

DEED OF CONVEYANCE

THIS INDENTURE is made on this _____ day of _____ 2023.

BETWEEN

1. DIRGHAH ABASAN PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U70200WB2018PTC227988, having PAN-AAGCD8533J, having its registered office at 7, Chittaranjan Avenue, 3rd Floor, Police Station - Bowbazar, Post Office – Princep Street, Kolkata- 700072, represented through its Director Partha Pratim Das, son of Late Manas Ranjan Das, having PAN – AIFPD5535J, having Adhaar – 269446749587, having DIN-08191525,

2. TRINETRAAYA PROMOTERS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U70109WB2018PTC227997, having PAN-AAGCT9380H, having its registered office at 7, Chittaranjan Avenue, 3rd Floor, Police Station - Bowbazar, Post Office – Princep Street, Kolkata- 700072, represented through its Director Partha Pratim Das, son of Late Manas Ranjan Das, having PAN – AIFPD5535J, having Adhaar – 269446749587, having DIN-08191525,

3. VISVOTTAMA ABASAN PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U70100WB2018PTC227929, having PAN-AAGCV5841B, having its registered office at 7, Chittaranjan Avenue, 3rd Floor, Police Station - Bowbazar, Post Office – Princep Street, Kolkata- 700072, represented through its Director Aditya Sadani, son of Bhairu Ratan Sadani, having PAN – DOWPS3743M, having Adhaar – 863283721432, having DIN- 09023418,

4. MRIGADRISHTI HI-RISE PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U70100WB2018PTC227591, having PAN-AAMCM0416H, having its registered office at 7, Chittaranjan Avenue, 3rd Floor, Police Station - Bowbazar, Post Office – Princep Street, Kolkata- 700072, represented through its Director Sumit Das, son of Late Shyam Chand Das, having PAN – BATPD8806P, having Adhaar – 284047042157, having DIN- 09017033,

5. JYOTISMAT DEVELOPERS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U70109WB2018PTC227810, having PAN-

AAECJ3413B, having its registered office at 7, Chittaranjan Avenue, 3rd Floor, Police Station - Bowbazar, Post Office - Princep Street, Kolkata- 700072, represented through its Director Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, having PAN - ADIPD1444J, having Adhaar - 701533716468, having DPIN- 00037919,

6. SHIVGAMINI CONSTRUCTION PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U70200WB2018PTC227811, having PAN- ABACS8066L, having its registered office at 7, Chittaranjan Avenue, 3rd Floor, Police Station - Bowbazar, Post Office - Princep Street, Kolkata- 700072, represented through its authorized representative Shri Siben Bose, son of Late Satyanarayan Bose, having PAN - AFAPB8733Q, having Adhaar - 358597408233, working for gain at 5, Chittaranjan Avenue, Kolkata : 700072,

7. MAHALOKAAYA DEVELOPERS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U70100WB2018PTC227761, having PAN-AAMCM0651J, having its registered office at 7, Chittaranjan Avenue, 3rd Floor, Police Station - Bowbazar, Post Office - Princep Street, Kolkata- 700072, represented through its Director Partha Pratim Das, son of Late Manas Ranjan Das, having PAN - AIFPD5535J, having Adhaar - 269446749587, having DIN- 08191525,

8. SUNDERDARSHAN HI RISE PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U70102WB2010PTC145546 having PAN- AAOCS1499Q, having its registered office at 7, Chittaranjan Avenue, 3rd Floor, Police Station - Bowbazar, Post Office - Princep Street, Kolkata- 700072, represented through its authorized representative Shri Siben Bose, son of Late Satyanarayan Bose, having PAN - AFAPB8733Q, having Adhaar - 358597408233, working for gain at 5, Chittaranjan Avenue, Kolkata : 700072,

9. DASHABHUJA GRIHA NIRMAN PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U70109WB2008PTC126539, having PAN-AACCD9064G, having its registered office at 7, Chittaranjan Avenue, 3rd Floor, Police Station - Bowbazar, Post Office - Princep Street, Kolkata- 700072, represented through its Director Sumit Das, son of Late Shyam Chand Das, having PAN - BATPD8806P, having Adhaar - 284047042157, having DIN- 09017033,

10. SANTOSHIMATA ABASAN PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U70109WB2008PTC126543, having PAN-

AAMCS0532L, having its registered office at 7, Chittaranjan Avenue, 3rd Floor, Police Station - Bowbazar, Post Office – Princep Street, Kolkata- 700072, represented through its authorized representative Shri Siben Bose, son of Late Satyanarayan Bose, having PAN – AFAPB8733Q, having Adhaar – 358597408233, working for gain at 5, Chittaranjan Avenue, Kolkata : 700072,

11. SALARPURIA INFRASTRUCTURE PROJECTS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U45200WB2006PTC112225, having PAN-AAKCS5120L, having its registered office at 7, Chittaranjan Avenue, 3rd Floor, Police Station - Bowbazar, Post Office – Princep Street, Kolkata- 700072, represented through its Director Aditya Sadani, son of Bhairu Ratan Sadani, having PAN – DOWPS3743M, having Adhaar – 863283721432, having DIN- 09023418,

12. SALARPURIA NIKETAN PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U70100WB2007PTC121129, having PAN-AALCS6052N, having its registered office at 7, Chittaranjan Avenue, 3rd Floor, Police Station - Bowbazar, Post Office – Princep Street, Kolkata- 700072, represented through its Director Aditya Sadani, son of Bhairu Ratan Sadani, having PAN – DOWPS3743M, having Adhaar – 863283721432, having DIN- 09023418,

13. PARTHASARATHI HI RISE PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U70200WB2010PTC145543, having PAN-AAFCP4365B, having its registered office at 7, Chittaranjan Avenue, 3rd Floor, Police Station - Bowbazar, Post Office – Princep Street, Kolkata- 700072, represented through its authorized representative Shri Siben Bose, son of Late Satyanarayan Bose, having PAN – AFAPB8733Q, having Adhaar – 358597408233, working for gain at 5, Chittaranjan Avenue, Kolkata : 700072,

14. KRISHNAKRIPA SALES PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U51909WB2010PTC141527, having PAN-AADCK9148F, having its registered office at 7, Chittaranjan Avenue, 3rd Floor, Police Station - Bowbazar, Post Office – Princep Street, Kolkata- 700072, represented through its Director Aditya Purohit son of Daulal Purohit, having PAN – BBFPP9968R, having Adhaar - 479786565712, having DIN - 08144258,

15. PRISM DEALTRADE PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U51101WB2010PTC141453, having PAN- AAFCP4067L, having its registered office at 7, Chittaranjan Avenue, 3rd Floor, Police Station -

Bowbazar, Post Office – Princep Street, Kolkata- 700072, represented through its Director Sumit Das, son of Late Shyam Chand Das, having PAN – BATPD8806P, having Adhaar – 284047042157, having DIN- 09017033,

16. REGAL VINTRADE PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U51909WB2010PTC141454, having PAN- AAECR7038Q, having its registered office at 7, Chittaranjan Avenue, 3rd Floor, Police Station - Bowbazar, Post Office – Princep Street, Kolkata- 700072, represented through its authorized representative Shri Siben Bose, son of Late Satyanarayan Bose, having PAN – AFAPB8733Q, having Adhaar – 358597408233, working for gain at 5, Chittaranjan Avenue, Kolkata : 700072,

17. TRINITY COMMOALES PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U51909WB2010PTC141818, having PAN- AADCT4208K, having its registered office at 7, Chittaranjan Avenue, 3rd Floor, Police Station - Bowbazar, Post Office – Princep Street, Kolkata- 700072, represented through its Director Aditya Purohit son of Daulal Purohit, having PAN – BBFPP9968R, having Adhaar - 479786565712, having DIN - 08144258,

18. KRISHNA KRIPA DWELLING COMPLEX PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U70109WB2008PTC126542, having PAN- AADCK4033D, having its registered office at 7, Chittaranjan Avenue, 3rd Floor, Police Station - Bowbazar, Post Office – Princep Street, Kolkata- 700072, represented through its Director Sumit Das, son of Late Shyam Chand Das, having PAN – BATPD8806P, having Adhaar – 284047042157, having DIN- 09017033,

19. DHANGANGA PROMOTERS PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U45400WB2012PTC186044, having PAN- AAECD5116D, having its registered office at 23A, N.S.Road, Police Station - Hare Street, Post Office-G.P.O, Kolkata-700001, represented through its Director Navin Kumar Khandelwal son of Late Radha Ballabh Khandelwal, having PAN – AFYPK5356G, having Adhaar – 984875532982, having DIN- 09285772,

20. RISHTA COMPLEX PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U70102WB2012PTC186643, having PAN-AAGCR1219R, having its registered office at 23A, N.S.Road, Police Station - Hare Street, Post Office-G.P.O, Kolkata-700001, represented through its Director Navin Kumar Khandelwal son of Late Radha Ballabh Khandelwal, having PAN – AFYPK5356G, having Adhaar – 984875532982, having DIN- 09285772,

21. DREAMLIGHT RESIDENCY PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U45400WB2012PTC186045, having PAN-AAECD5191Q, having its registered office at 23A, N.S.Road, Police Station - Hare Street, Post Office-G.P.O, Kolkata-700001, represented through its Director Navin Kumar Khandelwal son of Late Radha Ballabh Khandelwal, having PAN - AFYPK5356G, having Adhaar - 984875532982, having DIN- 09285772,

22. EVERRISE PROMOTERS PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U45400WB2012PTC186048, having PAN-AADCE2652G, having its registered office at 23A, N.S.Road, Police Station - Hare Street, Post Office-G.P.O, Kolkata-700001, represented through its Director Navin Kumar Khandelwal son of Late Radha Ballabh Khandelwal, having PAN - AFYPK5356G, having Adhaar - 984875532982, having DIN- 09285772,

23. DEVPUJAN CONSTRUCTION PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U45400WB2012PTC186042, having PAN-AAECD5120D, having its registered office at 23A, N.S.Road, Police Station - Hare Street, Post Office-G.P.O, Kolkata-700001, represented through its Director Navin Kumar Khandelwal son of Late Radha Ballabh Khandelwal, having PAN - AFYPK5356G, having Adhaar - 984875532982, having DIN- 09285772,

24. BHAVSAKTI INFRAPROJECTS PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U45400WB2012PTC185990, having PAN-AAFCB3315B, having its registered office at 23A, N.S.Road, Police Station - Hare Street, Post Office-G.P.O, Kolkata-700001, represented through its Director Navin Kumar Khandelwal son of Late Radha Ballabh Khandelwal, having PAN - AFYPK5356G, having Adhaar - 984875532982, having DIN- 09285772,

25. BHAVASAGAR BUILDCON PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U45400WB2012PTC185988, having PAN-AAFCB3314A, having its registered office at 23A, N.S.Road, Police Station - Hare Street, Post Office-G.P.O, Kolkata-700001, represented through its Director Navin Kumar Khandelwal son of Late Radha Ballabh Khandelwal, having PAN - AFYPK5356G, having Adhaar - 984875532982, having DIN- 09285772,

26. JATASHIV BUILDCON PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U45400WB2012PTC186056, having PAN-AADCJ0048B, having its registered office at 23A, N.S.Road, Police Station - Hare Street, Post Office-G.P.O, Kolkata-700001, represented through its Director Samrat Singh, son

of Hari Singh, having PAN – DRBPS5937P, having Adhaar – 239539815192, having DIN- 07299991,

27. HARDSOFT HIRISE PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U45400WB2012PTC186051, having PAN-AADCH0894B, having its registered office at 23A, N.S.Road, Police Station - Hare Street, Post Office-G.P.O, Kolkata-700001, represented through its Director Samrat Singh, son of Hari Singh, having PAN – DRBPS5937P, having Adhaar – 239539815192, having DIN- 07299991,

28. OVERSURE REALCON PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U45400WB2012PTC186052, having PAN-AABC07973Q, having its registered office at 23A, N.S.Road, Police Station - Hare Street, Post Office-G.P.O, Kolkata-700001, represented through its Director Navin Kumar Khandelwal son of Late Radha Ballabh Khandelwal, having PAN – AFYPK5356G, having Adhaar – 984875532982, having DIN- 09285772,

29. GAJGAMINI BUILDERS PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U45400WB2012PTC186050, having PAN-AAFCG0341J, having its registered office at 23A, N.S.Road, Police Station - Hare Street, Post Office-G.P.O, Kolkata-700001, represented through its Director Navin Kumar Khandelwal son of Late Radha Ballabh Khandelwal, having PAN – AFYPK5356G, having Adhaar – 984875532982, having DIN- 09285772,

30. FUNIDEA ENCLAVE PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U45400WB2012PTC186049, having PAN-AACCF1204C, having its registered office at 23A, N.S. Road, Police Station - Hare Street, Post Office-G.P.O, Kolkata-700001, represented through its authorized representative Shri Siben Bose, son of Late Satyanarayan Bose, having PAN – AFAPB8733Q, having Adhaar – 358597408233, working for gain at 5, Chittaranjan Avenue, Kolkata : 700072,

31. KALASHSIDHI PROPERTIES PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U45400WB2012PTC186065, having PAN-AAFCK0419H, having its registered office at 23A, N.S.Road, Police Station - Hare Street, Post Office-G.P.O, Kolkata-700001, represented through its Director Samrat Singh, son of Hari Singh, having PAN – DRBPS5937P, having Adhaar – 239539815192, having DIN- 07299991,

32. DHANADHIPA ABASAN PVT. LTD., an existing company under the Companies

Act, 2013, having CIN- U70200WB2018PTC227754, having PAN-AAGCD8399A, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented through its Director Partha Pratim Das, son of Late Manas Ranjan Das, having PAN – AIFPD5535J, having Adhaar – 269446749587, having DIN-08191525,

