

[INNARA VISTA]
CONVEYANCE DEED

THIS INDENTURE is made this _____ day of _____ Two
Thousand _____

BETWEEN

- (1) **JIVEL INFRA NIRMAN LLP (PAN AATFJ9080G)** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, ASIM SHOVA, 3RD FLOOR, FLAT NO. 3S, P.S. PARK STREET, P.O PARK STREET KOLKATA-700016, WEST BENGAL, represented by its Designated Partner **SRI MAHESH KUMAR SINGHANIA** (having **PAN AMBPS8508E & AADHAR No. 3047 7629 7859**) son of Late RAM GOPAL SINGHANIA, residing at 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18TH & 19TH FLOOR, CIRCUS AVENUE, P.S. SHAKESPEARE SARANI, P.O. CIRCUS AVENUE, KOLKATA - 700017, WEST BENGAL.
- (2) **JIVEL NIWAS LLP (PAN AATFJ9042L)** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, ASIM SHOVA, 3RD FLOOR, FLAT NO. 3S, P.S. PARK STREET, P.O PARK STREET KOLKATA-700016, WEST BENGAL, represented by its Designated Partner **SRI MAHESH KUMAR SINGHANIA** (having **PAN AMBPS8508E & AADHAR No. 3047 7629 7859**) son of Late RAM GOPAL SINGHANIA, residing at 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18TH & 19TH FLOOR, CIRCUS AVENUE, P.S. SHAKESPEARE SARANI, P.O. CIRCUS AVENUE, KOLKATA - 700017, WEST BENGAL.
- (3) **JIVEL PROJECTS LLP (PAN AATFJ9079P)** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, ASIM SHOVA, 3RD FLOOR, FLAT NO. 3S, P.S. PARK STREET, P.O PARK STREET KOLKATA-700016, WEST BENGAL, represented by its Designated Partner **SRI MAHESH KUMAR SINGHANIA** (having **PAN AMBPS8508E & AADHAR No. 3047 7629 7859**) son of Late RAM GOPAL SINGHANIA, residing at 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18TH & 19TH FLOOR, CIRCUS AVENUE, P.S. SHAKESPEARE SARANI, P.O. CIRCUS AVENUE, KOLKATA - 700017, WEST BENGAL.
- (4) **JIVEL REALTY LLP (PAN AATFJ9043M)** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, ASIM SHOVA, 3RD FLOOR, FLAT NO. 3S, P.S. PARK STREET, P.O PARK STREET KOLKATA-700016, WEST BENGAL, represented by its Designated Partner **SRI MAHESH KUMAR SINGHANIA** (having **PAN AMBPS8508E & AADHAR No. 3047 7629 7859**) son of Late RAM GOPAL SINGHANIA, residing at 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18TH & 19TH FLOOR, CIRCUS AVENUE, P.S. SHAKESPEARE SARANI, P.O. CIRCUS AVENUE, KOLKATA - 700017, WEST BENGAL.
- (5) **KKRISHIV AWAS LLP (PAN ABBFK1345A)** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having

its regd. Office at 25, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, P.O. R.N. MUKHERJEE ROAD, P.S. HARE STREET, KOLKATA 700001, represented by its Designated Partner **SRI ABHISHEK ROONGTA** (having **PAN AHZPR6983P & AADHAR No. 2141 1578 5375**), son of Sri SUBHASH KUMAR ROONGTA, residing at AD-29, Salt Lake City, Sector I, P.O. Bidhannagar, P.S. Bidhannagar North, Kolkata – 700064, WEST BENGAL.

(6) TVISHA AWAS LLP (PAN AAVFT4987A) a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, P.O. R.N. MUKHERJEE ROAD, P.S. HARE STREET, KOLKATA 700001, represented by its Designated Partner **SRI ABHISHEK ROONGTA** (having **PAN AHZPR6983P & AADHAR No. 2141 1578 5375**), son of Sri SUBHASH KUMAR ROONGTA, residing at AD-29, Salt Lake City, Sector I, P.O. Bidhannagar, P.S. Bidhannagar North, Kolkata – 700064, WEST BENGAL.

(7) SHREYANGSHI AWAS LLP (PAN AFDFS6116F) a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, P.O. R.N. MUKHERJEE ROAD, P.S. HARE STREET, KOLKATA 700001, represented by its Designated Partner **SRI KAILASH ROONGTA** (having **PAN ACIPR3837J & AADHAR No. 2531 0419 6113**), son of Late JUGAL KISHORE ROONGTA, residing at AD-29, Salt Lake City, Sector I, P.O. Bidhannagar, P.S. Bidhannagar North, Kolkata – 700064, WEST BENGAL.

(8) SHREYANGSHI BUILDERS LLP (PAN AFDFS7274J) a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R.N. MUKHERJEE ROAD, 4TH FLOOR, SUITE F, MISSION COURT, P.O. R.N. MUKHERJEE ROAD, P.S. HARE STREET, KOLKATA 700001, represented by its Designated Partner **SRI KAILASH ROONGTA** (having **PAN ACIPR3837J & AADHAR No. 2531 0419 6113**) son of Late JUGAL KISHORE ROONGTA, residing at AD-29, Salt Lake City, Sector I, P.O. Bidhannagar, P.S. Bidhannagar North, Kolkata – 700064, WEST BENGAL.

