with water distribution pipes from such Overhead water tank connecting to the different Units of the Said Building.
- (vi) Water waste and sewerage evacuation pipes and drains from the Units to drains and sewers common to the Said Building.
- (vii) All service Shafts & Ducts
- (viii) Septic Tank
- (ix) Portion of Roof as may be identified by the Promoter as Common Roof of the Said Building subject to the exceptions and reservations contained herein
- (x) Toilets and changing area, if any in the ground floor of the Said Building.
- (xi) Fire Detection & Protection System, Fire Refuge Platform and Fire Staircase as per WBF&ES recommendation.
- (xii) Such other areas, installations and/or facilities as the Promoter may from time to time specify to form part of the Common Areas of the Said Building.

1.2 Common Areas at the Project:

- (i) Driveways and paths and passages and common lobbies and corridors at the Project Land except those reserved by the Promoter for exclusive use.
- (ii) Transformer, Sub-station and Electrical installations and the accessories and wirings in respect of the Project and the space required therefore, if installed.
- (iii) CCTV at ground floor level with central security surveillance and at any other place, if so, provided by the Promoter.
- (iv) Main Gates of the Project for entrances and exits, Boundary Walls.
- (v) Underground water reservoir or any other reservoir and pits.
- (vi) Water supply or Deep tube well for water supply with water distribution pipes to the Overhead water tanks of the Buildings at the Project.
- (vii) Water waste and sewerage evacuation pipes and drains from the Buildings at the Project to the municipal drains.
- (viii) DG Set, its panels, accessories and wirings and space for installation of the same.
- (ix) Underground water reservoir for Fire and other common fire safety system as per the WBFES rules and norms.
- (x) Landscape Garden.

- (xi) Compost Plant.
- (xii) Water and sewage treatment plant.
- (xiii) Pump rooms.
- (xiv) All other rooms and areas for common services.
- (xv) Club Facility in terms of clause 1.3 below.
- (xvi) Residential firefighting system with sprinklers and smoke detectors in the Common Areas in the Buildings at the Project all as per norms.
- (xvii) Such other areas, installations and/or facilities as the Promoter may from time to time specify to form part of the Common Areas of the Project.

1.3 **Club Facility:** The Promoter has made available certain facilities with initial infrastructure and equipments and installation as provided by the Promoter as hereinafter mentioned (hereinafter referred to as “the Club Facility” which expression shall include any modifications or alterations of all or any such facility) at a portion of the said Land containing:

1.3.1 Community Hall with first time installation of air conditioners and music system.

1.3.2 Indoor Games Room with first time installation of equipments and air conditioner.

1.3.3 Multipurpose Lounge.

1.3.4 Swimming Pool and Jacuzzi with first time installation of equipments, changing rooms and facility of steam bath with first time installation of equipments.

1.3.5 Gymnasium with first time installation of equipments, air conditioner and piped music system and changing rooms.

1.3.6 Open to Sky Mini-Amphitheatre.

1.3.7 Open to Sky pavilion for Yoga & Meditation.

1.3.8 Outdoor Kids Play Area.

1.3.9 Podium Lawn

1.4 The Purchaser agrees to pay the fixed costs and charges in respect of the Club Facility as part of Other Charges. The Purchaser shall comply with all rules and regulations as framed by the Maintenance In-charge for proper management and use thereof. In particular and without prejudice to the generality of the foregoing provisions, the Purchaser shall also be liable to pay the charges as prescribed by the Promoter or the Maintenance In-charge from time to time for use of the Community Hall for his private functions or ceremonies, if permitted by the Promoter or the Maintenance In-charge. The Club Facility may be used by the Purchaser along with family members residing at the Designated Apartment in common with other persons who may be permitted by the Maintenance In-charge. In case any visitor or guest of the Purchaser desires to avail such facilities, the Purchaser shall obtain a written consent from the Maintenance In-charge who shall be at liberty to refuse the same or to levy such charges and/or conditions in respect of the same as the Maintenance In-charge may deem fit and proper.