33. DHIRAI ABASAN PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U70200WB2018PTC227697, having PAN-AAGCD8476J, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented through its Director Partha Pratim Das, son of Late Manas Ranjan Das, having PAN – AIFPD5535J, having Adhaar – 269446749587, having DIN-08191525,

34. MAHARDHI GRIHA NIRMAN PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U70109WB2018PTC227983, having PAN-AAMCM0901H, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented through its Director Partha Pratim Das, son of Late Manas Ranjan Das, having PAN – AIFPD5535J, having Adhaar – 269446749587, having DIN-08191525,

35. VAIDHURYA ABASAN PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U70109WB2018PTC227977, having PAN-AAGCV5890A, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented through its Director Partha Pratim Das, son of Late Manas Ranjan Das, having PAN – AIFPD5535J, having Adhaar – 269446749587, having DIN-08191525,

36. AMARASRI DWELLINGS PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U70109WB2018PTC228004, having PAN-AARCA3250C, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented through its Director Partha Pratim Das, son of Late Manas Ranjan Das, having PAN – AIFPD5535J, having Adhaar – 269446749587, having DIN-08191525,

37. MANSASHI ABASAN PVT LTD., an existing company under the Companies Act, 2013, having CIN- U70102WB2012PTC187784, having PAN-AAICM4147R, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented through its authorized representative Shri Nand Kishore Roy, son of Biswanath Roy, having PAN –

AOBPR8497M, having Adhaar – 762079477606, working for gain at 5, Chittaranjan Avenue, Kolkata : 700072,

38. RAMSITA HIRISE PVT LTD., an existing company under the Companies Act, 2013, having CIN- U70102WB2012PTC187212, having PAN-AAGCR2579G, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented through its authorized representative Shri Nand Kishore Roy, son of Biswanath Roy, having PAN – AOBPR8497M, having Adhaar – 762079477606, working for gain at 5, Chittaranjan Avenue, Kolkata : 700072,

39. RAMSITA REALTORS PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U70102WB2012PTC187201, having PAN-AAGCR2580P, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented through its authorized representative Shri Nand Kishore Roy, son of Biswanath Roy, having PAN – AOBPR8497M, having Adhaar – 762079477606, working for gain at 5, Chittaranjan Avenue, Kolkata : 700072,

40. SATPATI COMPLEX PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U70100WB2012PTC188120, having PAN-AASCS6291E, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented through its authorized representative Shri Nand Kishore Roy, son of Biswanath Roy, having PAN – AOBPR8497M, having Adhaar – 762079477606, working for gain at 5, Chittaranjan Avenue, Kolkata : 700072,

41. SATPATI REALTORS PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U70102WB2012PTC188018, having PAN-AASCS6297C, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented through its authorized representative Shri Nand Kishore Roy, son of Biswanath Roy, having PAN – AOBPR8497M, having Adhaar – 762079477606, working for gain at 5, Chittaranjan Avenue, Kolkata : 700072,

42. SRIDATRI REALTORS PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U70102WB2012PTC187058, having PAN-AASCS6295A, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented through its Director

Saileena Sarkar daughter of Late Sudhir Chandra Sarkar, having PAN – EKQPS5336M, having Adhaar – 651315838066, having DIN- 06963882,

43. HARSHAYE REALTORS LLP, a Limited Liability Partnership, having LLP Id. No. ABA-1874, having PAN -AAOFH6221N, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented by MUKUND VANIJYA PRIVATE LIMITED through its Nominee & Designated Partner Sohan Jha son of Mayanand Jha, having PAN – AJXPJ5695A, having Adhaar – 263492644121, having DPIN- 07298309,

44. PANCHVAKRATAY REALTORS LLP, a Limited Liability Partnership, having LLP Id. No. ABA-2164, having PAN-ABBFP4863E, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented through its authorized representative Shri Nand Kishore Roy, son of Biswanath Roy, having PAN – AOBPR8497M, having Adhaar – 762079477606, working for gain at 5, Chittaranjan Avenue, Kolkata : 700072,

45. DEVGANGA REALTORS LLP, a Limited Liability Partnership, having LLP Id. No. ABA-1816, having PAN-AATFD3474C, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented by NAVIN ADVISORY SERVICES PVT. LTD. through its Nominee & Designated Partner Sohan Jha son of Mayanand Jha, having PAN – AJXPJ5695A, having Adhaar – 263492644121, having DPIN- 07298309,

46. NISMAYA REALTORS LLP, a Limited Liability Partnership, having LLP Id. No. - ABA-2122, having PAN-AATFN6157C, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented by PILLAR REALTORS PVT. LTD. through its Nominee & Designated Partner Aditya Purohit son of Daulal Purohit, having PAN – BBFPP9968R, having Adhaar - 479786565712, having DIN - 08144258,

47. SUBHUJA REALTORS LLP, a Limited Liability Partnership, having LLP Id. No. - ABA-1571, having PAN-AEPFS9668P, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented by RECTANGLE VANIJYA PVT. LTD. through its Nominee & Designated Partner Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, having PAN – ADIPD1444J, having Adhaar – 701533716468, having DPIN- 00037919,

48. PINGALI VENKAYYA REALTORS LLP, a Limited Liability Partnership, having

LLP Id. No. - ABA-2015, having PAN-ABBFP4774A, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented by SUNVIEW COMMOTRADE PVT. LTD. through its Nominee & Designated Partner Aditya Purohit son of Daulal Purohit, having PAN - BBFPP9968R, having Adhaar - 479786565712, having DIN - 08144258,

49. SHVETAVAH GRIHA NIRMAN PVT. LTD., an existing company under the Companies Act, 2013, having LLP Id. No.- U70102WB2012PTC188050, having PAN-AASCS6287N, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented through its Director Sanjib Paul son of Late Shyam Sundar Paul, having PAN - ASUPP4633N, having Adhaar - 295768648009, having DIN- 06972849,

50. SHVETAVAH HIRISE PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U70102WB2012PTC188043, having PAN-AASCS6294B, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented through its Director Sanjib Paul son of Late Shyam Sundar Paul, having PAN - ASUPP4633N, having Adhaar - 295768648009, having DIN- 06972849,

51. SHETRIYA BUILDCON PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U70102WB2012PTC188094, having PAN-AASCS6289C, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented through its Director Sanjib Paul son of Late Shyam Sundar Paul, having PAN - ASUPP4633N, having Adhaar - 295768648009, having DIN- 06972849,

52. SHETRIYA GRIHA NIRMAN PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U70102WB2012PTC188101, having PAN-AASCS6296D, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented through its Director Sanjib Paul son of Late Shyam Sundar Paul, having PAN - ASUPP4633N, having Adhaar - 295768648009, having DIN- 06972849,

53. SAHASRAAKSH LIVING PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U70200WB2018PTC228005, having PAN-ABACS8971N, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented through its Director Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, having

PAN – ADIPD1444J, having Adhaar – 701533716468, having DPIN- 00037919,

54. SRIDATRI HIRISE PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U70102WB2012PTC187200, having PAN-AASCS6288D, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented through its Director Saileena Sarkar daughter of Late Sudhir Chandra Sarkar, having PAN – EKQPS5336M, having Adhaar – 651315838066, having DIN- 06963882,

55. SUNASHI ABASAN PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U70102WB2012PTC188064, having PAN-AASCS6290F, having its registered office at 5, Chittaranjan Avenue, Police Station - Bowbazar, Post Office - Princep Street, Kolkata-700 072, represented through its Director Saileena Sarkar daughter of Late Sudhir Chandra Sarkar, having PAN – EKQPS5336M, having Adhaar – 651315838066, having DIN- 06963882,

56. ARUNODYA NIKETAN LLP, a Limited Liability Partnership, having LLP Id No. - ABA-2072, having PAN-ABXFA3301J, having its registered office at 5, Chittaranjan Avenue 1st Floor, Kolkata Kolkata WB 700072, P.O - Princep Street, P.S – Bowbazar, represented by DESIRE TRADES PRIVATE LIMITED through its Nominee & Designated Partner Kripali Mahato, son of Naro Mahato, having PAN – BPCPM3464G, having Adhaar – 671022474256, having DPIN- 06972678,

57. PANCHVAKTRA REALTORS LLP, a Limited Liability Partnership, having LLP Id No. - ABA-2159, having PAN- ABBFP4776C, having its registered office at 5, Chittaranjan Avenue 1st Floor, Kolkata Kolkata WB 700072 IN, P.O. - Princep Street, P.S – Bowbazar, represented by ECO VANIJYA PVT. LTD. through its Nominee & Designated Partner Sanjib Paul son of Late Shyam Sundar Paul, having PAN – ASUPP4633N, having Adhaar – 295768648009, having DIN- 06972849,

58. KAMARI REALTORS LLP, a Limited Liability Partnership, having LLP Id No. - ABA-1922, having PAN- AAYFK3980H, having its registered office at 5, Chittaranjan Avenue 1st Floor, Kolkata Kolkata WB 700072, P.O. - Princep Street, P.S – Bowbazar, represented by GOODHOPE COMMERCIAL PRIVATE LIMITED through its Nominee & Designated Partner Kripali Mahato, son of Naro Mahato, having PAN – BPCPM3464G, having Adhaar – 671022474256, having DPIN- 06972678,

59. EFTINAN CONSTRUCTIONS LLP, a Limited Liability Partnership, having LLP Id No. - ABA-2098, having PAN- AAJFE4735H, having its registered office at 5,

Chittaranjan Avenue 1st Floor, Kolkata Kolkata WB 700072, P.O. - Princep Street, P.S – Bowbazar, represented by KASAUTI MARKETING PRIVATE LIMITED through its Nominee & Designated Partner Kripali Mahato, son of Naro Mahato, having PAN – BPCPM3464G, having Adhaar – 671022474256, having DPIN- 06972678,

60.VIRUPAKSH DEVELOPERS LLP, a Limited Liability Partnership, having LLP Id No. - ABA-2161, having PAN- AAVFV1010E, having its registered office at 5, Chittaranjan Avenue 1st Floor, Kolkata Kolkata WB 700072 IN, P.O. - Princep Street, P.S – Bowbazar, represented by LOFTY ESTATES PVT. LTD. through its Nominee & Designated Partner Sanjib Paul son of Late Shyam Sundar Paul, having PAN – ASUPP4633N, having Adhaar – 295768648009, having DIN- 06972849,

61. RAMAYAN BUILDERS LLP, a Limited Liability Partnership, having LLP Id No. - ABA-1996, having PAN- ABEFR4486Q, having its registered office at 5, Chittaranjan Avenue 1st Floor, Kolkata Kolkata WB 700072 IN, P.O - Princep Street, P.S – Bowbazar, represented by MAHASAKTI TIEUP PRIVATE LIMITED through its Nominee & Designated Partner Kripali Mahato, son of Naro Mahato, having PAN – BPCPM3464G, having Adhaar – 671022474256, having DPIN- 06972678,

62. SACHISH DEVELOPERS LLP, a Limited Liability Partnership, having LLP Id No. - ABA-7578, having PAN- AEQFS7550F, having its registered office at 5, Chittaranjan Avenue 1st Floor, Kolkata Kolkata WB 700072 IN, P.O - Princep Street, P.S – Bowbazar, represented by MANOBAL MARKETING PRIVATE LIMITED through its Nominee & Designated Partner Kripali Mahato, son of Naro Mahato, having PAN – BPCPM3464G, having Adhaar – 671022474256, having DPIN- 06972678,

63. SACHISH BUILDCON LLP, a Limited Liability Partnership, having LLP Id No. - ABA-8057, having PAN- AEQFS7557C, having its registered office at 5, Chittaranjan Avenue 1st Floor, Kolkata Kolkata WB 700072 IN, P.O. - Princep Street, P.S – Bowbazar, represented by DEBONAIR VYAPAAR PVT. LTD. through its Nominee & Designated Partner Sohan Jha son of Mayanand Jha, having PAN – AJXPJ5695A, having Adhaar – 263492644121, having DPIN- 07298309,

64. SACHISH PROPERTIES LLP, a Limited Liability Partnership, having LLP Id No. - ABA-7844, having PAN- AEQFS7558P, having its registered office at 5, Chittaranjan Avenue 1st Floor, Kolkata Kolkata WB 700072 IN, P.O. - Princep Street, P.S – Bowbazar, represented by KOLKATA TRADECOMM PVT. LTD. through

its Nominee & Designated Partner Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, having PAN – ADIPD1444J, having Adhaar – 701533716468, having DPIN - 00037919,

65. SACHISH PROMOTERS LLP, a Limited Liability Partnership, having LLP Id No. - ABA-8066, having PAN- AEQFS7556D, having its registered office at 5, Chittaranjan Avenue 1st Floor, Kolkata Kolkata WB 700072 IN, P.O. - Princep Street, P.S – Bowbazar, represented by CHANDRIMA VINIMAY PVT. LTD. through its Nominee & Designated Partner Sohan Jha son of Mayanand Jha, having PAN – AJXPJ5695A, having Adhaar – 263492644121, having DPIN - 07298309, **AND**

66. DYUMANI PROPERTIES PVT. LTD., an existing company under the Companies Act, 2013, having CIN- U70200WB2010PTC144133, having PAN- AADCD4097N, having its registered office at 11, Crooked Lane, Ground Floor, Police Station - Hare Street, Post Office - Esplanade, Kolkata-700 069, represented through its authorized representative Shri Nand Kishore Roy, son of Biswanath Roy, having PAN – AOBPR8497M, having Adhaar – 762079477606, working for gain at 5, Chittaranjan Avenue, Kolkata : 700072, All 1 to 66 being represented by its Constituted Attorney (PAN.....), a Company/limited liability partnership incorporated under the provisions of the Companies Act,2013/Limited Liability Partnership Act, 2008, having its registered office at Premises No.acting through its **Authorized Signatory**,, (**PAN No.** and **Aadhaar No.**), by nationality Indian, by caste Hindu, son of, by occupation, residing at....., and ALL 1 TO 66 are collectively hereinafter referred to as the “**OWNERS**” (which expression shall unless excluded by or repugnant to the subject or context in so far the companies are concerned shall mean and include their respective successors, successors -in-interest and assigns, in so far as Limited Liability Partnerships are concerned shall mean and include their partners for the time being and such other person or persons who may be admitted as partners thereof and each of their respective heirs, executors, administrators, legal representatives and) of the **FIRST PART**

AND

KRISHNABHAKTA GRIHA NIRMAN PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U70200WB2010PTC144133, having PAN-AADCD4097N, having its office at No. 7, Chittaranjan Avenue, Kolkata 700072, represented through its Authorised Signatory Mr. Gautam Sil son of Late A.C. Sil, having PAN – AQDPS4966L, having Adhaar – 343080011641, working for gain at 5, Chittaranjan Avenue, Kolkata-700072 and authorized vide resolution dated [_____], hereinafter referred to as the “**PROMOTER**”(which expression shall unless repugnant to the context or meaning thereof be deemed mean and include their respective successors, successors -in-interest and assigns) **of the SECOND PART**

AND

Mr [___], son of [___], PAN No: [___], AAADHAR No: [___] and **Mrs** [___], wife of [___], PAN No: [___], AAADHAR No: [___], both residing at [___], (hereinafter collectively referred to as the “**Purchaser/Allottee**”, which expression shall unless repugnant to the context or meaning thereof mean and include his/her/their heirs, representatives, successors-in-interest, executors and/or permitted assigns) of the **THIRD PART**.