(9) SRI SANTOSH K ROONGTAA (having **PAN ADDPR5812P & AADHAAR 9431-9737-5051**), Son of Late JUGAL KISHORE ROONGTA, residing at AD-29, Salt Lake City, Sector I, P.O. - Bidhannagar, P.S. Bidhannagar North, Kolkata - 700064, District - North 24 Parganas, by faith - Hindu, by Nationality - Indian, by occupation – Professional.

(10) SRINATH SECURITIES PRIVATE LIMITED (having **PAN AAECs8222M**) (**CIN: U67190WB1995PTC071683**) a Private Limited Company,

incorporated with the Companies Act, having its registered Office at 25, R.N. Mukherjee Road, 4th Floor, Suite F, Mission Court, P.O. R.N. Mukherjee Road, P.S. Hare Street, Kolkata 700001, represented by its one of the Director **SRI SANTOSH K ROONGTAA** (having **PAN ADDPR5812P** and **AADHAAR 9431-9737-5051**), Son of Late JUGAL KISHORE ROONGTA, residing at AD-29, Salt Lake City, Sector I, P.O. - Bidhannagar, P.S. Bidhannagar North, Kolkata - 700064, District - North 24 Parganas

(11) SMT. PUNITA SINGHANIA (having **PAN AKUPS1006N** and **AADHAAR 9668 2711 5710**), Wife of Sri MAHESH KUMAR SINGHANIA, residing at 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18TH & 19TH FLOOR, CIRCUS AVENUE, P.S. SHAKESPEARE SARANI, P.O. CIRCUS AVENUE, KOLKATA - 700017, WEST BENGAL, by faith - Hindu, by Nationality - Indian, by occupation - Business.

(12) M K SIGHANIA & SONS HUF (having **PAN AACHM5435P**), having its principal place of business at 20, Mandeville Garden, P.O. & P.S. - Ballygunge, Kolkata - 700019, represented by its Karta SRI MAHESH KUMAR SINGHANIA, having **PAN AMBPS8508E** and **AADHAAR 3047 7629 7859**, son of Late RAM GOPAL SINGHANIA, residing at 19, DR. U.N. BRAHMACHARI STREET, FLAT-18-19B, 18TH & 19TH FLOOR, CIRCUS AVENUE, P.S. SHAKESPEARE SARANI, P.O. CIRCUS AVENUE, KOLKATA - 700017, WEST BENGAL, hereinafter jointly referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in so far as the LLP's are concerned their respective Partners; in respect of the Companies their successors or successors-in-office; in respect of HUF, the Karta and in respect of individuals their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

(hereinafter jointly called and referred as OWNERS)

The **OWNERS** are being represented by **DAZZLE HOUSING & REALTY LLP, (LLPIN ACO 7304 & PAN : AAEFZ0667J)**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its registered office at 22A, LOUDON STREET, ASIM SHOVA, 3RD FLOOR, FLAT NO. 3S, P.S. PARK STREET, P.O. PARK STREET KOLKATA-700016, WEST BENGAL, represented by its Partners **(1) SRI MAHESH KUMAR SINGHANIA, (PAN: AMBPS8508E & AADHAAR: 3047 7629 7859)** son of Late **RAM GOPAL SINGHANIA**, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 19, Dr. U.N. Brahmachari Street, Flat-18-19B, 18th & 19th Floor, Circus Avenue, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata -700017, West Bengal, **(2) SRI ABHISHEK ROONGTA (PAN AHZPR6983P & AADHAAR No. 2141 1578 5375)** son of Sri SUBHASH KUMAR ROONGTA, by faith - Hindu, by Nationality - Indian, by occupation

– Business, residing at AD-29, Salt Lake City, Sector I, P.O. Bidhannagar, P.S. Bidhannagar North, Kolkata – 700064, WEST BENGAL, **(3) SRI SAARTHAK SRIMAL (PAN- BLKPS8414G & AADHAAR NO. 249638293752)**, Son of Rabindra Srimal, by faith - Hindu, by Nationality - Indian, by occupation – Business, residing at PS Magnum, Flat-1B, Block-4, VIP Road, Kaikhali, Rajarhat, Kolkata - 700052, District - North 24 Parganas, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in so far as the LLP's are concerned their respective Partners; in respect of the Companies their successors or successors-in-office; in respect of HUF, the Karta and in respect of individuals their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**,

- A N D -

DAZZLE HOUSING & REALTY LLP, (LLPIN ACO 7304) (PAN:AAEFZ0667J), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its registered office at 22A, LOUDON STREET, ASIM SHOVA, 3RD FLOOR, FLAT NO. 3S, P.S. PARK STREET, P.O PARK STREET KOLKATA-700016, WEST BENGAL, represented by its Partners **(1) SRI MAHESH KUMAR SINGHANIA, (having PAN - AMBPS8508E & AADHAAR No. - 3047 7629 7859)** son of Late RAM GOPAL SINGHANIA, by faith - Hindu, by Nationality - Indian, by occupation – Business, residing at 19, Dr. U.N. Brahmachari Street, Flat-18-19B, 18th & 19th Floor, Circus Avenue, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata -700017, West Bengal, **(2) SRI ABHISHEK ROONGTA (having PAN AHZPR6983P & AADHAR No. 2141 1578 5375)** son of Sri SUBHASH KUMAR ROONGTA, by faith - Hindu, by Nationality - Indian, by occupation – Business, residing at AD-29, Salt Lake City, Sector I, P.O. Bidhannagar, P.S. Bidhannagar North, Kolkata – 700064, WEST BENGAL, **(3) SRI SAARTHAK SRIMAL (having PAN- BLKPS8414G & AADHAAR NO. 249638293752)**, Son of RABINDRA SRIMAL, by faith - Hindu, by Nationality - Indian, by occupation – Business, residing at PS Magnum, Flat-1B, Block-4, VIP Road, Kaikhali, Rajarhat, Kolkata - 700052, District - North 24 Parganas, **hereinafter referred to as the PROMOTER / DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its present partners and such other person or persons who may be taken in or admitted for the benefit of the said partnership business their respective heirs executors administrators legal representatives and assigns) of the **SECOND PART**.