SCHEDULE E-1

(HOUSE RULES)

HOUSE RULES: The Purchaser binds himself and covenants to abide by the following rules, regulations and restrictions ("House Rules"):

1. to use the Designated Apartment only for the private dwelling and residence in a decent and respectable manner and for no other purposes whatsoever without the consent in writing of the Promoter first had and obtained and shall not do or permit to be done any obnoxious injurious noisy dangerous hazardous illegal or immoral activity at the Designated Apartment or any activity which may cause nuisance or annoyance to the Co-owners.
2. that unless the right of parking is expressly granted and mentioned in Clause 2 of the Schedule B hereinabove written ("Parking Facility"), the Purchaser shall not park any motor car, two wheeler or any other vehicle at any place in the said Land (including at the open spaces at the said Land) nor claim any right to park in any manner whatsoever or howsoever
3. In case the Purchaser has applied for and has been allotted parking facility, the same shall be subject to the following conditions:-
 - (i) The Purchaser shall pay the Parking Facility Maintenance Charges punctually and without any delay or default
 - (ii) the Purchaser shall not park any motor car, two-wheeler or any other vehicle at any other place in the said Land (including at the open spaces at the said Land) nor claim any right to park in any manner whatsoever or howsoever;
 - (iii) the Purchaser shall use the Parking Facility, only for the purpose of parking of his medium sized motor car that could comfortably fit in the allotted Parking Space and/or two-wheeler, as the case may be.
 - (iv) No construction or storage of any nature shall be permitted on any parking space nor can the same be used for rest, recreation or sleep of servants, drivers or any person whosoever.
 - (v) The Purchaser shall not park any vehicle of any description anywhere within the Project save only at the place, if agreed to be granted to him.
 - (vi) The Purchaser shall not grant transfer let out or part with the Parking Facility independent of the Designated Apartment nor vice versa, with the only exception being that the Purchaser may transfer the Parking Facility independent of the other to any other Co-owner of the Project and none else.
 - (vii) This right to use car parking space does not confer any right of ownership of the space on which such parking facility is provided.
 - (viii) In case due to any legislation, rule, bye-law or order, the individual exclusive Parking Facility is not permissible, then the facility of parking agreed to be granted to the Purchaser hereunder shall be superceded by such legislation, rule, bye-law or order and for which the Purchaser shall neither hold the Promoter and/or the Vendors liable in any manner whatsoever nor make any claim whatsoever against the Promoter and/or the Vendors.
 - (ix) The terms and conditions on the user of the Parking Facility as mentioned above or elsewhere stipulated in this Deed shall all be covenants running with the Parking Facility.

4. In case the Purchaser has not been agreed to be granted any Parking Space, the Purchaser shall not park any motor car, two wheeler or any other vehicle at any place in the said Land (including at the open spaces at the said Land) nor claim any right to park in any manner whatsoever or howsoever
5. In case the Purchaser is granted the exclusive right to use any Open Terrace as a right appurtenant to Designated Apartment, the right of the Purchaser to use of such Open Terrace shall be subject to the following conditions:
 - (i) to use the Open Terrace for the purpose for which it has been sanctioned and in a decent and respectable manner and keep the same at all times in a fully repaired and neat and clean condition and shall be fully responsible for complete maintenance of the same at all times
 - (ii) not to damage or modify or make any construction, addition or alteration therein nor to cover or enclose the same nor to display any light or signage from the same so as to be visible from outside nor to put any grills or glass or poles or any item going beyond the height of the parapet
 - (iii) not to allow or permit any leakage or seepage of water from the floor to any other portion of the said Building;
 - (iv) not display any signboard, hoarding or advertisement etc. on the parapet wall of the Open Terrace or at any place in the said Open Terrace so as to be visible from outside nor to hold any function thereat so as to emit noise or light therefrom disturbing others.
 - (v) not deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in the Open Terrace nor allow the accumulation of water thereat nor store or allow anyone to store any goods articles or things in the said Open Terrace or anywhere at the said Land
 - (vi) not to affix, draw or string wires, cables or pipes from, to or through any part or portion of the Open Terrace and/or the said Building and/or the said Land and/or outside walls of the said Building save in the manner indicated by the Promoter or the Maintenance In-Charge
 - (vii) not to transfer or assign or part with their right of use of the Open Terrace or part with the possession of the said Open Terrace, independent of the Designated Apartment and vice versa.
 - (viii) not to sub-divide the Open Terrace in any manner.
6. The use of the Common Areas including but not limited to the Club Facility shall be done by the Purchaser using due care and caution and the role of the Promoter shall be only to provide the initial infrastructure in respect of the Common Areas (including the Club Facility) and appoint agencies for maintenance of the same. The Purchaser shall not hold the or the Promoter liable in any manner for any accident or damage while enjoying the Common Areas including any Club Facility by the Purchaser or his family members or any other person.
7. **Fittings & Fixtures:** Except those provided by the Promoter, all fit outs to be put-up, erected and installed at or inside the Designated Apartment including the interior decoration shall be done and completed by the Purchaser at its own costs and expenses. In doing and carrying out the said fit out works, the Purchaser shall be obliged to do all works in a good and workman-like manner and without violating any laws, rules or regulations of the municipal, National Building Code and Fire rules and other authorities and with minimum noise and without causing any disturbance or annoyance to the other Co-owners. The Purchaser shall