[OR]

[___], a company incorporated under the Companies Act, 1956 and having its registered office at [___] P.O [___], P.S [___], having PAN: [___], represented by its authorized representative Mr [___], son of [___], residing at [___], P.O [___], P.S [___], having Aadhar No. [___], authorized vide board resolution dated [___], (hereinafter referred to as the “**Purchaser/Allottee**”, which expression shall unless repugnant to the context or meaning thereof mean and include its successors-in-interest and permitted assigns) of the **THIRD PART**.

[OR]

[__] [PAN: [__]], a partnership firm established under the Indian Partnership Act, 1932 and having its office at [__] P.O [__] P.S [__] and represented by its authorised partner [__] [PAN: [__]], [AAADHAR No: [__]], son of [__] and residing at [__] P.S [__] P.O [__], (hereinafter referred to as the “**Purchaser/Allottee**”, which expression shall unless repugnant to the context or meaning thereof mean and include the partners of the firm for the time being and their successors and permitted assigns) of the **THIRD PART**.

[OR]

[__] [PAN: [__]], a trust/society established under the Indian Trusts Act, 1882/Societies Registration Act, 1860 and having its office at [__] P.S [__] P.O [__] and represented by its [__] Mr [__] [PAN: [__]], [AAADHAR No: [__]], son of [__] and residing at [__] P.S [__] P.O [__], (hereinafter referred to as the “**Purchaser/Allottee**”, which expression shall unless repugnant to the context or meaning thereof mean and include all the trustees of the trust for the time being/all the members of the Governing Body of the society for the time being and their successors-in-office and permitted assigns) of the **THIRD PART**.

[OR]

Mr [__] [PAN: [__]], [AAADHAR No: [__]], son of [__] residing at [__] P.S [__] P.O [__] for self and as the Karta of the Hindu Joint Mitakshara Family known as [__] HUF [PAN: [__]], having its place of business/ residence at [__] P.S [__] P.O [__] (hereinafter referred to as the “**Purchaser/Allottee**”, which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees) of the **THIRD PART** :

The Promoter and the Allottee shall hereinafter collectively be referred to as

the

“Parties” and individually as a **“Party”**.

WHEREAS:

- A. The Owners are the absolute and lawful owners of the property more fully described in **First Schedule Part – I** hereto which was purchased by the Owners from time to time (hereinafter referred to as “the Said **Larger Property**”).
- B. The vesting of the ownership of **the said Larger Property** in favour of the Owners is more particularly detailed in **First Schedule PART II** hereunder.
- C. The Owners desired to develop Said Larger Property in phases and for that purpose had approached with the proposal of development of the Said Larger Property wherein the Owners would allow, permit and that the Promoter would have all right power and authority to develop the Said Larger Property at its own cost and expenses.
- D. By and under a Development Agreement dated 03.02.2023 made between the above-named Owners Nos. 1 to 66 as Owners therein and the Promoter hereto as Developer therein and registered with the office of DSR III, South 24 Parganas, Kolkata in Book No. I, Volume No. 1603-2023, Pages 63174 to 63305, Being No. 160301823 for the year 2023, the Owners No. 1 to 66 in consultation with each other had jointly granted the exclusive right of development in respect of the said Larger Property including the said Land (defined below) for construction of the Villa/Row House project (**“Project”**), in favour of the Promoter herein, which the Promoter had agreed to undertake for the consideration and on the terms and conditions contained therein. Pursuant to the said Development Agreement, a separate registered Power of Attorney dated 10th February, 2023 was also executed accordingly by the Owners in favour of (1) Mr. Aditya Patodia and (2) Mr. Gautam

Chakraborty, and was registered at the office of the DSR III, South 24 Parganas, in Book No. I, Volume No. 1603-2023, Pages 73319 to 73428, Being No. 160302361 for the year 2023.

- E. The Promoter has caused a map or plan being No. 782/912/KMDA dated 02.01.2023 (hereinafter referred to as the said “**Plan**”) sanctioned by the concerned authorities whereby the Promoter has become entitled to undertake development of the said Larger Property including the said Land (defined below) for construction of the Row House/Villa project (“**Project**”).
- F. By a Boundary Declaration dated 06.08.2022, the Owners have declared that the physical area of the Larger Property is 6.17 acres (more or less).
- G. For beneficial use and enjoyment by the Allottees including the Allottees of the Future Phase Lands (as defined below) the Larger Property has been divided and dedicated in the manner following:
 - i. 4.87 acres (more or less) of land more fully described in **First Schedule Part – III** hereto, forming part of the said Larger Property has been reserved and/or allocated to the Project (defined below) (“**the said Land/Project Land**”)
 - ii. 0.84 acres (more or less) of land more fully described in **First Schedule Part – IV** hereto, forming part of the said Larger Property has been reserved and/or allocated for **Club Meraki** (defined below).
 - iii. 0.46 acres (more or less) of land more fully described in **First Schedule Part – V** hereto, forming part of the said Larger Property has been reserved and/or allocated for **Future Phase Lands** (defined below)

The said Land, Club Meraki and Future Phase Lands are shown in the Plan annexed hereto (Annexure A) and marked in Red, Blue, Green and Yellow respectively.

- H. The Promoter has completed the construction of the Project (as hereinafter defined) at the said Project Land in accordance with the Plan sanctioned by the concerned authorities and have obtained a Full Completion Certificate vide Completion CaseNo. _____ dated _____.
- I. The Purchaser, being desirous of purchasing a Villa/Row House in the Project vide (“**Application**”, details provided in **Second Schedule - Part III**) and had been allotted vide **Allotment Letter** (details provided in **Second Schedule - Part IV**) by the Promoter ALL THAT the Ground + One storied Villa/Row House (“**Row House/Villa**”) together with perpetual rights of exclusive balcony, exclusive terrace, exclusive open front yard (including car parking space), exclusive open back side lawn and exclusive rights of the land underneath the Villa/Row House (hereinafter collectively referred to as the “**Said Unit**“, more fully and particularly described in **Second Schedule - Part I** hereunder written) with the plan annexed hereto, marked as **Second Schedule - Part II** hereto together with the irrevocable right to use the common areas, parts, portions, installations and facilities of the Project in common with the remaining allottees of the Project (hereinafter collectively referred to as the “**Common Areas**”, and more particularly described in **Third Schedule - Part I** hereto) for a total consideration of Rs [___] (Rupees [___]) (“**Total Price**”)
- J. Subsequently, by an Agreement for Sale dated _____ and registered with Additional Registrar of Assurances-____, Kolkata in Book No. _____, Volume No. _____, Pages from _____ to _____ being No. _____ for the year _____ the Promoter had agreed to

sell and transfer to the Allottee the ALL THAT the Ground + One storied Villa/Row House (**“Row House/Villa”**) together with perpetual rights of exclusive balcony, exclusive terrace, exclusive open front yard (including car parking space), exclusive open back sidelawn and exclusive rights of the land underneath the Villa/Row House, for the consideration and on the terms and conditions therein mentioned (hereinafter referred to as "the **Sale Agreement**"). In case there is any discrepancy between the terms of these presents and the Sale Agreement, the terms contained in these presents shall prevail.

- K. The said **Unit**, the Common Areas and Installations is complete in all respects to the full and final satisfaction of the Allottee. The Promoter has delivered possession of the said **Row House/Villa** to the Allottee at or before the execution of these presents. Upon completion there has been a variation in the areas of the said **Row House/ Villa** and accordingly the areas and the consideration amount mentioned in the Sale Agreement have been modified.
- L. The Promoter has duly complied with its obligations contained in the said Sale Agreement as modified by these presents and is not in default of its obligations therein, which the Allottee doth hereby confirm, and similarly the Promoter hereby confirms that the Allottee has made full payment of the Total / Agreed Price to the Promoter.
- M. The Allottee has now requested the Owner and the Promoter to convey the said Unit in favour of the Allottee.
- N. At or before the execution hereof, the Allottee has fully satisfied itself with regard to the following:
 - (i) The right, title and interest of the Promoter and the Owners to/over/in respect of the Said Land and to develop and deal

- with the Project intended to be constructed/developed on the Said Land;
- (ii) the nature, state, condition and measurement of the Said Land and the Project, as applicable, and the manner in which the same is/are presently intended to be used
 - (iii) the proposed location, lay out plan and the dimensions of each of the Said Unit;
 - (iv) the Common Areas which are intended to form a part of the Project
 - (v) the nature and the extent of the rights and benefits proposed to be granted and/or extended to the Allottee as also the several obligations to be performed and fulfilled by the Allottee, each to the satisfaction of the Promoter;
 - (vi) the Specifications as also the measurements, dimensions, designs and drawings;
 - (vii) the state and condition of the **said Unit** which are intended to be handed over to the Allottee subject to compliance by the Allottee of each of the stipulated terms to the satisfaction of the Promoter;
 - (viii) The workmanship and quality of construction of the said **Row House/Villa** and the Project, including the structural stability of the same.
 - (ix) The total area comprised in the said Unit.
 - (x) the exclusive balcony, exclusive terrace, exclusive open front yard (including car parking space), exclusive open backside lawn and exclusive rights of the land underneath the Row house/Villa shall not form part of Common Areas as per the provisions of the West Bengal Apartment Ownership Act, 1972 or as per the Act and Rules and shall be reserved for exclusive and perpetual use of the Allottee of the Row House/Villa
 - (xi) The Completion Certificate issued by the concerned authority.
 - (xii) The final scheme of user and enjoyment of the Common

Areas, Shared Infrastructure (defined below) and Installations as contained in these presents.

- (xiii) The projects on the Future Phase Lands or any part thereof may, at the sole discretion of the Promoter, be integrated with the Project without affecting the entitlement of the Allottee as regards the Unit and in such event the Promoter shall intimate about the same to the Allottees accordingly and, the Promoter shall be further entitled to connect Future Phase Lands with the infrastructure such as access roads, passages, sewerage treatment plant, rain/storm water storage tank, pump room, electrical transformer etc. (Shared Infrastructure), notwithstanding any temporary disruption caused in the use and/or enjoyment of the Said Unit, and each of such further constructions in the Future Phase Lands shall absolutely belong to the Promoter who shall be entitled to deal with the same in such a manner as the Promoter may deem fit and proper, and the Allottee hereby agree(s) and undertake(s) not to do, execute or perform or permit the doing, execution or performance of any act, deed or thing which may prevent the Promoter from undertaking the construction of and/or dealing with or otherwise transferring the aforesaid, and the Allottee covenant(s) and undertake(s) not to object to the same on any ground whatsoever or to claim, demand etc. any compensation, damages etc..
- (xiv) The Promoter is constructing/has completed construction of a residential Club known as Club Meraki on a separate land as shown in the plan annexed hereto. The said Club Meraki shall comprise of various amenities as provided in "**Third Schedule** herein - **Part-II**". The said Club Meraki shall belong to the Promoter and the same shall be available for use on the terms and conditions as mentioned in the Sale Agreement and these presents and/or as may be directed/informed by the Promoter or the person designated by the Promoter, and the Allottee(s)

shall not object to the same in any manner whatsoever. The Allottee(s) shall be entitled to use such Club Meraki, subject to the rules, regulations / guidelines framed by the Promoter and the Allottee is aware that the Club Meraki and Future Phase Lands shall not form part of the Declaration required under the West Bengal Apartment Ownership Act as and when Association in respect of the Project is being made. The Allottee(s) hereby confirms and acknowledges that the Club Meraki shall be managed/controlled by the Promoter and or its nominees. The Allottee nor the Association shall have or claim any manner or nature of right and/or title and/or interest to/over/in respect of any of the parts and portions of the Club Meraki and the Allottee covenant(s) and undertake(s) not to at any time claim, set up, make, raise etc. any manner/nature of claim, demand or action contrary to the aforesaid.

- (xv) The Promoter has informed and the Allottee(s) hereby confirms and acknowledges that the Allottee shall have perpetual easements rights over the Shared Infrastructure in common with the Allottees of the Future Phase Lands.
- (xvi) that the Allottee has sought and obtained independent legal advice and opinion and has caused this Agreement to be vetted by advocates/lawyers appointed by the Allottee.