- A N D -

[If the Allottee is an individual]

Mr. , (Aadhaar no.) son of aged about ----- years, residing at (PAN) , hereinafter referred to as the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean the heirs, executors, administrators and permitted assigns) of the **THIRD PART**.

[or]

[If the Allottee is more than an individual/joint owners]

1) Mr. _____, (Aadhaar no. _____) son of aged about ----- years, residing at (PAN) , 2) Mr. _____, (Aadhaar no. _____) son of aged about ----- years, residing at (PAN) ,

hereinafter referred to as the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean the heirs, executors, administrators and permitted assigns) of the **THIRD PART**.

[or]

[If the Allottee is the company]

(CIN No. _____), a company

incorporated under the provision of the companies act , [1956 or 2013 , as the case may be], having its registered office at (PAN - _____),

represented by its authorized signatory (Aadhar No. _____) duly authorized vide board resolution dated hereinafter referred to as the” Allottee “ (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor in interest, executors, administrators, and permitted assignees) of the **THIRD PART**:

[or]

[If the Allottee is the Partnership Firm or a LLP]

a partnership firm (or a Limited (or

A LLP) registered under the Indian Partnership Act, 1932 (or registered under the Limited Liability Partnership Act 2008) having its principal place of business at (PAN - _____), represented by its authorized Partner, (Aadhar No. _____) authorized vide hereinafter referred to as the” Allottee “ (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the present Partners for the time being of the Firm/LLP, the survivor or survivors of them, their heirs, executors and administrators of the last surviving Partner and his /her/ their assigns) of the **THIRD PART**:

[or]

[If the Allottee is a HUF]

Mr..... (PAN No.....) son of, aged about, for self and as the Karta of the Hindu Joint Mitakshara Family known asHUF, having its place of business/ residing at , PAN no.) hereinafter referred to as the” Allottee “ (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the members or member for the time being of the

said HUF, and their respective heirs, executors, administrators, and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successor in interest and permitted assigns,) of the **THIRD PART**:

The **owner, the promoter and allottee** shall hereinafter collectively be referred to as the **“parties”** and individually as a **“party”**.

Definitions:- For the purposes of this Agreement for Sale, unless the context otherwise requires :-

WHEREAS:

- A. The Owners are seized and possessed of and/or sufficiently entitled to **ALL THAT** Bagan land presently converted to Bahutal Abasan measuring an area of **40 Decimal**, more or less, as 7500 share out of 53 Decimal, comprising in **R.S. & L.R. Dag No. 99** and Danga land presently converted to Bahutal Abasan measuring an area of **17 Decimal**, more or less, as 10000 share out of 17 Decimal, comprising in **R.S. & L.R. Dag No. 155** and Danga land presently converted to Bahutal Abasan measuring an area of **06 Decimal**, more or less, as 10000 share out of 06 Decimal, comprising in **R.S. & L.R. Dag No. 157** and Danga land presently converted to Bahutal Abasan measuring an area of **49 Decimal**, more or less, as 10000 share out of 49 Decimal, comprising in **R.S. & L.R. Dag No. 158** and Danga land presently converted to Bahutal Abasan measuring an area of **06 Decimal**, more or less, as 10000 share out of 06 Decimal, comprising in **R.S. & L.R. Dag No. 159**, i.e. **Total 118 Decimal** or **1.18 [One point one eight] Acre**, more or less, all are recorded under **L.R. Khatian No. (Old 1288) and presently 3917, 3918, 3919, 3920, 3921, 3922, 3923, 3924, 3925, 3926, 3927, 3928** lying and situated at **Mouza - Digberia**, J.L. No. 74, Re. Su. No. 28, Touzi No. 146, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, Ward No. 2, being Holding No. 203/J, Digberia Road, Kolkata-700128, District - North 24 Parganas, hereinafter collectively referred to as the **“SAID LAND”**, more fully described in **SCHEDULE-‘A’** hereunder written and externally bordered in color in the Plan annexed hereto and marked **Annexure -‘A’**;
- B. **That ALL THAT** piece and parcel of land measuring an area of **30.50 Decimal**, be the same a little more or less, out of an area 61 Decimal. Comprising in R.S. & L.R. Dag Nos. 157, 158, 159 under R.S. Khatian Nos. 56 & 114 corresponding to L.R. Khatian No 130/1 & 412 lying and situated at **MOUZA - DIGBERIA**, J.L. No. - 74, Re. Su. No. 28, P.S.