ensure that there shall be no stacking of debris or materials in any Common Areas and there shall be regular clearing of all debris arising out of the Fit out works. The Purchaser hereby unequivocally and categorically undertakes not to drill, break, maim, hammer or in any way damage or destroy the beams and columns on the floor, ceiling and walls of the Designated Apartment. The Purchaser shall be responsible for all consequences, loss of life and property, damages or accidents that may occur due to breach or default on the part of the Purchaser while carrying out any fit out or other activity.

8. Not to make any construction or addition or alteration or enclose any Common Areas nor display any signboard, neon sign or signage therefrom or from any part thereof nor keep or put any soil or dirt or filth thereat nor permit the accumulation of water or breeding of germs or mosquito or anything which can cause health disorder and to maintain best standard of health and hygiene nor violate or omit to install and maintain any fire-safety measures.
9. Not to claim any access or user of any other portion of the Project except the Said Building and the Common Areas mentioned therein and that too subject to the terms and conditions and rules and regulations applicable thereto.
10. Not to put any nameplate or letter box or neon-sign or board in the common areas or on the outside wall of the Designated Apartment **PROVIDED HOWEVER THAT** nothing contained herein shall prevent the Purchaser to put a decent nameplate outside the main gate of his Unit. It is hereby expressly made clear that in no event the Purchaser shall open out any additional window or any other apparatus protruding outside the exterior of the Designated Apartment save that the Purchaser shall have the right install window/ split air-conditioners at the place/s provided therefor in the Designated Apartment.
11. To apply for and obtain at his own costs separate assessment and mutation of the Designated Apartment in the records of appropriate authority within 06 (six) months from the date of possession.
12. Not to partition or sub-divide the Designated Apartment nor to commit or permit to be committed any form of alteration or changes in the Designated Apartment or in the beams, columns, pillars of the said Building passing through the Designated Apartment or the common areas for the purpose of making changing or repairing the concealed wiring and piping or otherwise nor in pipes, conduits, cables and other fixtures and fittings serving the other Units in the Project nor to hang from or attach to the beams or rafters any articles or machinery which are heavy or which may affect or endanger or damage the construction of the said Building or any part thereof.
13. Not to misuse or permit to be misused the water supply at the Designated Apartment.
14. Not to close or permit the closing of verandahs or lounges or balconies or lobbies and common areas.
15. Not to install or keep or operate any generator in the Designated Apartment or in the balcony/verandah if attached thereto or in the corridor, lobby or passage of the floor in which the Designated Apartment is situate or in any other common areas of the said Building or the said Land save the battery operated inverter inside the Designated Apartment.
16. 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

17. Not to allow the watchmen, driver, domestic servants or any other person employed by the Purchaser or his Agents to sleep or squat in the common passage/lobby/terrace/corridors/lift room/garden etc.
18. No bird or animal shall be kept or harboured in the common areas of the Project. In no event shall dogs and other pets be permitted on elevators or in any of the common portions of the Project unless accompanied.
19. To allow the Maintenance In-charge and its authorized representatives with or without workmen to enter into and upon the Designated Apartment at all reasonable times for construction and completion of the said Building and the Common Purposes and to view and examine the state and condition thereof and make good all defects decays and want of repair in the Designated Apartment within seven days of giving of a notice in writing by the Maintenance In-charge to the Purchaser thereabout;
20. To use the Common Areas only to the extent required for ingress to and egress from the Designated Apartment of men, materials and utilities and without causing any obstruction or interference with the free ingress to and egress from the said Land by the Vendors and the Promoter and all other persons entitled thereto.
21. To install firefighting and sensing system gadgets and equipments as required under law and shall keep the Designated Apartment free from all hazards relating to fire
22. To keep the Designated Apartment and party walls, sewers, drainage, water, electricity, pipes, cables, wires and other connections fittings and installations, entrance and main entrance serving any other Unit in the Project in good and substantial repair and condition so as to support shelter and protect the other units/parts of the said Building and not to do or cause to be done anything in or around the Designated 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 Designated Apartment.
23. Not to do or permit to be done any act deed or thing which may render void or voidable any policy of Insurance on any unit or any part of the said Building or may cause any increase in the premia payable in respect thereof.
24. Not to draw the electric lines/wires, television/DTH cables, broadband data cables and telephone cables to the Designated Apartment except only through the ducts and pipes provided therefor and further ensuring that no inconvenience is caused to the Vendors, the Promoter or to the other co-owners of the said Building. The Purchaser shall under no circumstances be entitled to affix, draw or string wires, cables or pipes from, to or through any part or portion of the said Building and/or the said Land and/or outside walls of the said Building save in the manner indicated by the Promoter or the Maintenance In-charge.
25. To allow the Maintenance In-charge, for the purpose of security, to restrict and regulate the entry of visitors into the Project. It being expressly understood that the internal security of the Designated Apartment shall always be the sole responsibility of the Purchaser.