O. The Allottee has conducted necessary due diligence and fully satisfied itself about the title of the Owner to the said Project and all legal incidents and matters in relation thereto and/or affecting the same, including those hereinbefore recited and also hereinafter stated, and has accepted the same to be free from all encumbrances whatsoever and agrees and covenants not to raise any objection thereto or make any requisition in connection therewith.

I. NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in consideration of the sum of Rs. _____ (Rupees

_____) only paid by the Purchaser to the Promoter at or before the execution hereof (the receipt whereof the Promoter doth hereby as also by the receipt hereunder written admit and acknowledge and from the same and every part thereof hereby forever acquit release and discharge the Purchaser), the Owner and the Promoter doth hereby grant sell convey transfer release assign and assure unto and to the Purchaser **ALL THAT** the said Unit described in the **SECOND SCHEDULE – PART I** hereunder written **TOGETHER WITH** proportionate undivided indivisible impartible share in the Common Areas and Installations described in the **THIRD SCHEDULE** hereunder written **AND** all the estate right title and interest of the Promoter into or upon the said Unit and every part thereof, with all legal incidents thereof **AND** reversion or reversions remainder or remainders and the rents issues and profits of and in connection with the said Unit **TOGETHER WITH** easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Unit as set out in the **FIFTH SCHEDULE** hereunder written **TO HAVE AND TO HOLD** the said Unit and every part thereof unto and to the use of the Purchaser absolutely and forever free from all encumbrances and liabilities whatsoever with clear and marketable title **TOGETHER WITH** the free, unfettered, transferable and heritable rights of the Purchaser to own, use, occupy and enjoy the Said Unit as absolute owner thereof with all other rights and properties herein mentioned **SUBJECT NEVERTHELESS TO** the Allottee's covenants and agreements herein contained and also in the Sale Agreement and on the part of the Allottee to be observed fulfilled and performed **EXCEPTING AND RESERVING** unto the Promoter and the persons deriving title from the Promoter such easements quasi-easements rights and privileges as set out in the **SIXTH SCHEDULE** hereunder written **AND ALSO SUBJECT** to the Allottee paying and discharging all municipal and other rates taxes and impositions on the said Unit wholly and the Common Expenses (described in the **FOURTH SCHEDULE** hereunder written) proportionately and all other outgoings in connection with the

said Unit wholly and the said Project and in particular the Common Areas and Installations proportionately.

II. THE OWNER AND PROMOTER DOTH HEREBY COVENANT WITH THE ALLOTTEE as follows:-

- i) The interest which the Owner and the Promoter professes to transfer subsists and that the Promoter has good right full power and absolute authority to grant, sell, convey transfer, assign and assure unto and to the use of the Allottee the said Unit in the manner aforesaid.
- ii) It shall be lawful for the Allottee from time to time and at all times hereafter to peaceably and quietly, but subject nevertheless to the provisions herein contained, to own, hold, use and enjoy the said Unit and every part thereof and to receive the rents issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by the Promoter or any person claiming through or under the Promoter.
- iii) The Promoter shall upon reasonable request and at the costs of the Allottee 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 said Unit hereby granted sold conveyed and transferred unto and to the Allottee in the manner aforesaid as shall or may be reasonably required by the Allottee.
- iv) In case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the Sale Agreement relating to such development is brought to the notice of the Promoter

within a period of 5 (five) years by the Purchaser from the date of issue of Completion Certificate, the Promoter shall 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 Allottee shall be entitled to receive appropriate compensation in the manner as provided under applicable laws.

It is expressly agreed and understood that the Promoter shall not be liable to rectify any defect occurring under the following circumstances:

- a. If there are changes, modifications or alteration in plumbing pipes and fittings and fixtures or change of wall or floor tiles after the Allottee taking over possession of the Said Unit, the Promoter will not take any responsibility of waterproofing, cracks or any defect in plumbing pipes and fittings and fixtures that have developed directly or indirectly due to such changes;
- b. If there are changes, modifications or alteration in electrical lines and wirings after said possession unto the Allottee, the Promoter will not take any responsibility of any defect in electrical lines and wirings that have developed directly or indirectly due to such changes, modifications or alterations;
- c. If there are changes, modifications or alterations in doors, windows or other related items, then the Promoter will not take responsibility of door locks or door alignment or seepage from windows or any other related defects arising directly or indirectly out of such changes, modifications or alterations;
- d. If the Allottee after taking actual physical possession of the Said Unit, executes interior decoration work including any addition and/or alteration in the layout of the internal walls of the Apartment by making any changes in the Apartment, then any defect like damp, hair line cracks, breakage in floor tiles or other defects arising as a direct or indirect consequence of such alterations or changes will not be entertained by the Promoter;

- e. Different materials have different coefficient of expansion and contraction and as such because of this difference there are chances of cracks developing on joints of brick walls and RCC beams and columns. Any cracks developed for reasons other than as mentioned above the Promoter shall get it rectified at its own cost.
- f. If the materials and fittings and fixtures provided by the Promoter are not being maintained by the Allottee or his / her agents in the manner in which same is required to be maintained.
- g. Any electrical fittings and/or gadgets or appliances or other fittings and fixtures provided by the Promoter in the Common Areas and/or in the - unit going out of order or malfunctioning due to voltage fluctuations or other reasons not under the control of the Promoter and not amounting to poor workmanship or manufacture thereof.
- h. Any defect due to force majeure
- i. Failure to maintain the amenities / equipments
- j. Due to failure of AMC
- k. Regular wear and tear
- l. If the Architect certifies that such defects are not manufacturing defect or due to poor workmanship or poor quality.

Notwithstanding anything hereinbefore contained it is hereby expressly agreed and understood that in case the Allottee, without first notifying the Promoter and without giving the Promoter the reasonable opportunity to inspect, assess and determine the nature of purported defect in the Apartment, alters the state and condition of the area of the purported defect, then the Promoter shall be relieved of its obligations contained in clause 12 hereinabove.

- v) The Promoter undertakes to co-operate with the Purchaser and provide necessary support and sign and execute all necessary documents so as to enable the Purchaser's name to be reflected in all concerned government records as the sole, exclusive and

absolute owner of the Unit at the cost of the Purchaser.

- vi) The Promoter has paid all outgoings before transferring the physical possession of the Unit to the allottees, which it has collected from the allottees, for the payment of outgoings (including land cost, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions , which are related to the project and within the scope of the Promoter). If the promoter fails to pay all or any of the outgoings collected by it from the allottees or any liabilities, mortgage loan and interest thereon (which are within the scope of the Promoter) before transferring the Unit to the Allottees, the promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charge, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

III. THE PROMOTER DOETH HEREBY REPRESENT AND WARRANT TO THE ALLOTTEE as follows:

The Promoter doeth hereby repeats and reiterates all representations and warranties, as made in the Sale Agreement and in addition to that further represents and warrants to the Purchaser that:

- i) The Owner and Promoter assures the Purchaser that the Owner and Promoter has the right to execute this Deed of Conveyance and has not committed or omitted to perform any act or thing, whereby the right title and interest of the Purchaser created herein, may be prejudicially affected.

- ii) the Unit, the Common Areas and the Project are complete in all respect, habitable and have been constructed and developed without any workmanship or quality or structural defect.

- iii) The transfer of the proportionate undivided indivisible impartible share in the Common Areas and Installations in the name of the Allottee is being done in the capacity of the Allottee as a trustee on behalf of and for the benefit of the Association / Maintenance Company (as applicable) to be ultimately formed for the Project and that the Allottee shall transfer the proportionate undivided indivisible impartible share in the Common Areas and Installations in favour of the Association / Maintenance Company (as applicable) at its own costs at the appropriate time after formation of the Association / Maintenance Company (as applicable) and/or at such time when all the Allottees of different Units transfer their proportionate undivided indivisible impartible share in the Common Areas and Installations in favour of the Association / Maintenance Company (as applicable). The Promoter is under an obligation to transfer in favour of the Allottee the proportionate undivided indivisible impartible share in the Common Areas and Installations in respect of the said Unit. From Section 17 of the Real Estate (Regulation and Development) Act, 2016 it appears that the undivided proportionate title in the Common Areas and Installations is to be transferred to the Association in addition to handing over of the Common Areas and Installations to the Association. However, from Clause 10 of Annexure 'A' to the West Bengal Real Estate (Regulation and Development) Rules, 2021 it appears that by the Deed of Conveyance, title of the said Unit together with proportionate indivisible share in the Common Areas and Installations are to be transferred to the Allottee. It also appears from Section 5(2) of the WB Apartment Ownership

Act, 1972 that undivided interest in the common areas and facilities shall be deemed to be conveyed or encumbered with the Unit even though such interest is not expressly mentioned in the conveyance. Accordingly, there is contradiction, ambiguity and/or lack of clarity regarding transfer of the undivided proportionate share in the Common Areas and Installations. Further as per the registration procedure followed by the Registration Authorities in West Bengal for registering Deeds of Conveyance regarding the said Units, the market valuation of the said Unit is to be ascertained from the website of the Registration Authorities and the same is required to be approved by the Registration Authorities for enabling the Deeds of Conveyance to be registered. The Market Valuation e-Assessment Slip regarding any Unit can be generated only on the basis of super built-up area which includes the undivided proportionate share in the Common Areas and Installations and market valuation is made on such basis taking into consideration the undivided proportionate share in the Common Areas and Installations. Stamp duty and registration fees are payable on the basis of such valuation including undivided proportionate share in the Common Areas and Installations without which the Deed of Conveyance cannot be registered. Under the aforesaid circumstances, it is not possible for the Promoter to execute this Deed of Conveyance in favour of the Purchaser only in respect of the said Villa/Row House excluding the proportionate undivided indivisible impartible share in the Common Areas and Installations in respect of the said Unit. Further and in any event, presently there is no procedure for registration of a Deed of Transfer / Conveyance of undivided proportionate share in the Common Areas and Installations in favour of the Association without any consideration. The consideration for the undivided proportionate share in the Common Areas and Installations is being paid by the Allottee and no amount is or shall be receivable by the Promoter from

the Association. Under the circumstances, at present there is no practical method of transfer of undivided proportionate share in the Common Areas and Installations in favour of the Association without payment of any consideration. In view of the above situation, the Promoter has no option but to execute this Deed of Conveyance in favour of the Allottee transferring also the undivided proportionate share in the Common Areas and Installations since the stamp duty and registration fees are being paid by the Allottee on such basis and in as much as the ultimate aim of the Real Estate (Regulation and Development) Act, 2016 including Section 17 thereof and Annexure A of the Rules is that the Promoter should not retain ownership of the undivided proportionate share in the Common Areas and Installations which should be transferred to the Allottee and/or for his benefit to the Association. Under such circumstances, the Promoter is hereby discharging its obligation of transfer of the proportionate undivided indivisible impartible share in the Common Areas and Installations in respect of the said Unit in favour of the Allottee herein with the understanding that the Allottee shall hold the same in trust for the Association / Maintenance Company (as applicable) to be formed in future in respect of the Project and shall transfer the same to such Association / Maintenance Company (as applicable) in accordance with law, if and when clarity is available on the above issue. If necessary, the Promoter agrees to join as a party to such deed and/ or document for transfer of undivided proportionate share in the Common Areas and Installations in favour of the Association / Maintenance Company (as applicable). The stamp duty and registration fees, if any, for such transfer shall be payable by the Purchaser proportionately along with all the Allottees of the Project.

IV. THE ALLOTTEE DOETH HEREBY COVENANT WITH THE PROMOTER as follows:

- A. The Allottee so as to bind himself to the Promoter and the other allottees and so that this covenant shall be for the benefit of the Project and other units therein hereby covenants with the Promoter and with all the other allottees that the Allottee and all other persons deriving title under them will at all times hereafter observe the terms conditions covenants restrictions set-forth herein and also in the said Sale Agreement, which shall apply mutatis mutandis.
- B. The Purchaser hereby acknowledges that it is his/her/its obligation and liability to make payment of all rates, taxes and all other outgoings whether local state or central in respect of his/her/it Unit from the date or deemed date of delivery of possession of the said Unit to the Purchaser and shall be liable to make payment as and when the same becomes due and payable without raising any objection whatsoever or howsoever and agrees to indemnify and keep the Owner and the Promoter and the Association saved harmless and fully indemnified of and from against all losses damages costs claims actions and proceeding including litigation cost suffered by the Promoter for non payment or delay in payment of the same.
- C. In terms of the Sale Agreement, the Allottee has at or before the execution hereof deposit and/or keep deposited with the Promoter a sum of Rs. _____/- (Rupees _____) only to remain in deposit with the Promoter and in the event of any default by the Allottee in making payment of the municipal and other rates taxes (if applicable) and outgoings, electricity charges, maintenance charges and proportionate liability towards the Common Expenses (including those mentioned in the **Fourth Schedule**) within the due dates and in the manner mentioned hereunder, the Promoter in their sole discretion and without prejudice to the other rights and remedies available to

the Promoter, be entitled to meet out of the said deposit the amount/s under default. At the time of handover of the common areas and the common purposes to the Association / Maintenance Company, the Promoter shall transfer the balance lying in the said deposit account of the Allottee to the Association / Maintenance Company.

1. MAINTENANCE OF THE SAID UNIT/PROJECT

The Promoter shall be responsible to provide and maintain the Project, including the Common Areas and Installations and the essential services, till taking over of the maintenance of the Project by the Association of Allottees subject to Allottees making payment of the maintenance charges agreed under these presents.

The terms conditions covenants restrictions etc., pertaining to use and enjoyment of the Common Areas and Installations of the Project are contained in **Annexure "B"** hereto and all the Allottees of the said Units shall be bound and obliged to comply with the same.