Barasat at present Madhyamgram, A.D.S.R.O. – Barasat, within the local limits of Madhyamgram Municipality, District North 24 Parganas, was originally belonged to Madan Mohan Saraff and he became owner of the said property by purchasing the same from Nandalal Jha, by a Deed of Sale dated 13-02-1984, duly registered in the office of S.R.O. Barasat, and recorded vide Book No. -I, Volume No. 88, Pages from 174 to 180, being No. 1274 for the year 1984 and absolutely seized and possessed the same;

- C. **That ALL THAT** piece and parcel of land measuring an area of **30.50 Decimal**, be the same a little more or less, out of an area 61 Decimal. Comprising in R.S. & L.R. Dag Nos. 157, 158, 159 under R.S. Khatian Nos. 56 & 114 corresponding to L.R. Khatian No 48/1 and 185 lying and situated at **MOUZA – DIGBERIA**, J.L. No. – 74, Re. Su. No. 28, P.S. Barasat at present Madhyamgram, A.D.S.R.O. – Barasat, within the local limits of Madhyamgram Municipality, District North 24 Parganas, was originally belonged to the Mita Saraff and he became owner of the said property by purchasing the same from her predecessor-in-title Abed Ali Mallick, by a Deed of Sale dated 13-02-1984, duly registered in the office of S.R.O. Barasat, and recorded vide Book No. -I, Volume No. 88, Pages from 181 to 188, being No. 1275 for the year 1984 and absolutely seized and possessed the same;
- D. **That** by virtue of aforesaid two separate Sale Deed, being Nos. 1274/1984 and 1275/1984, said Sri Madan Mohan Saraff and Smt. Mita Saraff, being the husband and wife each of them became the absolute owner of undivided $\frac{1}{2}$ share out of **ALL THAT** piece and parcel of Danga Land measuring an area of **06 Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 157** and Danga Land measuring an area of **49 Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 158** and Danga Land measuring an area of **06 Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 159, i.e. total 61 Decimal, more or less**, under R.S. Khatian No. 56 & 114, corresponding to L.R. Khatian No. 130/1, 412, 48/1 & 185 lying and situated at **MOUZA – DIGBERIA**, J.L. No. – 74, Re. Su. No. 28, P.S. Barasat at present Madhyamgram, A.D.S.R.O. – Barasat, within the local limits of Madhyamgram Municipality, District North 24 Parganas and jointly seized and possessed the same;
- E. **That ALL THAT** piece and parcel of land measuring an area of **28.50 Decimal**, be the same a little more or less, comprising in R.S. & L.R. Dag Nos. 99 & 155 under Sabek Khatian No. 105 & 52, corresponding to R.S. & L.R. Khatian No. 105 & 52, corresponding to R.S. Khatian Nos. 663, 702 & 127, corresponding to L.R. Khatian No. Kri 442 lying and situated

at **MOUZA – DIGBERIA**, J.L. No. – 74, Re. Su. No. 28, P.S. Barasat at present Madhyamgram, A.D.S.R.O. – Barasat, within the local limits of Madhyamgram Municipality, District North 24 Parganas, was originally belonged to the Miss Charisma Saraff and she became owner of the said property by purchasing the same from her predecessor-in-title Panchu Hari Mondal, by a Deed of Sale dated 16-03-1984, duly registered in the office of S.R.O. Barasat, and recorded vide Book No. - I, Volume No. 111, Pages from 12 to 18, being No. 2270 for the year 1984 and absolutely seized and possessed the same;

- F. **That ALL THAT** piece and parcel of land measuring an area of **28.50 Decimal**, be the same a little more or less, comprising in R.S. & L.R. Dag Nos. 99 & 155 under Sabek Khatian No. 105 & 52, corresponding to R.S. & L.R. Khatian No. 105 & 52, corresponding to R.S. Khatian Nos. 664, 702 & 127, corresponding to L.R. Khatian No. Kri 443 lying and situated at **MOUZA – DIGBERIA**, J.L. No. – 74, Re. Su. No. 28, P.S. Barasat at present Madhyamgram, A.D.S.R.O. – Barasat, within the local limits of Madhyamgram Municipality, District North 24 Parganas, was originally belonged to the Smt. Chandrima Saraff and she became owner of the said property by purchasing the same from her predecessor-in-title Panchu Gopal Mondal, by a Deed of Sale dated 16-03-1984, duly registered in the office of S.R.O. Barasat, and recorded vide Book No. - I, Volume No. 111, Pages from 19 to 22, being No. 2271 for the year 1984 and absolutely seized and possessed the same;
- G. **That** by virtue of aforesaid two separate Sale Deed, being Nos. 2270/1984 and 2271/1984, said Miss Charisma Saraff and Smt. Chandrima Saraff, being the natural sister, each of them became the absolute owner of undivided $\frac{1}{2}$ share out of **ALL THAT** piece and parcel of Bagan Land measuring an area of **40 Decimal**, more or less, comprising in **R.S. & L.R. Dag No. 99** and Danga Land measuring an area of **57 Decimal**, under Sabek Khatian Nos. 105 & 552, corresponding to R.S. Khatian No. 664, 702 & 127, corresponding to L.R. Khatian Nos. Kri 442 & Kri 443, lying and situated at **MOUZA – DIGBERIA**, J.L. No. – 74, Re. Su. No. 28, P.S. Barasat at present Madhyamgram, A.D.S.R.O. – Barasat, within the local limits of Madhyamgram Municipality, District North 24 Parganas and jointly seized and possessed the same;
- H. **That** by virtue of aforesaid description, the parents and two sisters namely Sri Madan Mohan Saraff, Smt. Mita Saraff, Miss Charisma Saraff and Miss Chandrima Saraff, being the members of a single Hindu family, jointly became the sole and absolute owner of the said property **ALL THAT** Bagan land measuring an area of **40 Decimal**, more or less out of