26. Not to commit or permit to be committed any alteration or changes in, or draw from outside the said Building, the pipes, conduits, cables, wiring and other fixtures and fittings serving the Designated Apartment and any other Unit in or portion of the Project.
27. To co-operate with the Maintenance In-charge in the management maintenance control and administration of the Project and the Land and other Common Purposes.
28. Keep the common areas, open spaces, parking areas, paths, passages, staircase, lobby, landings etc. in the Project Land free from obstructions and encroachments and in a clean and orderly manner and not deposit, store or throw or permit to be deposited, stored or thrown any goods articles or things or any rubbish or refuse or waste therein or in the Common Areas and the Project Land.
29. To maintain at his own costs, the Designated Apartment and the Balcony, in the same good condition state and order in which it be delivered to him and to abide by and observe and perform all the relevant laws, norms, terms, conditions, rules and regulations and restrictions of the Government, Bidhannagar Municipal Corporation, WBSEDC Limited, Fire Service Authorities, Pollution Control authority and/or any statutory authority and/or local body with regard to the user and maintenance of the Designated Apartment as well as the user operation and maintenance of lifts, generators, tube-well, water, electricity, drainage, sewerage and other installations and amenities at the Project.
30. Not to alter the outer elevation or façade or colour scheme of the said Building (including grills, verandahs, lounges, external doors and windows etc.,) or any part thereof in any manner whatsoever including by putting or installing any window or split model air-conditioned unit(s) at any place otherwise than at the place and in the manner as specified by the Promoter as aforesaid nor decorate nor affix any neon-sign, sign board or other thing on the exterior of the said Building otherwise than in the manner agreed by the Maintenance In-charge in writing or in the manner as near as may be in which it was previously decorated.
31. Not to install grills the design of which have not been suggested or approved by the Promoter or the Architects.
32. Not to fix or install any antenna on the roof or any part thereof nor shall fix any window antenna.
33. Not to use the Designated Apartment or any part thereof or any part of the Project as Guest House, Boarding & Lodging House, Hotel, Nursing Home, Meeting Place, Club, Eating & Catering Centre, Hobby Centre or slaughter of animals or any commercial, manufacturing or processing work etc., whatsoever or keep pets or animals which can be a danger to other co-owners.
34. To allow and permit the Promoter the following rights and authorities:-
 - (i) The Promoter shall at all times also be entitled to put or allow anyone to put the name of the Project and/or the name, design and/or logo of the Promoter and/or its associated group/brands at the Roof, façade, boundary and/or any other places in the Project by way of neon-sign, hoardings, signages, sign boards etc., and the Purchaser or the Association shall not be entitled to obstruct, remove or block the same in any manner whatsoever or howsoever.

- (ii) The Promoter shall be entitled to negotiate with and enter upon contracts (on such terms and conditions as the Promoter in their sole discretion, may think fit and proper) with the vendors, suppliers and providers of facilities including but not limited to setting up telecom, data transmission, television, internet, transformer, compactor and any other facility primarily for the use of the Co-owners (but with possibility of outsiders being also provided services therefrom by the vendors/supplier/service provider) against applicable charges and terms and conditions therefor. The Promoter shall be entitled to put up or permit the putting up of antennae, towers, dish antenna, telecommunication and/or electronic equipments and devices and other related installations in respect of such facilities and/or services on the roof of the Buildings or any other part of the Project. If any consideration, rent, hiring charges etc., is receivable from any such vendors/suppliers/providers then any surplus arising upon excluding all costs, charges and expenses and all statutory taxes, levies, cess and outgoings in respect thereof shall be credited to pro-rata subsidize meet the Common Expenses to that extent.