2. RIGHT TO ENTER THE UNIT FOR REPAIRS

The Promoter / maintenance agency / association of allottees, as the case may be, shall have rights of unrestricted access of all Common Areas, for providing necessary maintenance services and the Allottee agrees to permit the Promoter / association of allottees and/or maintenance agency to enter into the said Unit or any part thereof, after due prior written notice of 48 hours and during the normal working hours, unless emergent circumstances warrant otherwise, with a view to set right any defect.

3. USAGE

Use of Service Areas: The service areas, if any, as located within the Project, shall be earmarked for purposes such as services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment's, waiting room(s) / storage room(s) / changing room / wash room for staff etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas in any manner whatsoever, and the same shall be reserved for use by the association of allottees formed by the Allottees for rendering maintenance services.

4. COMPLIANCE WITH RESPECT TO THE UNIT:

4.1 The Allottee shall, after taking possession, be solely responsible to maintain the said Unit at his/her/its own costs, in good repair and condition and shall not do or suffer to be done anything in or to the said Project, or the said Unit, or the staircases, lifts, common passages, circulation areas, atrium 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 said Unit, and keep the said Unit, 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 Villas/Project are not in any way damaged or jeopardized.

4.2 The Allottee shall not be entitled to construct any structures in the exclusive open front yard, the backside lawn and the terrace of the said Villa/Row House. The Allottee hereby agrees and undertakes that the Allottee would maintain the greenery provided by the

Promoter and shall do no construction over the green space since the same is mandatorily required to be kept as virgin green as per the applicable laws and any failure in this regard shall be treated as material breach and will entitle the Promoter to restore the same as virgin green at the cost of the Allottee. The Allottee hereby further undertakes to abide by the same and also agrees not to change the façade of the Villa/Row House. The said restrictions have also been imposed to maintain looks and aesthetics of the Project and breach of it shall be considered as a material breach of contract.

4.3 The Allottee further undertakes, assures and guarantees that he/she/it would not put any signboard/name-plate, neon light, publicity material or advertisement material etc. on the face / façade of the Villas(s) or anywhere on the exterior of the Project therein or the Common Areas. The Allottees 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 Allottee shall not store any hazardous or combustible goods in the said Unit or place any heavy material in the common areas of the Project. The Allottee shall also not remove any wall including the outer and load bearing wall of the said Unit.

4.4 The Allottee 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 the association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

5. OTHER PROVISIONS:

5.1 Save the said Unit the Allottee shall have no right nor shall claim any right whatsoever or howsoever over and in respect of other

units and spaces or constructed areas to the extent not forming part of the Common Areas and Installations and the Promoter shall be absolutely entitled to use, enjoy, transfer, sell and/or part with possession of the same and/or to deal with the same in any manner and to any person and on any terms and conditions as the Promoter, in its absolute discretion, shall think fit and proper and the Allottee hereby consents to the same and agrees not to obstruct or hinder or raise any objection with regard thereto nor to claim any right of whatsoever nature over and in respect of the said areas and spaces belonging to the Promoter exclusively.

- 5.2 The said Unit is liable to be assessed to municipal tax for the quarter subsequent to the quarter in which the said Unit(s) have been granted Full Completion Certificate. The Allottee shall within 6 (six) months from the date hereof apply for at his own costs separate assessment and mutation of the said Unit in the records of the concerned authorities.
- 5.3 In case of any amount (including maintenance charges) being due and payable by the Allottee to the Promoter and/or the Maintenance In- Charge, the Allottee shall not be entitled to let out, transfer or part with the possession of the said Unit till the time the same are fully paid and NoDues Certificate is obtained from the Promoter and/or the Maintenance In-Charge or the association of allottees, as applicable.
- 5.4 Notwithstanding anything elsewhere to the contrary herein contained it is expressly agreed and understood that the Promoter shall be exclusively entitled to and shall have the exclusive right to install its own glow sign / signage without any fee or charge and also to install and/or permit any telecom

company or service provider to install Towers, V-Sat, Dish or other Antennas or installations of any nature in the Project on such terms and conditions as the Promoter may in its sole discretion think fit and proper without any objection or hindrance from the Allottee, and the Allottee hereby consents to the same;

5.5 The Allottee shall have no connection whatsoever with the purchasers / buyers of the other Units and there shall be no privity of contract or any agreement arrangement or obligation or interest as amongst the Allottee and the other Allottees (either express or implied) and the Allottee shall be responsible to the Promoter for fulfillment of the Allottee's obligations and the Allottee's obligations and the Promoter's rights shall in no way be affected or prejudiced thereby.

5.6 The properties and rights hereby transferred to the Allottee is and shall be one lot and shall not be partitioned or dismembered in part or parts in any manner. It is further agreed and clarified that any transfer of the said Unit by the Allottee shall not be in any manner inconsistent herewith and the covenants herein contained shall run with the land.

6.7 **Club Meraki:**

- a. **Users:** The Allottee shall have the right to use Club Meraki in common with the Owner, the Promoter and other Allottees of the Project and the projects that may be developed on Future Phase Lands or any part thereof, as the Promoter may in its sole discretion decide from time to time, and other persons permitted by the Promoter. The Allottee hereby unconditionally accepts the proposed usage of the Club Meraki in common by the allottees of the Project as well as by the owners and occupiers of the

projects to be constructed on the Future Phase Lands or any of them, as the Promoter may in its absolute discretion decide and shall not, under any circumstances, raise any objection or hindrance to such common use.

- b. **Naming:** The name 'Club Meraki' may be changed by the Promoter at any time and upon such change the expression "Club Meraki" wherever used in this agreement shall mean and refer to the changed name.
- c. **Facilities:** The conveniences, amenities and facilities of the Club Meraki shall be decided by the Promoter and the same shall be final and binding on the Allottee. A list of the proposed facilities, as per current planning, of the Club Meraki has been provided of Third Schedule – PART II hereto. However, notwithstanding anything contained in Third Schedule – PART II hereto, the Allottee accepts and confirms that the Promoter shall have the sole right and discretion in planning the details and facilities of the Club Meraki and the same may also from time to time be varied at the sole discretion of the Promoter.
- d. **Club Meraki Costs:** All costs and expenses for and relating to the Club Meraki (including the cost of the Club Manager, the management, maintenance, administration, repair, replacement, upkeep of all areas, equipments and utilities thereat and the cost of the professionals, employees and other persons appointed or engaged, the costs of rendition of security, services, amenities and facilities, taxes and overheads and all other fees, costs, charges and expenses connected therewith) shall be borne and paid by the allottees of the Project and allottees of those projects in the Future Phase Lands (or any part thereof) as may be granted membership in the Club Meraki by the Promoter. It is clarified that the liability of the allottees of the projects in Future Phase Lands shall commence only from the date when the membership of the Club

Meraki is granted to them.

- e. **Membership Obligation of Allottee:** Membership of the Club Meraki shall be mandatory and compulsory for the allottees of the Project. The Membership shall in case of joint allottees be given to only one amongst them as they may nominate and if such nomination is not made then the first named Allottee shall be the member of the Club Meraki. The Allottee further accepts and confirms that (i) membership of the Club Meraki shall only be for the allottees of the residential apartments, (ii) each apartment shall be entitled to one 1 (one) membership only irrespective of the number of allottees of such apartment, (iii) membership shall be only for individuals (i.e. no corporate membership) and if the Allottee is a body corporate or an organization or entity, it concerned apartment for being admitted to membership of the Club Meraki, (iv) the Club Meraki can be used by the member and his/her immediate family i.e. spouse and children (v) in the event of sale or transfer of the said Unit, the membership of the transferor Allottee will automatically stand transferred in favour of such transferee at the then applicable Club Rules with cessation of membership or right of use of the transferor Allottee and (vi) if the Allottee let out his/her apartment, he/she may request for a temporary suspension of his/her usage right of the Club Meraki and permission for usage of the Club Meraki by the tenant under his/her membership. The Allottee agrees and confirms that the membership of the Club Meraki shall under no circumstances be separately conveyed.
- f. **Administration of the Club Meraki:** The Allottee agrees and confirms that the Club Meraki (at the sole discretion of the Promoter) shall be initially managed and operated by the Promoter either by itself or through its nominee for such period the Promoter shall think proper. The Promoter herein shall appoint on such terms and conditions as the Promoter may deem fit and

proper one or more person or agency ("Club Manager") for the management and administration of the Club Meraki and rendition of the facilities therein to the users thereof, appointment/engagement of professionals and other persons therefor and setting out the rules and charges of use. The Club Manager may or may not be the Maintenance Agency and the cost of such Club Manager shall be part of the costs and expenses of running, management and administration of the Club Meraki. The Association and the associations of allottees on Future Phase Lands who are given membership rights by the Promoter in the Club Meraki shall jointly be given the responsibilities in respect of the Club Meraki at such time and on such terms and conditions as the Promoter may deem fit and proper.

- g. **Membership Fee and Annual Subscription & Other Charges:** The Allottee agrees and confirms that:
- h. The Allottee shall pay to the Promoter, a non-refundable one-time membership fee as provided in Schdeule C hereto for providing membership to the Club Meraki.
- ii. The Allottee shall have to pay a fixed annual subscription for membership of the Club Meraki, which shall be determined by the Promoter at the time of opening of the Club Meraki and the same at the sole discretion of the Promoter shall be in addition to the Maintenance Charges and proportionate Common Expenses payable by the Promoter.
- iii. The Allottee shall be required to pay month by month and every month the additional charges as may be fixed by the Promoter/Club Manager/Associations for and on account of the facilities, which would be made available at the Club Meraki for use of the same by the members on "Pay and Use" basis.

- i. **Further and Fuller Terms:** Only the basic preliminary terms and conditions pertaining to the membership and rules governing the Club Meraki are recorded in this Agreement. The Allottee understands and accepts that detailed terms and conditions of membership as also the various charges and rules and regulations governing use of the Club Meraki and its facilities will be formulated by the Promoter in due course and circulated to members before the Club Meraki is made operational. The Allottee agrees and accepts to abide by the same.
- 6.8 The Allottee shall be and remain responsible for and indemnify the Promoter and the Maintenance In-charge against all damages costs claims demands and proceedings occasioned to the said Project or any other part of the Project or to any person due to negligence or any act deed or thing made done or occasioned by the Allottee and shall also indemnify the Promoter against all actions claims proceedings costs expenses and demands made against or suffered by the Promoter as a result of any act omission or negligence of the Allottee or the servants agents licensees or invitees of the Allottee and/or any breach or non-observance non- fulfillment or non-performance of the terms and conditions of the Sale Agreement and these presents to be observed fulfilled and performed by the Allottee.
- 6.9 The Project at the said Land shall bear the name “**Meraki**” unless changed by the Promoter from time to time in its absolute discretion and the Logo " _____ " shall always be displayed at a prominent place in the Project.
- 6.10 The paragraph heading(s) do not form a part of this Indenture and have been given only for the sake of convenience and shall not be taken into account for the construction or interpretation thereof.

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

SIGNED AND DELIVERED by the
withinnamed **ALLOTTEE**
(including joint
buyers) in the presence of:

SIGNED AND DELIVERED by the
within named **PROMOTER** in
the presence of:

SIGNED AND DELIVERED by the
within named **OWNER** in the
presence of:

SCHEDULES
THE FIRST SCHEDULE ABOVE
REFERRED TO: PART-I
(Larger Property)

ALL THAT the piece and parcel of land containing an area of 25626.28 SQM / 6.34 acres more or less equivalent to 634 decimal (on physical measurement the said Larger Property is admeasuring 6.17 acres more or leess) situated at Mouza - Rasapunja, J.L No. 15, recorded in L.R Dag No. 4834, 4835, 4836, 4837, 4838, 4839, 4840, 4841, 4842 , 4843 , 4844, 4845, 4846, 4847(Part), 4848(Part), 4849(Part), 4850(Part), 4860(Part), 4861, appertaining to LR Khatian Nos. 8536, 8538, 8535, 8544, 8537, 8539, 8534, 8543, 8541, 8540, 8542, 8559, 8549, 8551, 8552, 8550, 8860, 8554, 8556, 8553, 8555, 9122, 9116, 9114, 9121, 9124, 8557, 8857, 9123, 9125, 9120, 9119, 9117, 9115, 9118, 8558, 8858, 8637, 8635, 8640, 8643, 8641, 8642, 8186, 6498, 9037, 9039, 9038, 9042, 9148, 9136, 8991, 8998, 9146, 9147, 9144, 9134, 9138, 9143, 9133, 9140, 9153, 8638, 8639, 8644, 8738, within P.S- Bishnupur, Dist.-24 Parganas (South), under Rasapunja Gram Panchayat, and butted and bounded as follows:

ON THE NORTH: LR Dag No.- 4817, 4816, 4847(P), 4848(P), 4849(P), 4850(P), 4860(P)

ON THE EAST: Bakrahat Road

ON THE WEST: LR Dag No.- 4831, 4832, 4833

ON THE SOUTH: Two Storied Building

And delineated in the map/ plan attached as **Annexure A** hereto and marked with color Red

PART-II**(Title)**

Land situate at Mouza Rasapunja, Police Station Bishnupur, Rasapunja Gram
Panchayat, District 24 Parganas (South)

R.S. DAG NO. 4814 L.R. DAG NO. 4834

| DEED DETAILS | AREA PURCHASED | PROJECT AREA | VENDOR | PURCHASER | CONFIRMING PARTY |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|----------------------------------------------------------------------|---------------------------------|-------------------------|
| Deed of Conveyance dated 28.10.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 344141 to 344165 Being No. 10951/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Dhanadhipa Abasan Pvt. Ltd. | |
| Deed of Conveyance dated 28.10.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 344214 to 344237 Being No. 10956/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Dhirai Abasan Pvt. Ltd. | |
| Deed of Conveyance dated 28.10.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 345661 to 345684 Being No. 10949/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Mahardhi Griha Nirman Pvt. Ltd. | |
| Deed of Conveyance dated 28.10.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 344117 to 344140 Being No. 10950/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Dirgha Abasan Pvt. Ltd. | |