53 Decimal, comprising in **R.S. & L.R. Dag No. 99** and Danga land measuring an area of **17 Decimal**, more or less out of 17 Decimal, comprising in **R.S. & L.R. Dag No. 155** and Danga land measuring an area of **06 Decimal**, more or less out of 06 Decimal, comprising in **R.S. & L.R. Dag No. 157** and Danga land measuring an area of **49 Decimal**, more or less out of 49 Decimal, comprising in **R.S. & L.R. Dag No. 158** and Danga land measuring an area of **06 Decimal**, more or less, as 10000 share out of 06 Decimal, comprising in **R.S. & L.R. Dag No. 159**, i.e. **Total 118 Decimal** or **1.18 [One point one eight] Acre**, more or less, all are recorded under **L.R. Khatian No. (Old 1288) and presently 3917, 3918, 3919, 3920, 3921, 3922, 3923, 3924, 3925, 3926, 3927, 3928** lying and situated at **Mouza - Digberia**, J.L. No. 74, Re. Su. No. 28, Touzi No. 146, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, Ward No. 2, being Holding No. 203/J, Digberia Road, Kolkata-700128, District - North 24 Parganas and mutated the said property in the records of Madhyamgram Municipality, under Ward No. 02, being holding No. 203, Digberia Road and constructed one storied building thereon over the said land.

- I. **That** said Sri Madan Mohan Saraff, Smt. Mita Saraff, Miss Charisma Saraff and Miss Chandrima Saraff jointly transferred their aforesaid entire share of the said property i.e. **ALL THAT** Bagan land measuring an area of **40 Decimal**, more or less out of 53 Decimal, comprising in **R.S. & L.R. Dag No. 99** and Danga land measuring an area of **17 Decimal**, more or less out of 17 Decimal, comprising in **R.S. & L.R. Dag No. 155** and Danga land measuring an area of **06 Decimal**, more or less out of 06 Decimal, comprising in **R.S. & L.R. Dag No. 157** and Danga land measuring an area of **49 Decimal**, more or less out of 49 Decimal, comprising in **R.S. & L.R. Dag No. 158** and Danga land measuring an area of **06 Decimal**, more or less, as 10000 share out of 06 Decimal, comprising in **R.S. & L.R. Dag No. 159**, i.e. **Total 118 Decimal** or **1.18 [One point one eight] Acre**, more or less, all are recorded under **L.R. Khatian No. (Old 1288) and presently 3917, 3918, 3919, 3920, 3921, 3922, 3923, 3924, 3925, 3926, 3927, 3928** lying and situated at **Mouza - Digberia**, J.L. No. 74, Re. Su. No. 28, Touzi No. 146, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, Ward No. 2, being Holding No. 203/J, Digberia Road, Kolkata-700128, District - North 24 Parganas, in favour of their son/brother namely Siddharth Saraff, by executing a Deed of Gift on 22.05.2001, submitted on 22.05.2001 and finally completed the registration process on 13.09.2001 in the office of D.S.R. - II, North 24 Pargana and recorded vide Book No. I, Volume No. 113, Pages from 375 to 388, being No. 6722 for the year 6272 for the year 2001 and delivered the peaceful possession over the same;

- J. **That** by virtue of aforesaid description, Siddarth Saraff became the sole and absolute owner of the said property i.e. **ALL THAT** Bagan land measuring an area of **40 Decimal**, more or less out of 53 Decimal, comprising in **R.S. & L.R. Dag No. 99** and Danga land measuring an area of **17 Decimal**, more or less out of 17 Decimal, comprising in **R.S. & L.R. Dag No. 155** and Danga land measuring an area of **06 Decimal**, more or less out of 06 Decimal, comprising in **R.S. & L.R. Dag No. 157** and Danga land measuring an area of **49 Decimal**, more or less out of 49 Decimal, comprising in **R.S. & L.R. Dag No. 158** and Danga land measuring an area of **06 Decimal**, more or less, as 10000 share out of 06 Decimal, comprising in **R.S. & L.R. Dag No. 159**, i.e. **Total 118 Decimal** or **1.18 [One point one eight] Acre**, more or less, all are recorded under **L.R. Khatian No. (Old 1288) and presently 3917, 3918, 3919, 3920, 3921, 3922, 3923, 3924, 3925, 3926, 3927, 3928** lying and situated at **Mouza - Digberia**, J.L. No. 74, Re. Su. No. 28, Touzi No. 146, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, Ward No. 2, being Holding No. 203/J, Digberia Road, Kolkata-700128, District - North 24 Parganas and due to urgent need of money sold the same to the Owners herein by a Deed of Sale duly registered in the office of District Sub Registry Office – III, North 24 Parganas and recorded vide being No. 309 for the year 2024 and delivered possession thereof.
- K. The Owners have decided to develop the entire project and accordingly appointed the Promoter to develop the said entire Housing Complex and the Promoter agreed to do the same and for that purpose the Owners and the Promoter have entered into a ***Development agreement along with a Power of Attorney on 4th February, 2026 registered in the office of the ARA-II, Kolkata in Book No. I, Volume No.1902-2026, Pages from 54612 to 54706, Being No. 190201339 for the year 2026;***
- L. All The Facilities and Amenities, roadways, internal pathways, infrastructure etc. irrespective of their location in any of block will be mutually shared by all the blocks of the entire Building Complex as part of a common integrated development.
- M. The Promoter obtained a Building Plan being Madhyamgram Municipality Authority has sanctioned the Building Plan No. com-69/mm/2025-2026 dated 16-10-2025 to develop the said phase/project to develop the Single Phase/project.

