

Shubho Laxmi Real Estate

(12)

SHUBHO LAXMI REAL ESTATE

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- 5) The owner shall not intentionally do any act, deed or thing whereby the developer shall be prevented from proceeding with construction of the said project.
- 6) The developer shall pay all outgoing and impositions for the period from the date of execution of this agreement between both the parties till delivery of owners allocation by the developer to the owners.
- 7) Any type of payment required for the maintenance and upkeep of the building shall be paid by all the flat owner and or the association of the flat owners of the building formed by the flat owners and owners of car parking space of the building.

COMMON RESTRICTIONS:-

- 1) The owners allocation in the building shall be subject to the same restriction and usages as are applicable in the building intended for common benefits of all occupiers of the buildings which shall include the followings.
- 2) Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity or use for other than the residential use thereof for any purpose which may cause any nuisance or hazard to the occupiers of the building.
- 3) Neither party shall partition demolish fix nor permit demolition of any wall or other structure in their respective allocation or any portions thereof or make any structural alternations therein without the provisions and consent of the others on that behalf.
- 4) Neither party shall transfer or permit to transfer of their respective allocation or any portions thereof unless.
 - a) Such party shall have transfer and performed all terms and conditions on their respective parts and portions.
 - b) The proposed transferees shall have given a written undertaking to the effect that such transferee shall remain presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in his\her possession.
- 5) Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government, Statutory Bodies and or bodies as the case may be and shall attend to answer and be responsible for any deviation of the said law, bye-laws, rules and regulations.