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|----------------------------------------------------------------------|----------------------------------|--|
| Deed of Conveyance dated 28.10.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 344166 to 344189 Being No. 10953/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Vaidhury a Abasan Pvt. Ltd. | |
| Deed of Conveyance dated 28.10.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 345447 to 345477 Being No. 10958/2021 registered with DSR III, Kolkata | 9 | 9 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Trinetraa ya Promoters Pvt. Ltd. | |
| Total | 59 | 59 | | | |

R.S. DAG NO. 4815 L.R. DAG NO. 4835

| DEED DETAILS | AREA PURCHASED | PROJECT AREA | VENDOR | PURCHASER | CONFIRMING PARTY |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|----------------------------------------------------------------------|----------------------------------|-------------------------|
| Deed of Conveyance dated 28.10.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 319237 to 319260 Being No. 10937/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Amarasri Dwellings Pvt. Ltd. | |
| Deed of Conveyance dated 28.10.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 345447 to 345477 Being No. 10958/2021 registered with DSR III, Kolkata | 1 | 1 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Trinetraa ya Promoters Pvt. Ltd. | |
| Deed of Conveyance dated 28.10.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 345577 to 345606 Being No. 10945/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development | Visvottama Abasan Pvt. Ltd. | |

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|----------------------------------------------------------------------|------------------------------------|--|
| | | | Company Pvt. Ltd. & Mathuran aresh Apartments Pvt. Ltd. | | |
| Deed of Conveyance dated 28.10.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 345607 to 345631 Being No. 10946/2021 registered with DSR III, Kolkata | 10 | 10 | Mathuran aresh Apartments Pvt. Ltd. | Mrigadrishti Hi-Rise Pvt. Ltd. | |
| Deed of Conveyance dated 28.10.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 345732 to 345755 Being No. 10948/2021 registered with DSR III, Kolkata | 10 | 10 | Mathuran aresh Apartments Pvt. Ltd. | Jyotismat Developers Pvt. Ltd. | |
| Deed of Conveyance dated 28.10.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 344190 to 344213 Being No. 10954/2021 registered with DSR III, Kolkata | 10 | 10 | Mathuran aresh Apartments Pvt. Ltd. | Shivgami ni Construction Pvt. Ltd. | |
| Deed of Conveyance dated 28.10.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 352233 to 352256 Being No. 10936/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Mahalokaya Developers Pvt. Ltd. | |
| Total | 61 | 61 | | | |

R.S. DAG NO. 4816 L.R. DAG NO. 4836

| DEED DETAILS | AREA PURCHASED | PROJECT AREA | VENDOR | PURCHASER | CONFIRMING PARTY |
|------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|----------------------------------------|----------------------------|-------------------------|
| Deed of Conveyance dated 12.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 362532 to 362556 Being No. 11647/2021 | 10 | 10 | Bengal Salarpuri a Eden Infrastructure | Mansashhi Abasan Pvt. Ltd. | |

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|------------------------------------------------------------------------------------------------|----------------------------------|--|
| registered with DSR III, Kolkata | | | Development Company Pvt. Ltd. | | |
| Deed of Conveyance dated 12.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 362624 to 362648 Being No. 11654/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastruc ture Developm ent Company Pvt. Ltd. | Ramsita Hirise Pvt. Ltd. | |
| Deed of Conveyance dated 12.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 362675 to 362698 Being No. 11640/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastruc ture Developm ent Company Pvt. Ltd. | Ramsita Realtors Pvt. Ltd. | |
| Deed of Conveyance dated 12.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 362507 to 362531 Being No. 11653/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastruc ture Developm ent Company Pvt. Ltd. | Satpati Complex Pvt. Ltd. | |
| Deed of Conveyance dated 23.02.2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 138640 to 138666 Being No. 3150/2022 registered with DSR III, Kolkata | 4 | 4 | Bengal Salarpuri a Eden Infrastruc ture Developm ent Company Pvt. Ltd. | Satpati Realtors Pvt. Ltd. | |
| | | | | | |
| Total | 44 | 44 | | | |

R.S. DAG NO. 4817 L.R. DAG NO. 4837

| DEED DETAILS | AREA PURCH ASED | PROJE CT AREA | VENDOR | PURCHA SER | CONFIRMIN G PARTY |
|---------------------|--------------------------------|------------------------------|---------------|-----------------------|------------------------------|
|---------------------|--------------------------------|------------------------------|---------------|-----------------------|------------------------------|

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|----------------------------------------------------------------------|-----------------------------------|--|
| Deed of Conveyance dated 23.02.2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 138640 to 138666 Being No. 3150/2022 registered with DSR III, Kolkata | 5 | 5 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Satpati Realtors Pvt. Ltd. | |
| Deed of Conveyance dated 12.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 362724 to 362748 Being No. 11637/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Shvetava h Griha Nirman Pvt. Ltd. | |
| Deed of Conveyance dated 12.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 362774 to 362798 Being No. 11632/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Shvetava h Hirise Pvt. Ltd. | |
| Deed of Conveyance dated 12.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 362649 to 362674 Being No. 11651/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Shetriya Buildcon Pvt. Ltd. | |
| Deed of Conveyance dated 12.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 362699 to 362723 Being No. 11634/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Shetriya Griha Nirman Pvt. Ltd. | |
| Total | 45 | 45 | | | |

| DEED DETAILS | AREA PURCHASED | PROJECT AREA | VENDOR | PURCHASER | CONFIRMING PARTY |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|-----------------------------------|---------------------------------|-------------------------|
| Deed of Conveyance dated 06.11.2012 recorded in Book No. I CD Vol No. 21 Page nos. 5320 to 5336 Being No. 10229/2012 registered with ARA I, Kolkata | 10 | 10 | Godpower Realtors Private Limited | Dhanga Promoters Pvt. Ltd. | Arcade Tracom Pvt. Ltd. |
| Deed of Conveyance dated 06.11.2012 recorded in Book No. I CD Vol No. 21 Page nos. 5354 to 5369 Being No. 10231/2012 registered with ARA I, Kolkata | 10 | 10 | Godpower Realtors Private Limited | Rishta Complex Pvt. Ltd. | Arcade Tracom Pvt. Ltd. |
| Deed of Conveyance dated 06.11.2012 recorded in Book No. I CD Vol No. 21 Page nos. 5404 to 5420 Being No. 10234/2012 registered with ARA I, Kolkata | 10 | 10 | Godpower Realtors Private Limited | Dreamlight Residency Pvt. Ltd. | Arcade Tracom Pvt. Ltd. |
| Deed of Conveyance dated 06.11.2012 recorded in Book No. I CD Vol No. 21 Page nos. 5455 to 5471 Being No. 10237/2012 registered with ARA I, Kolkata | 10 | 10 | Godpower Realtors Private Limited | Everrise Promoters Pvt. Ltd. | Arcade Tracom Pvt. Ltd. |
| Deed of Conveyance dated 06.11.2012 recorded in Book No. I CD Vol No. 21 Page nos. 5489 to 5507 Being No. 10239/2012 registered with ARA I, Kolkata | 8 | 8 | Godpower Realtors Private Limited | Devpujan Construction Pvt. Ltd. | Arcade Tracom Pvt. Ltd. |
| Total | 48 | 48 | | | |

R.S. DAG NO. 4819 L.R. DAG NO. 4839

| DEED DETAILS | AREA PURCHASED | PROJECT AREA | VENDOR | PURCHASER | CONFIRMING PARTY |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|----------------------------------------------------------------------|---------------------------|-------------------------|
| Deed of Conveyance dated 12.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 362799 to 362823 Being No. 11642/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Sridatri Hirise Pvt. Ltd. | |

| | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|----------------------------------------------------------------------|--------------------------|--|
| Deed of Conveyance dated 23.02.2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 138747 to 138773 Being No. 3154/2022 registered with DSR III, Kolkata | 2 | 2 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Sunashi Abasan Pvt. Ltd. | |
| Total | 12 | 12 | | | |

R.S. DAG NO. 4820 L.R. DAG NO.4840

| DEED DETAILS | AREA PURCHASED | PROJECT AREA | VENDOR | PURCHASER | CONFIRMING PARTY |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|-----------------------------------|-----------------------------------------|-------------------------------|
| Deed of Conveyance dated 06.11. 2012 recorded in Book No. I Vol No. 21 Page nos. 5438 to 5454, Being No. 10236/2012 registered with ARA I, Kolkata | 10 | 10 | Godpower Realtors Private Limited | Bhavsakti Infraprojects Private Limited | Arcade Tracom Private Limited |
| Deed of Conveyance dated 06.11. 2012 recorded in Book No. I Vol No. 21 Page nos. 5472 to 5488 Being No. 10238/2012 registered with ARA I, Kolkata | 10 | 10 | Godpower Relators Private Limited | Bhavsagar Buildcon Private Limited | Arcade Tracom Private Limited |
| Deed of Conveyance dated 06.11. 2012 recorded in Book No. I Vol No. 21 Page nos.5489 to 5507 Being No. 10239/2012 registered with ARA I, Kolkata | 2 | 2 | Godpower Realtors Private Limited | Devpujan Construction Private Limited | Arcade Tracom Private Limited |
| Total | 22 | 22 | | | |

R.S. DAG NO. 4821 L.R. DAG NO.4841

| DEED DETAILS | AREA PURCHASED | PROJECT AREA | VENDOR | PURCHASER | CONFIRMING PARTY |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|-----------------------------------|----------------------------------|-------------------------------|
| Deed of Conveyance dated 06.11. 2012 recorded in Book No. I Vol No. 21 Page nos. 5337 to 5353 Being No. 10230/2012 registered with ARA I, Kolkata | 10 | 10 | Godpower Realtors Private Limited | Jatashiv Buildcon Privat Limited | Arcade Tracom Private Limited |

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------------------------------|------------------------------------|-------------------------------|
| Deed of Conveyance dated 06.11. 2012 recorded in Book No. I Vol No. 21 Page nos. 5421 to 5437 Being No. 10235/2012 recorded with ARA I, Kolkata | 10 | 10 | Godpower Realtors Private Limited | Oversure Realcon Private Limited | Arcade Tracom Private Limited |
| Deed of Conveyance dated 06.11. 2012 recorded in Book No. I Vol No. 21 Page nos. 5387 to 5403 Being No. 10233/2012 registered with ARA I, Kolkata | 10 | 10 | Godpower Realtors Private Limited | Hardsoft Hirise Private Limited | Arcade Tracom Private Limited |
| Deed of Conveyance dated 06.11. 2012 recorded in Book No. I Vol No. 21 Page nos.5508 to 5526 Being No. 10240/2012 registered with ARA I, Kolkata | 3 | 3 | Godpower Realtors Private Limited | Gajgamini Builders Private Limited | Arcade Tracom Private Limited |
| Total | 33 | 33 | | | |

R.S. DAG NO. 4822 L.R. DAG NO.4842

| DEED DETAILS | AREA PURCHASED | PROJECT AREA | VENDOR | PURCHASER | CONFIRMING PARTY |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|-----------------------------------|------------------------------------|-------------------------------|
| Deed of Conveyance dated 06.11. 2012 recorded in Book No. I Vol No. 21 Page nos. 5370 to 5386 Being No.10232/ 2012 registered with ARA I, Kolkata | 10 | 10 | Godpower Realtors Private Limited | Funidea Enclave Private Limited | Arcade Tracom Private Limited |
| Deed of Conveyance dated 06.11. 2012 recorded in Book No. I Vol No. 21 Page nos.5508 to 5526 Being No. 10240/2012 registered with ARA I, Kolkata | 5 | 5 | Godpower Realtors Private Limited | Gajgamini Builders Private Limited | Arcade Tracom Private Limited |
| Total | 15 | 15 | | | |

R.S. DAG NO. 4823 L.R. DAG NO. 4843

| DEED DETAILS | AREA PURCHASED | PROJECT AREA | VENDOR | PURCHASER | CONFIRMING PARTY |
|---------------------|-----------------------|---------------------|---------------|------------------|-------------------------|
|---------------------|-----------------------|---------------------|---------------|------------------|-------------------------|

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|----------------------------------------------------------------------|------------------------------|--|
| Deed of Conveyance dated 12.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 362749 to 362773 Being No. 11631/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Sridatri Realtors Pvt. Ltd. | |
| Deed of Conveyance dated 12.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 362799 to 362823 Being No. 11642/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Sridatri Hirise Pvt. Ltd. | |
| Deed of Conveyance dated 23.02.2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 138720 to 138746 Being No. 3153/2022 registered with DSR III, Kolkata | 7 | 7 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Sunderdaran Hirise Pvt. Ltd. | |
| Total | 17 | 17 | | | |

R.S. DAG NO. 4824 L.R. DAG NO. 4844

| DEED DETAILS | AREA PURCHASED | PROJECT AREA | VENDOR | PURCHASER | CONFIRMING PARTY |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|----------------------------------------------------------------------|----------------------------------|-------------------------|
| Deed of Conveyance dated 30.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 424590 to 424615 Being No. 12493/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Dashabhuj Griha Nirman Pvt. Ltd. | |
| Deed of Conveyance dated 30.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 414643 to 414668 Being No. 12451/2021 registered with | 7 | 7 | Bengal Salarpuri a Eden Infrastructure Development | Dyumani Properties Pvt. Ltd. | |

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|----------------------------------------------------------------------|-----------------------------------------------|--|
| DSR III, Kolkata | | | ent Company Pvt. Ltd. | | |
| Deed of Conveyance dated 30.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 419401 to 419426 Being No. 12454/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Santoshimata Abasan Pvt. Ltd. | |
| Deed of Conveyance dated 30.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 419660 to 419685 Being No. 12476/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Salarpuri a Infrastructure Projects Pvt. Ltd. | |
| Deed of Conveyance dated 23.02.2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 138720 to 138746 Being No. 3153/2022 registered with DSR III, Kolkata | 2 | 2 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Sunderdarsan Hi Rise Pvt. Ltd. | |
| Total | 39 | 39 | | | |