- N. The promoter has registered the project under the provision of the Real Estate (Regulation And Development) Act 2016 (RERA) at Kolkata on under registration no. _____ ;
- O. The Promoter has since completed the construction of the Unit and obtained Completion Certificate No. _____ dated _____ from the Competent Authority.
- P. Pursuant to Expression of Interest by the Allottee dated ____ the Promoter granted allotment by issuing a Provisional Booking Letter dated _____ to the allottee and thereafter by an Agreement for Sale dated _____ executed by and between the Owners/Vendors of the First Part, the Promoter of the Second Part and the Allottee of the Third Part, and registered in the Office of the _____ and recorded in Book No. ____, Volume No. ____, Pages _____ to _____ Being No. _____ for the year _____, the Owners and the Promoter had agreed to sell and the Purchaser had agreed to purchase ALL THAT the Apartment/Unit No type, on floor in Building Block No.....("Building") in the First Phase having carpet area of square feet corresponding to Built-up area of _____ square feet demarcated in the Floor Plan annexed hereto and marked **ANNEX-C** and pro rata share (in the "common areas" of Project/First Phase (user right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities and also user right in the land beneath the building as defined under clause (n) of section 2 of the Act working out to a Super Built up area of _____ square feet, alongwith exclusive use of the Terrace _____ admeasuring _____ Sq. Ft. along-with the right to use _____ Garage / _____ Covered (Dependent/Independent) / Mechanical Parking Space _____ (Dependent/Independent) / Open Car Parking Space (Dependent /Independent) **No.** _____ ad measuring _____ **square feet (Car Parking Space)** located on the Basement/Ground/___ Floor of or around the Building Block for his own use and not otherwise as permissible under the applicable law (hereinafter referred to as the "Apartment/Unit " as per Unit Plan and Parking Plan annexed hereto and collectively marked **Annex-B** and described in **SCHEDULE B**; (hereinafter referred to as the "**Unit** ") at and for a consideration of **Rs.** _____ **/- (Rupees** _____ **only).**
- Q. Further phases will be added in future at the discretion of the Promoter as further to be acquired. And also future phases and all phases will share the common amenities, facilities and services amongst each other.

- R. Other than the project land promoter has plan to add more Land in the entire project land and extend the complex by purchasing more adjacent land for various other phases herein after referred to as Future Phases.
- S. The Owners and the Promoter have further decided that the aggregate FAR sanctioned for the entire Complex need not be uniformly utilized in all the different projects / phases and the Promoter may vary the utilization of the sanctioned FAR from phase to phase without exceeding the total sanctioned FAR for the First Phase.
- T. Till such time the Mother/Apex Association takes over the entire administration, the Allottees who have taken possession in completed phases will be required to pay the Common Expenses pertaining to their own phase as well as the Common Area Maintenance expenses (CAM) and common services of all common amenities and club which is as and when made available for the benefit, use and enjoyment of the Allottees of each phase of the entire complex including those parts which are under construction by separate bills towards maintenance of common pathways, basic infrastructure etc. and in this regard the Allottee is made aware that the said charges shall at all times be calculated on the basis of total expenses on amenities, club and common services divided by the area for which notice of possession has been issued by the builder for and including all the phases and by reason thereof the initial CAM charges may be relatively higher which may progressively become less as more and more Allottees take up possession (Notice of Possession) in subsequent phases. The Mother/Apex Association will ultimately take over the administration of all the facilities and other common purposes as several service connections/facilities will be common to all the phases.
- U. The occupants of Unit in other phases of the Project including future phases shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually as described in Schedule -D hereunder.
- V. It is clarified that Project's Infrastructure, services, facilities and amenities together with all common areas, easements, rights and appurtenances belonging thereto shall be available mutually for use and enjoyment of the Allottees of the entire Project with further future extensions.
- W. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is _____ Square meters only and Promoter has planned to utilize more Floor Space Index by availing of FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations. The Promoter has disclosed as proposed above his intention to use more FAR to be utilized by him on Project Land and Allottee has agreed to purchase the Said unit based on the proposed construction and sale of unit to be carried out by the Promoter by utilizing the proposed FAR and on the understanding that the declared

proposed FAR shall belong to the Promoter only. If any FAR remains unutilized in the earlier phases, the Promoter will be at liberty to consume the same in later phases at its discretion.

- X. The Promoter may at any subsequent period undertake development of a separate Complex on land which is adjacent but not part of this Complex and in that case the Promoter may decide to provide for a passage way across this Complex and for this purpose the Promoter shall enter into an irrevocable License deed with the Owners of the Adjoining land which shall be perpetually binding upon the unit Owners of this Complex and their Association. The Promoter may extend the size of the Complex as presently envisaged by causing development of another Project/Phase on land contiguous to the present Complex whereupon the Promoter will be entitled to amalgamate the extended development by integrating it with this Complex with shared infrastructure and common facilities which means that the facilities available in this complex will be available for use to residents of the extended Project/Phase and similarly the facilities in the extended Project/Phase shall be available for use by the Residents/Occupiers of the present Phases/Complex.