35. The Purchaser binds himself and covenants to bear and pay and discharge the following expenses and outgoings:-

- (i) Property tax and/or Municipal rates and taxes and water tax, (if any,) assessed on or in respect of the Designated Apartment directly to the Municipality, BLLRO and any other appropriate authority Provided That so long as the Designated Apartment is not assessed separately for the purpose of such rates and taxes, the Purchaser shall pay to the Maintenance In-charge the proportionate share of all such rates and taxes assessed on the said Land.
- (ii) All other taxes impositions levies cess and outgoings, betterment fees, development charges and/or levies under any statute rules and regulations whether existing or as may be imposed or levied at any time in future on or in respect of the Designated Apartment or the Building or the said Land and whether demanded from or payable by the Purchaser or the Maintenance In-charge and the same shall be paid by the Purchaser wholly in case the same relates to the Designated Apartment and proportionately in case the same relates to the Building or the said Land or any part thereof.
- (iii) Electricity charges for electricity consumed in or relating to the Designated Apartment (including any applicable minimum charges and proportionate share of transmission loss).
- (iv) Charges for water, and other utilities consumed by the Purchaser and/or attributable or relatable to the Designated Apartment against demands made by the concerned authorities and/or the Maintenance In-charge and in using enjoying and/or availing any other utility or facility, if exclusively in or for the Designated Apartment, wholly and if in common with the other Co-owners, proportionately to the Maintenance In-charge or the appropriate authorities as the case may be.
- (v) Proportionate share of all Common Expenses to the Maintenance In-charge from time to time. In particular and without prejudice to the generality of the foregoing, the Purchaser shall pay to the Maintenance In-charge, recurring monthly maintenance charges calculated @ Rs. ___/- (Rupees _____ only) only per Square foot per month of the Unit Area for CAM mentioned in clause 13 of Schedule A-2 above. The said minimum rates shall be subject to revision from time to time as be deemed fit and proper by the Maintenance In-charge at its sole and absolute discretion after taking into consideration the common services provided.

- (vi) In case the Purchaser has opted for the Parking Facility, the Purchaser shall pay the Parking Facility Maintenance Charges calculated **@Rs. 1000/- per annum** to be increased every year by ___% (_____ percent) of the amount then payable. It is clarified that the Parking facility maintenance charges are fixed accordingly to the category of Parking Facility allotted to the Purchaser.
 - (vii) Proportionate share of the operation, fuel and maintenance cost of the generator proportionate to the load taken by the Purchaser.
 - (viii) Goods and Service Tax and any applicable tax, cess, imposition or levy in respect of any amounts and outgoings payable by the Purchaser
 - (ix) All penalty surcharge interest costs charges and expenses arising out of any delay default or negligence on the part of the Purchaser in payment of all or any of the aforesaid rates taxes impositions and/or outgoings proportionately or wholly as the case may be.
- 35.1. All payments to be made by the Purchaser shall, in case the same be monthly payments, be made to the Maintenance In-charge within the 7th day of each and every month for which the same becomes due and otherwise within 7 days of the Maintenance In-charge leaving its bill for the same at the above address of the Purchaser or in the letter box earmarked for the Designated Apartment Provided That any amount payable by the Purchaser directly to any authority shall always be paid by the Purchaser within the stipulated due date in respect thereof and the Purchaser shall bear and pay the same accordingly and without any delay, demur or default
- 35.2. The maintenance charges mentioned in clause 35(v) does not include any payment or contribution towards the major repair, replacement, reinstatement etc., of the Common Areas and the Purchaser shall be bound to pay proportionate share of all expenses on account of such major repair, replacement, reinstatement etc., as be demanded by the Maintenance-In-Charge from time to time. Furthermore, such payment shall be made by the Purchaser irrespective of whether or not the Purchaser uses or is entitled to or is able to use all or any of the Common Areas and any non-user or non-requirement thereof shall not be nor be claimed to be a ground for non-payment or decrease in the liability of payment of the proportionate share of the Common Expenses by the Purchaser.
- 35.3. The liability of the Purchaser to pay the aforesaid outgoings and impositions shall accrue with effect from _____.
- 35.4. In the event of the Purchaser failing and/or neglecting or refusing to make payment or deposits of the maintenance charges or any other amounts payable by the Purchaser under these presents and/or in observing and performing the House Rules then without prejudice to the other remedies available against the Purchaser hereunder, the Purchaser shall be liable to pay to the Maintenance-in-charge, interest at the prescribed rate as per the Act or Rules on all the amounts in arrears and without prejudice to the aforesaid, the Maintenance-in-charge, shall be entitled to withhold and stop all utilities and facilities (including electricity, lifts, generators, water, etc.,) to the Purchaser and his employees customers agents tenants or licencees and/or the Designated Apartment.
- 35.4.1 The Purchaser shall be and remain responsible for and to indemnify the Vendors, the Promoter and the Association against all damages costs claims demands and proceedings occasioned to the Land or any other part of the said Building or to any person due to negligence or any act deed or thing made done or occasioned by the Purchaser and shall also