R.S. DAG NO. 4825 L.R. DAG NO. 4845

| DEED DETAILS | AREA PURCHASED | PROJECT AREA | VENDOR | PURCHASER | CONFIRMING PARTY |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|----------------------------------------------------------------------|-------------------------------|-------------------------|
| Deed of Conveyance dated 30.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 419453 to 419478 Being No. 12450/2021 registered with DSR III, Kolkata | 3 | 3 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Dyumani Properties Pvt. Ltd. | |
| Deed of Conveyance dated 30.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 419763 to | 4 | 4 | Bengal Salarpuri a Eden Infrastructure | Salarpuri a Niketan Pvt. Ltd. | |

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|----------------------------------------------------------------------|---------------------------------|--|
| 419788 Being No. 12456/2021 registered with DSR III, Kolkata | | | ture Development Company Pvt. Ltd. | | |
| Deed of Conveyance dated 30.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 419686 to 419711 Being No. 12473/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Parthasarathi Hi-Rise Pvt. Ltd. | |
| Total | 17 | 17 | | | |

R.S. DAG NO. 4826 L.R. DAG NO. 4846

| DEED DETAILS | AREA PURCHASED | PROJECT AREA | VENDOR | PURCHASER | CONFIRMING PARTY |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|--------------------------------------------|-----------------------------------------|-------------------------|
| Deed of Conveyance dated 4.12.2012 recorded in Book No. I Vol No. 22Page nos.12282 to 12296 Being No. 11052/2012 registered with ARA I, Kolkata | 9 | 9 | Jagannath Mukherjee | Kalashsiddhi Properties Private Limited | |
| Deed of Conveyance dated 21.04.2021 recorded in Book No. I Vol No. 1904-2021 Page nos. 217271 to 217314 Being No. 4493/2021 registered with ARA I, Kolkata | 3 | 3 | Sudharani Chatterjee And Radharani Ghoshal | Sahasraakash Living Pvt. Ltd. | Raju Mondal |
| Total | 12 | 12 | | | |

R.S. DAG NO. 4827 L.R. DAG NO. 4847

| DEED DETAILS | AREA PURCHASED | PROJECT AREA | VENDOR | PURCHASER | CONFIRMING PARTY |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|---------------------------------------|----------------------------|-------------------------|
| Deed of Conveyance dated 23.05.2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 329223 to 329248 Being No. 8139/2022 registered with DSR III, Kolkata | 10 | 10 | Mathuranesharesh Apartments Pvt. Ltd. | Panchvakratay Realtors LLP | |

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|----------------------------------------------------------------------|-------------------------------|--|
| Deed of Conveyance dated 23.05.2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 329197 to 329222 Being No. 8140/2022 registered with DSR III, Kolkata | 10 | 10 | Mathuran aresh Apartments Pvt. Ltd. | Devganga Realtors LLP | |
| Deed of Conveyance dated 23.05.2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 329326 to 329351 Being No. 8153/2022 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Nismaya Realtors LLP | |
| Deed of Conveyance dated 23.05.2022 recorded in Book No. I, Vol No. 1603-2022 Page nos. 335019 to 335044 Being No. 8155/2022 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Subhuja Realtors LLP | |
| Deed of Conveyance dated 23.05.2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 334993 to 335018 Being No. 8161/2022 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Pingali Venkayya Realtors LLP | |
| Total | 50 | 50 | | | |

R.S. DAG NO. 4828 L.R. DAG NO. 4848

| DEED DETAILS | AREA PURCHASED | PROJECT AREA | VENDOR | PURCHASER | CONFIRMING PARTY |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|----------------------------------------------------|--------------------------|-------------------------|
| Deed of Conveyance dated 5.07. 2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 398358 to 398383 Being No. 10451/2022 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development | Panchvaktra Realtors LLP | |

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|----------------------------------------------------------------------|----------------------|--|
| | | | Company Pvt. Ltd. | | |
| Deed of Conveyance dated 5.07. 2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 399210 to 399235 Being No. 10448/2022 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Arunodya Niketan LLP | |
| Total | 20 | 20 | | | |

R.S. DAG NO. 4829 L.R. DAG NO. 4849

| DEED DETAILS | AREA PURCHASED | PROJECT AREA | VENDOR | PURCHASER | CONFIRMING PARTY |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|---------------------------------|------------------------------------------------|-------------------------|
| Deed of Conveyance dated 21.04.2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 278104 to 278129 Being No. 6266/2022 registered with DSR III, Kolkata | 10 | 10 | Mathuranesht Apartments Limited | Harshaya Realtors LLP | |
| Deed of Conveyance dated 21.04.2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 278156 to 278181 Being No. 6268/2022 registered with DSR III, Kolkata | 7 | 7 | Mathuranesht Apartments Limited | Krishna Kripa Dwelling Complex Private Limited | |
| Total | 17 | 17 | | | |

R.S. DAG NO. 4830 L.R. DAG NO. 4850

| DEED DETAILS | AREA PURCHASED | PROJECT AREA | VENDOR | PURCHASER | CONFIRMING PARTY |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|----------------------------------------------------------------------|---------------------------|-------------------------|
| Deed of Conveyance dated 5.07. 2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 398685 to 398710 Being No. 10449/2022 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Eftinan Constructions LLP | |

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|----------------------------------------------------------------------|--------------------------|--|
| Deed of Conveyance dated 5.07. 2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 398384 to 398409 Being No. 10452/2022 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Ramayan Builders LLP | |
| Deed of Conveyance dated 5.07. 2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 398306 to 398331 Being No. 10455/2022 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Sachish Developers LLP | |
| Deed of Conveyance dated 5.07. 2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 398659 to 398684 Being No. 10456/2022 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Virupaksh Developers LLP | |
| Deed of Conveyance dated 5.07. 2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 398581 to 398606 Being No. 10463/2022 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Kamari Realtors LLP | |
| Total | 50 | 50 | | | |

R.S. DAG NO. 4839 L.R. DAG NO. 4860

| DEED DETAILS | AREA PURCHASED | PROJECT AREA | VENDOR | PURCHASER | CONFIRMING PARTY |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|----------------------------------------------------|----------------------|-------------------------|
| Deed of Conveyance dated 5.07.2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 398462 to 398487 Being No. 10465/2022 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development | Sachish Buildcon LLP | |

| | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|----------------------------------------------------------------------|------------------------|--|
| | | | Company Pvt. Ltd. | | |
| Deed of Conveyance dated 5.07.2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 398633 to 398658 Being No. 10462/2022 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Sachish Promoters LLP | |
| Deed of Conveyance dated 5.07.2022 recorded in Book No. I Vol No. 1603-2022 Page nos. 398410 to 398435 Being No. 10453/2022 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Sachish Properties LLP | |
| Total | 30 | 30 | | | |

R.S. DAG NO. 4840 L.R. DAG NO. 4861

| DEED DETAILS | AREA PURCHASED | PROJECT AREA | VENDOR | PURCHASER | CONFIRMING PARTY |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|----------------------------------------------------------------------|------------------------------|-------------------------|
| Deed of Conveyance dated 30.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 419427 to 419452 Being No. 12448/2021 registered with DSR III, Kolkata | 7 | 7 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Krishnakripa Sales Pvt. Ltd. | |
| Deed of Conveyance dated 30.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 419479 to 419503 Being No. 12449/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Prism Dealtrade Pvt. Ltd. | |
| Deed of Conveyance dated | 10 | 10 | Bengal | Regal | |

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|----------------------------------------------------------------------|-------------------------------|--|
| 30.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 419738 to 419762 Being No. 12455/2021 registered with DSR III, Kolkata | | | Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Vintrade Pvt. Ltd. | |
| Deed of Conveyance dated 30.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 419634 to 419659 Being No. 12466/2021 registered with DSR III, Kolkata | 6 | 6 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Salarpuri a Niketan Pvt. Ltd. | |
| Deed of Conveyance dated 30.11.2021 recorded in Book No. I Vol No. 1603-2021 Page nos. 419712 to 419737 Being No. 12463/2021 registered with DSR III, Kolkata | 10 | 10 | Bengal Salarpuri a Eden Infrastructure Development Company Pvt. Ltd. | Trinity Commosales Pvt. Ltd. | |
| Total | 43 | 43 | | | |

THE FIRST SCHEDULE ABOVE

REFERRED TO:

Part -III

(the said Land/Project Land)

ALL THAT the piece and parcel of land containing an area of 19571.38 SQM / 4.87 acres more or less equivalent to 487 decimal situated at Mouza - Rasapunja, J.L No. 15, recorded in L.R Dag No. 4834, 4835, 4836, 4837, 4838, 4839, 4840, 4841, 4842(Part) , 4843(Part) , 4844(Part), 4845 (Part), 4846, 4847(Part), 4848(Part), 4849(Part), 4850(Part), 4860 (Part), 4861(Part) appertaining to LR Khatian Nos. 8536, 8538, 8535, 8544, 8537, 8539, 8534, 8543, 8541, 8540, 8542, 8559, 8549, 8551, 8552, 8550, 8860, 8554, 8556, 8553, 8555, 9122, 9116, 9114, 9121, 9124, 8557, 8857, 9123, 9125, 9120, 9119, 9117, 9115, 9118, 8558, 8858, 8637, 8635, 8640, 8643, 8641, 8642, 8186, 6498, 9037, 9039, 9038, 9042, 9148, 9136, 8991, 8998, 9146, 9147, 9144, 9134, 9138, 9143, 9133, 9140, 9153, 8638, 8639, 8644, 8738, within P.S- Bishnupur, Dist.-24 Parganas (South), under Rasapunja Gram Panchayat, and butted and bounded as follows:

ON THE NORTH: LR Dag No.- 4817, 4816, 4847(P), 4848(P), 4849(P), 4850(P), 4860(P)

ON THE EAST: Bakrahat Road

ON THE WEST: LR Dag No. 4831, 4832, 4833

ON THE SOUTH: LR Dag No.-II Storied Building

And delineated in the map/ plan attached as Annexure A hereto and marked with color Green

THE FIRST SCHEDULE ABOVE

REFERRED TO:

Part - IV

[CLUB MERAKI]

ALL THAT the piece and parcel of land containing an area of 3540.15 SQM / 0.84 acres more or less equivalent to 84 decimal situated at Mouza - Rasapunja, J.L No. 15, recorded in L.R Dag No. , 4844(Part), 4848(Part), 4849(Part), 4850(Part), 4860(Part) appertaining to LR Khatian Nos. 8858, 8637, 8635, 8640, 8643, , 9148, 9136, 8991, 8998, 9146, 9147, 9144, 9134, 9138, 9143, 9133, 9140, , within P.S-Bishnupur, Dist.-24 Parganas (South), under Rasapunja Gram Panchayat, and butted and bounded as follows:

ON THE NORTH: LR Dag No.- 4848(P), 4849(P), 4850(P), 4860(P)

ON THE EAST: Bakrahat Road

ON THE WEST: Proposed Residential Project

ON THE SOUTH: Project Internal Road & Land for Future Development

And delineated in the map/ plan attached as **Annexure A** hereto and marked with color Blue

THE FIRST SCHEDULE ABOVE

REFERRED TO:

Part - V

[FUTURE PHASE LAND]

ALL THAT the piece and parcel of land containing an area of 1864.12 SQM / 0.46 acres more or less equivalent to 46 decimal situated at Mouza - Rasapunja, J.L No. 15, recorded in L.R Dag No. 4861(Part), 4842(Part), 4843(Part) 4844(Part) appertaining to LR Khatian Nos., 9115, 9118, 8558, 8858, 8637, 8635, 8640, 8643,

8641, , 8638, 8639, 8644, 8738, within P.S- Bishnupur, Dist.-24 Parganas (South), under Rasapunja Gram Panchayat, and butted and bounded as follows:

ON THE NORTH: Proposed Project Internal Driveway

ON THE EAST: Bakrahat Road

ON THE WEST: Proposed Project Internal Driveway

ON THE SOUTH: II Storied Building

And delineated in the map/ plan attached as **Annexure A** hereto and marked with color Yellow

THE SECOND SCHEDULE ABOVE

REFERRED TO:

Part -I

(UNIT)

All That Ground Plus One storied Villa/Row House No. ___ having carpet area of ___ square feet(more or less) together with exclusive use of the Balcony admeasuring _____square feet and built-up area (including balcony) of _____ square feet (more or less) and the exclusive open Terrace admeasuring _____ square feet (without construction right) and exclusive plot area admeasuring _____ square feet (more or less) including open area (Car Parking Space and front yard) and open back lawn at the said Project Land described in the _____ **Schedule** hereinabove written.