A. RESERVED RIGHTS OF THE PROMOTER:

Since the entire Complex is being developed phase-wise and this phase is among the earlier phases, after this phase is completed and handed over, the Promoter shall grant unto the Allottees and residents of the subsequent phases the right of easement over, along and through the pathways, passages roads and corridors lying within or passing through the earlier phases including this project/ phase.

- (i) The Promoter will have the liberty to change the direction of infrastructure services which may be required to be utilized by allottees of the adjoining phase/project.
- (ii) The promoter will have free and uninterrupted access for laying of all gas, water and other pipes, electric, telephone and other wires, conduits and drains which now are or may hereafter during the term be in through under or over the Premises and/or units.
- (iii) The Promoter its successors and assigns are hereby permitted , at their own expense to construct further unit and/or to undertake development of any adjacent property and to utilize easements over, across and under the common elements for utilities, sanitary and storm sewers, security or other types of monitors , cable television lines, walk ways, road ways, and right of way over, across and under the common elements including without limitation any existing utilities, sanitary lines ,

sewer lines and cable television and to connect the same over, across and under the common elements provided that such utilization , easement, relocation and connections of lines shall not materially impair or interfere with the use of any unit.

The Allottee has : -

- i) fully satisfied himself/herself/themselves as to the title of the Owners/Vendors and the right of the Promoter in respect of the said land.
- ii) inspected the said Development Agreement entered into between the Owner/Vendor and the Promoter.
- iii) inspected the plan sanctioned by the authorities concerned in respect of the unit constructed by the Promoter and agreed not to raise any objection with regard thereto.
- iv) verified the location and site of the unit including the egress and ingress hereof, specifications of the unit and of the complex and also the area of the unit .
- v) confirmed that the right of the Allottee shall remain restricted to the said unit and the Properties Appurtenant Thereto.
- vi) Examined and satisfied themselves about the Terms and Conditions as contained in the Agreement for sale dated _____ and agrees to abide by it at all times in future and be bound by the Rules, Regulations and Restrictions contained therein.
- vii) confirmed that the Promoter shall be entitled to change and/or alter and/or modify the said Plan in respect of future phases of the Complex in compliance with section 14 of the RERA Act and other laws as applicable including change of use of any part or portion of the various units to be constructed erected and completed on the said land and in that event the Allottee shall have no objection to the application of common facilities to such extension.
- viii) satisfied himself /herself/ themselves as to the carpet area and the built-up area to comprise in the said unit.
- ix) Structural stability of the unit.
- x) Construction of the unit.
- xi) The fittings and fixtures are installed at the said unit.
- xii) Completion and finishing of the unit.
- xiii) The situation of parking space.
- xiv) The supply of water and electricity to the unit.
- xv) The common facilities and amenities of the Phase/Complex.

xvi) Examined the Completion Certificate issued by the Competent Authority in respect of the units.

B. The words defined in the Agreement for Sale shall have the same meaning in these presents and unless there is anything in the subject or context inconsistent with the said expressions in such a case they shall have the meaning assigned to them.

Y. **NOW THIS INDENTURE WITNESSETH** that pursuant to the said Agreement and in consideration of the sum of **Rs.** _____ **/- (Rupees _____ only)** of the lawful money of the Union of India well and truly paid by the Allottee to the Promoter (the receipt whereof the Promoter doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Allottee and the said Unit and properties appurtenant thereto the Vendors doth and each of them do hereby grant, transfer, convey, assign and assure and the Promoter doth hereby confirm and assure unto and in favour of the Allottee **ALL THAT** THE Apartment Unit No... type, on floor in Building Block No. ("Building") having carpet area of square feet corresponding to Built-up area of _____ square feet demarcated in the Floor Plan annexed hereto and marked **ANNEX-C** and pro rata share (in the "common areas" of Project/First Phase (user right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities and also user right in the land beneath the building as defined under clause (n) of section 2 of the Act working out to a Super Built up area of _____ square feet, alongwith exclusive use of the Terrace admeasuring _____ Sq.Ft alongwith the right to use Garage /Covered (Dependent / Independent) / Car Parking Space (Dependent / Independent) / Open Car Parking Space (Dependent / Independent) **No.** _____ admeasuring _____ , **square feet (Car Parking Space)** located on the Basement/Ground/_ Floor of or around the Building Block for his own use and not otherwise as permissible under the applicable law (hereinafter referred to as the "Apartment/Unit "as per Unit Plan and Parking Plan annexed hereto and collectively marked **Annex-B** and described in **SCHEDULE B)** hereinafter collectively referred to as the **SAID UNIT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO)**, absolutely and forever free from all encumbrances, charges, liens, attachments, trusts, whatsoever or howsoever **AND TOGETHER WITH** the right to use the common areas

installations and facilities as described in detail in the Schedule-E to the Agreement for Sale dated _____ in common with the other unit Owners **AND TOGETHER WITH** all easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said unit And the Rights And Properties Appurtenant thereto **TO HAVE AND TO HOLD** the said unit and the Rights and Properties Appurtenant thereto hereby granted, transferred and conveyed and every part or parts thereof unto and to the use of the Allottee.