indemnify the Vendors and the Promoter against all actions claims proceedings costs expenses and demands made against or suffered by the Vendors and/or the Promoter as a result of any act omission or negligence of the Purchaser or the servants agents licensees or invitees of the Purchaser and/or any breach or non-observance non-fulfillment or non-performance of the terms and conditions hereof to be observed fulfilled and performed by the Purchaser.

SCHEDULE E-2

Common Expenses shall include the following (“**Common Expenses**”):

1. **MAINTENANCE:** All costs and expenses of maintaining, repairing, redecorating, renovating, replacing, renewing, cleaning, lighting, upkeep etc. of the main structure including the roof (only to the extent of leakage and drainage to the upper floors), the Common Areas of the Said Building , lifts, generators, intercom, CCTV, water pump with motors, the Parking Spaces and all adjoining side spaces and all related, gutters and water pipes for all purposes, equipments and accessories, machinery, tools and tackles, Club related equipment’s etc., drains and electric cables and wires in under or upon the Said Building and/or the Project and/or the Club and related facilities and/or enjoyed or used by the Purchaser in common with other occupiers or serving more than one Unit/flat and other saleable space in the Building and at the Land, main entrance, landings and staircase of the Building enjoyed or used by the Purchaser in common as aforesaid and the boundary walls of the Land, compounds etc. The costs of cleaning and lighting the Common Areas, the main entrance, passages, driveways, landings, staircases and other parts of the Said Building and/or the Project 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 costs, charges and expenses for running and operating all machines equipments and installations comprised in the Common Areas (including lifts, generators, intercom, water pump with motor, Club related equipment’s, electricity, light fittings etc and also the costs of repairing, renovating and replacing the same and also the Parking Spaces.
3. **STAFF:** The salaries, remuneration, fees and all other expenses of the staff, contractors, agencies etc.,) to be appointed or employed for the Common Purposes (e.g. security, electricians, maintenance persons, caretakers, accountants, clerks, other administrative staff, lift operators, plumbers, gardeners, sweepers, guards etc.).
4. **ASSOCIATION:** Establishment and all other expenses of the Association and also similar expenses of the Maintenance In-charge looking after the common purposes, until handing over the same to the Association.
5. **TAXES:** Municipal and other rates, taxes and levies and all other outgoings in respect of the Land and Common Areas (save those assessed separately in respect of any unit).
6. **AMC & INSURANCE:** Annual Maintenance Contracts, Insurance premium for insurance, if so done, of the Project (except individual units) and/or any Common Areas and also the Parking Spaces or any part thereof against normal degeneration or damages and/or force majeure events including 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, renovation and/or other periodic expenses.
9. **PARKING SPACES:** All fees, taxes, costs, charges and expenses for operating cleaning, painting, managing maintaining, up-keeping, repair, replacement renovation, overhaul, in respect of the Parking Spaces and also on deployment of personnel and agency for its operation, security, protection and other purposes etc.
10. **OTHERS:** All other expenses and/or outgoings including litigation expenses as are incurred by the Vendors, the Promoter, the Association for the common purposes.

DATED THIS ____ DAY OF _____ 2020

BETWEEN

VARA HOUSING DEVELOPERS LLP

...PROMOTER

AND

_____ & ANR.

...ALLOTTEE

AND

ABUL BARKAT MISAQUL WAHHAB & ORS.

...Vendors

CONVEYANCE

(Unit No. ____ Block ____)

DSP LAW ASSOCIATES

Advocates

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KOLKATA-700001