

8. The **PURCHASER/S** shall have full right and authority to sell, transfer, convey, mortgage, Gift, charges, lease or in any kind of encumber or deal, or dispose of her flat and/or her possession or to assign let out or part with this interest possession or benefit of her said **Flat No.....** on **floor,** **side** of the building togetherwith one balcony situated adjacent to the said flat on Floor or any part thereof provided the transferee shall agree in writing to observe and perform the covenants herein contained and rules and Bye-laws relating to the said building to be framed by the Association.
9. The **PURCHASER/S** shall have to carry out the necessary repair which may be pointed out by the Association to be formed as per W.B. Apartment Ownership Act, 1972 to extent of the said flat and balcony which will be applicable to the all the flat owners.
10. The **PURCHASER/S** shall not use nor caused to be used the said **Flat No.....** on **floor,** **side** of the building alongwith balcony situated adjacent to the said flat and or any part thereof in such manner which may likely to cause nuisance or annoyance to the occupants of other flats of the said building or to the owners or occupiers of adjoining or neighbouring properties nor shall use the same for any illegal or immoral purposes or as a restaurant, workshop and godown.
11. Save and except the said flat and balcony sold herein, the said **PURCHASER/S** shall have no claim or right of any nature or kind over or in respect of terraces or roof and they shall have right to use open spaces and lobbies, stair-case as well as for the purpose of services or the roof of the building in common with other Flat owners morefully specified in the **SCHEDULE "C"** hereunder written.
12. The said **PURCHASER/S** shall not bring keep or store in or any part of the said flat and balcony inflamable combustibile substance or articles things likely to injure, damage or prejudicially affect the said flat or any part thereof except cooking gas cylinder, gas stove, kerosene stove and kerosene for cooking purpose.
13. That the **PURCHASER/S** has purchased the flat after completion of the building and so the GST is not applicable for the **PURCHASER** on total consideration amount as within mentioned.
14. The **PURCHASER/S** shall never raise any objection if the **DEVELOPER** converts the Car Parking Space of the ground floor in respect of her Allocated portion into

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