Part -II

PLAN

Part -III

(SAID APPLICATION)

Allottee has applied for the said unit being Villa/Row House no. ____, vide application No. _____ dated _____

**Part -IV
(SAID ALLOTMENT)**

**Provisional Allotment Letter dated _____ issued in favour of the
Allottee/Allottees**

THE THIRD SCHEDULE ABOVE REFERRED TO

PART I

(Common Areas and Installations)

Common Areas of the Project:

- (i) Driveways and paths and passages 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) Initial Intercom connectivity within intra block reception and security kiosks.
- (iv) Underground water reservoir
- (v) Water supply or Deep tube well for water supply with water distribution pipes.
- (vi) Water waste and sewerage evacuation pipes and drains at the Project to the Panchayat Samity/municipal drains.
- (vii) DG Set, its panels, accessories and wirings and space for installation of the same.
- (viii) Underground water reservoir for Fire and other common fire safety system as per the WBFES rules and norms.
- (ix) Landscape Garden
- (x) Solar PV Plant at Roof .
- (xi) Club Facility

- (xii) Residential fire fighting system with sprinklers and smoke detectors in the Common Areas at the Project all as per norms.
- (xiii) 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

COMMON FACILITIES

Security

- CCTV surveillance
- 24x7 security

Fire & Safety

- Fire detection & protection system as per WBFES rules

Renewable energy

- Solar PV Plant at club roof

Provisions

- 24x7 Power back up in common areas. Limited power back up in each villa
- Cable TV provision
- Water treatment plant

Sewage Treatment Plant

THE THIRD SCHEDULE ABOVE REFERRED TO PART II

(CLUB MERAKI)

The Below mentioned amenities are in the CLUB house at different levels:

| | |
|----------------------|------------------------------------------------------|
| Banquet Hall | Community Hall with attached Lawn Ground floor level |
| Swimming Pool | Outdoor Swimming Pool with kid's pool with Deck |
| Gymnasium | Gymnasium with modern equipment's |
| Toddlers Room | Indoor toddlers room |
| AV room | Air-conditioned AV room |
| Guest Room | Air-conditioned guest room |

| | |
|-------------------------------|--------------------------------------------------------|
| Barbeque area | Barbeque area attached with Multipurpose room |
| Badminton court | Outdoor Badminton court at 1 st Floor Level |
| Library cum Cards Room | Library cum Cards Room Ground floor level |
| Wellness area | Outdoor Yoga and Meditation space at roof top |
| Indoor games room | indoor games room |

Other outdoor activities are as under:

- Cricket Net practice area.
- Ampithere
- Picnic Zone
- Adda Zone
- Lawn with sitting area
- Alfresco Dining

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Common Expenses)

1. **MAINTENANCE: (Both periodical and annual)** All costs and expenses of maintaining repairing redecorating and renewing (including Painting) etc., of the main structure and in particular gutters and water pipes for all purposes, drains and electric cables and wires in under or upon the said Project and enjoyed or used by the allottees in common with each other, main entrance and exit gates, landings and staircases of the said Project and enjoyed by the allottees in common as aforesaid and the boundary walls of the premises, compounds, Shared Infrastructure etc. The costs of cleaning and lighting the main entrance and exit gates, passage, driveway, landings, staircases and other parts of the said Project so enjoyed or used by the allottees in common as aforesaid and keeping the adjoining side spaces in good and repaired conditions.
2. **OPERATIONAL:** All expenses (including AMCs) for running and operating all machines equipments and installations comprised in the Common Areas and Installations (including, Lifts, Water Pump with Motor, Generator, Fire Fighting Equipments and

accessories, CCTV, Security Systems, Façade Lighting, BMU, Bus Riser, Deep Tube Well, STP, WTP, Reverse Osmosis Plant, Aviation Light, Back up/ Emergency Lighting (UPS and Inverter), BMS Lighting, Accessories, BMU, Access Control Devices, RFID & Biometric Machines and Shared Infrastructure together with other Equipments and accessories in or for the Club Meraki or the air-conditioned hall etc., if and as applicable) and also the costs of repairing, renovating and replacing the same.

3. **STAFF:** The salaries of and all other expenses of the outsourced and/or pay roll staffs to be employed to operate and maintain the common including salaries/ contractual payments for cleaning staff, F & B staff, operators for the WTP, STP, façade maintenance, Fireman and staff for the club and for common purposes (viz. security, electrician, maintenance person(s), caretaker, plumber, administration person(s), accountant, clerk, gardeners, sweepers, liftmen etc.) including their annual perks.
4. **TAXES:** Municipal and other rates, taxes and levies and all other outgoings, (if levied) in respect of the common areas of the said Project (save those assessed separately in respect of any independent unit).
5. **INSURANCE:** Insurance premium, if incurred for insurance of the said Project, and also otherwise for insuring the same against earthquake, damages, fire, lightning, mob, violence, civil commotion (and other risks, if insured).
6. **COMMON UTILITIES:** Expenses for serving / supply of common facilities and utilities and all charges incidental thereto.
7. **RESERVES:** Creation of funds for replacement, renovation and/or other periodic expenses.

8. **OTHERS:** All other expenses and/or outgoings as are incurred by the Maintenance In-charge for the common purposes..

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Easements)

1. The Allottee shall be entitled to all rights privileges vertical and lateral easements quasi-easements appendages and appurtenances whatsoever belonging to or in any way appertaining to the said Unit as usually held used occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto **Excepting And Reserving** unto the Promoter and/or the other occupiers of the said Project and the Maintenance In- Charge the rights easements quasi easements privileges and appurtenances hereinafter morefully and particularly setforth in the **Eighth Schedule** hereto and also elsewhere herein contained.
2. The right of access and way in common with the Promoter and/or other occupiers of the said Project at all times and for all normal lawful purposesconnected with the use and enjoyment of the common areas and installations.
3. The right of way in common as aforesaid at all times and for all purposesconnected with reasonable use and enjoyment of the said Unit **Provided Always** and it is hereby declared that nothing herein contained shall permit the Allottee or any person deriving title under him or his servants agents and invitees to obstruct in any way by vehicles, deposit ofmaterials rubbish or otherwise the free passage of other person orpersons including the Promoter and/or other occupiers of the said Projectand the Maintenance In-charge entitled to such way as aforesaid.

4. The right of protection of the said Unit by and from all parts of the said Project so far as they now protect the same.
5. The right of flow in common as aforesaid of electricity water and waste or soil from and to the said Unit through pipes drains wires and conduits lying or being in under through or over the other parts of the said Project so far as may be reasonably necessary for the beneficial use occupation and enjoyment of the said Unit.
6. The right of the Allottee with or without workmen and necessary material to enter from time to time upon the other parts of the Project for the purpose of rebuilding, repairing, replacing or cleaning so far as may be necessary such pipes drains wires and conduits as aforesaid and also for the purpose of rebuilding, repairing, replacing or cleaning any part or parts of the Project and the Common Areas and Installations insofar as such rebuilding repairing replacing or cleaning 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 his intention so to enter to the Promoter and/or Maintenance- In-Charge and/or the occupier affected thereby.

THE SIXTH SCHEDULE ABOVE REFERRED TO:

(Easements excepted out of the sale and reserved for the Promoter and persons deriving title through or under the Promoter)

The undermentioned rights easements quasi easements and privileges appertaining to the Project shall be excepted and reserved for the Promoter and/or the Maintenance In-charge and/or the other occupiers of the Project:

1. The right of access and way in common with the Allottee and/or other person or persons entitled to the other part or parts of the Project at all times and for all purposes connected with the use and enjoyment of the common areas installations and facilities.
2. The right of flow in common with the Allottee and other person or persons as aforesaid of electricity water and waste or soil from and to any part (other than the said Unit) of the other part or parts of the Project through pipes drains wires conduits lying or being in under through or over the said Unit, Shared Infrastructure and all other parts of the Project as far as may be reasonably necessary for the beneficial use occupation and enjoyment of other part or parts of the Project subject to the other provisions elsewhere herein contained.
3. The right of protection of other part or parts of the Project by all parts of the said Unit so far as they now protect the same.
4. The right as might otherwise become vested in the Allottee 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.
5. The right with or without workmen and necessary materials to enter from time to time upon the said Unit for the purpose of rebuilding, repairing, replacing or cleaning so far as may be necessary such pipes drains wires and conduits as aforesaid provided always that except in emergency situation the Promoter, the Maintenance-In-Charge and the occupiers of other part or parts of the Project shall give to the Allottee a prior forty- eight hours written notice of its or their intention for such entry as aforesaid.

**RECEIPT AND MEMO OF
CONSIDERATION**

RECEIVED of and from the within named Allottee the within mentioned sum of Rs. _____/- **(Rupees _____) only** being the consideration in full payable under these presents to the Promoter by cheques /pay order / demand draft and/or by a RTGS :

MEMO OF CONSIDERATION:

| | | |
|------------|-------------------------------------------------------------------------------|--|
| (i) | By and out of several cheques drawn by the allottee in favour of the promoter | |
| | | |
| | | |
| | TOTAL | |

(Rupees _____) only

Witness:

Annexure "B"

1. As a matter of necessity, the ownership and enjoyment of the Units by Allottees shall be consistent with the rights and interest of all the other Allottees and in using and enjoying their respective units and the Common Areas and Installations, each of the Allottees shall be bound and obliged to follow the House Rules mentioned in the Sale Agreement and the following:
 - (a) to co-operate with the Maintenance In-charge in the management and maintenance of the said Project and the common purposes;
 - (b) to observe, fulfill and perform the rules, regulations and restrictions from time to time in force for the quiet and peaceful use, enjoyment and management of the said Project and in particular the Common Areas and Installations, and other common purposes, as may be made and/or framed by the Promoter and/or the Maintenance Company, as the case may be;
 - (c) to allow the Maintenance In-charge and its authorised representatives with or without workmen to enter into their units at all reasonable times for want of repairs and maintenance of the Project 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 their units within seven days of giving of a notice in writing by the Maintenance In-charge thereabout unless the circumstances warrant otherwise;
 - (d) to use their respective Units (and utility rooms etc., if any)

only for the private dwelling and residence in a decent and respectable manner and for no other purposes (such as Guest House, Boarding & Lodging House, Hotel, Nursing Home, Meeting Place, Club, Eating & Catering Centre, Hobby Centre or any commercial, manufacturing or processing work etc.) whatsoever without the consent in writing of the Promoter first had and obtained it being expressly agreed that such restriction on the Allottees shall also be equally applicable to the Promoter.

- (e) not to use the ultimate roof of the Villa/Row House or the Common Areas and Installations for bathing or other undesirable purposes or such purpose which may cause any nuisance or annoyance to the other Allottees.
- (f) to use the Common Areas and Installations only to the extent required for ingress to and egress from their respective units of men and materials and passage of utilities and facilities.
- (g) to keep the common areas, open spaces, paths, roofs, passages, staircases, lobbies, landings etc., in the said Project free from obstructions or encroachments and in a clean and orderly manner and not to store or allow anyone to store any goods articles or things therein or thereat or in any other common areas of the said Project.
- (h) not to claim any right whatsoever or howsoever over any unit or portion in the said Project save their respective units.
- (i) not to put any nameplate or letter box or neon-sign or board in the common areas or on the outside wall of the

Villas save decent nameplates outside the main gates of their respective units. It is hereby expressly made clear that in no event any Allottee shall open out any additional window or any other apparatus protruding outside the exterior of his Unit.

- (j) 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 Project or may cause any increase in the premia payable in respect thereof.
- (k) not to alter the outer elevation of the Villa or any part thereof nor decorate the exterior of the Villa or the said Project 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.
- (l) not to deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in the top roof/s, staircases, lobbies, landings, pathways, passages or in any other Common Areas and Installations nor into lavatories, cisterns, water or soil pipes serving the Villas nor allow or permit any other person to do so.
- (m) not to commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other units in the said Project.
- (n) To keep their respective units and party walls, sewers, drains pipes (including Balcony drainage), cables, wires, entrance and mainentrance serving any other Unit in the Project in good and substantial repair and condition so as to support shelter and protect and keep habitable the other units/parts of the said Project. In particular and without

prejudice to the generality to the foregoing, the Allottees shall not make any form of alteration in the beams and columns passing through their respective units or the common areas for the purpose of making changing or repairing the concealed wiring and piping or otherwise.

2. Unless otherwise expressly mentioned elsewhere herein, all payments mentioned herein shall be made within 7th day of the month for which the same be due in case of monthly payments and otherwise also all other payments herein mentioned shall be made within 7 days of demand being made by the Maintenance In-charge. The bills and demands for the amounts payable by the Allottee shall be deemed to have been served upon them, in case the same are left in their respective units or in the respective letter boxes.
3. It is expressly clarified that the maintenance charges do not include costs charges expenses on account of major repairs, replacements, renovations, repainting of the main structure and façade of the Villas, the Common Areas and Installations etc. and the same shall be shared by and between the Allottee and the other allottees proportionately. Furthermore, such payment shall be made by the Allottee irrespective of whether or not the Allottee uses or is entitled to or is able to use all or any of the Common Areas and Installations 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 Allottee.
4. In the event of any of the Allottees failing and/or neglecting or refusing to make payment or deposits of the maintenance charges, municipal rates and taxes, Common Expenses or any other amount payable by them as aforesaid and/or in observing and performing their covenants terms and conditions

hereunder, then without prejudice to the other remedies available to the Maintenance In-charge against the defaulting Allottee, such defaulting Allottee shall be liable to pay to the Maintenance In- charge interest at the rate of 2% (percent) per mensem on all the amounts in arrears and without prejudice to the aforesaid, the Maintenance In-charge shall be entitled to after giving 21 days prior written notice to the Allottee to remedy the default:

- (i) disconnect the supply of electricity to the unit of the defaulting Allottee;
- (ii) withhold and stop all other utilities and facilities (including generator etc.) to the defaulting Allottee and his / her / its / their employees, servants, visitors, guests, tenants, licensees and/or his/ her / its / their unit;
- (iii) to demand and directly realise rent and/or other amounts becoming payable to the defaulting Allottee by the tenants or licensees or other occupant in respect of the unit of the defaulting Allottee.
- (iv) to display the name of the Allottee as a defaulter on the notice board of the Project.

4.1 It is also agreed and clarified that in case any allottee (not necessarily being the Allottee herein) fails to make payment of the maintenance charges, municipal rates and taxes, Common Expenses or other amounts and as a result there be disconnection / discontinuity of services etc. (including disconnection of electricity, etc.), then the Allottee shall not hold the Promoter or the Maintenance In-charge responsible for the same in any manner whatsoever.

.....

This Deed is subject to further additional terms and conditions

as agreed.