II. AND THE OWNERS/VENDORS AND THE PROMOTER DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE ALLOTTEE as follows:

a) Notwithstanding any act deed matter or thing whatsoever by the Owners/Vendors or the Promoter done or executed or knowingly suffered to the contrary the Owners/Vendors are or the Promoter are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to Said Unit And The Rights And Properties Appurtenant thereto hereby granted sold conveyed, transferred, assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.

b) Notwithstanding any act deed or thing whatsoever done as aforesaid the Owners/Vendors and the Promoter now have good right full power and absolute authority to grant convey transfer sell and assign all and singular the Said Unit And The Rights And Properties Appurtenant thereto hereby conveyed transferred or expressed so to be unto and to the use of the Allottee in the manner as aforesaid.

c) The said Unit And The Rights And Properties Appurtenant thereto hereby granted and conveyed or expressed or intended so to be is now free from all claims demands encumbrances liens attachments leases or trust made or suffered by the Owners/Vendors or the Promoter or any person or persons having or lawfully or equitably claiming any estate or interest thereon through under or in trust for the Owners/Vendors or the Promoter.

d) The Allottee shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said Unit And The Rights And Properties Appurtenant thereto and receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Owners/Vendors or the Promoter or any

person or persons having or lawfully or equitably claiming as aforesaid.

e) The Allottee shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances liens, attachments, or trust or claims and demands whatsoever created occasioned or made by the Owners/Vendors or the Promoter or any person or persons lawfully or equitably claiming as aforesaid.

f) **AND FURTHER THAT** the Owners/Vendors or the Promoter and all persons having or lawfully or equitably claiming any estate or interest in the Said Unit And the Rights And Properties Appurtenant thereto or any part thereof through under or in trust for the Owners/Vendors or the Promoter shall and will from time to time and at all times hereafter at the request and cost of the Allottee make do and execute or cause to be made done and executed all such further lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said Unit And The rights And Properties Appurtenant thereto and every part thereof unto and to the use of the Allottee in the manner as aforesaid as shall or may be reasonably required.

g) The Owners/Vendors and the Promoters have not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby the Said Unit and the Rights And Properties Appurtenant thereto hereby granted transferred and conveyed or expressed so to be or any part thereof is can or may be impeached encumbered or affected in title or otherwise.

h) The Promoter doth hereby further covenant with the Allottee that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Allottee shall produce or cause to be produced to the Allottee or to his/her/their attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Unit and also shall at the like request and costs of the Allottee deliver to the Allottee such attested or other true copies or extracts there from as the Allottee may require and will in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled.

III. AND THE ALLOTTEE SHALL TO THE END AND INTENT THAT THE OBLIGATIONS AND COVENANTS HEREINAFTER CONTAINED SHALL AT ALL TIMES HEREAFTER RUN WITH THE OWNERSHIP AND POSSESSION OF THE SAID UNIT AND THE

RIGHTS AND PROPERTIES APPURTENANT THERETO HEREBY CONVEYED HEREBY COVENANT WITH THE OWNERS/VENDORS AND THE PROMOTER as follows :-

a) To observe, perform, comply with and fulfill the obligations, covenants and conditions on his/her/its/their part to be observed and performed contained in the Agreement for sale as part and parcel of these presents.

b) To become member and/or shareholder, as the case may be, of the Apartment Owners Association, upon its formation, without raising any objection whatsoever and also co-operate with the Holding Organization to be formed as be deemed necessary and expedient by the Promoter and also abide by all the rules and regulations restrictions and bye-laws as be framed and/or made applicable by the Promoter and/or the holding Organization for the common purposes and shall also sign and execute all papers, documents and applications for the purpose of formation of the Holding Organization and to do all the necessary acts deed and things.

IV. It is further stated that as on the date of procurement of completion certificate there is no electric connection in the aforementioned unit.

THE SCHEDULE-A ABOVE REFERRED TO:

Part – I

ALL THAT Bagan land presently converted to Bahutal Abasan measuring an area of **40 Decimal**, more or less, as 7500 share out of 53 Decimal, comprising in **R.S. & L.R. Dag No. 99** and Danga land presently converted to Bahutal Abasan measuring an area of **17 Decimal**, more or less, as 10000 share out of 17 Decimal, comprising in **R.S. & L.R. Dag No. 155** and Danga land presently converted to Bahutal Abasan measuring an area of **06 Decimal**, more or less, as 10000 share out of 06 Decimal, comprising in **R.S. & L.R. Dag No. 157** and Danga land presently converted to Bahutal Abasan measuring an area of **49 Decimal**, more or less, as 10000 share out of 49 Decimal, comprising in **R.S. & L.R. Dag No. 158** and Danga land presently converted to Bahutal Abasan measuring an area of **06 Decimal**, more or less, as 10000 share out of 06 Decimal, comprising

in **R.S. & L.R. Dag No. 159**, i.e. **Total 118 Decimal** or **1.18 [One point one eight] Acre**, more or less, all are recorded under **L.R. Khatian No. (Old 1288) and presently 3917, 3918, 3919, 3920, 3921, 3922, 3923, 3924, 3925, 3926, 3927, 3928** lying and situated at **Mouza - Digberia**, J.L. No. 74, Re. Su. No. 28, Touzi No. 146, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, Ward No. 2, being Holding No. 203/J, Digberia Road, Kolkata-700128, District - North 24 Parganas, as delineated in the map or plan annexed hereto and bordered in colour Red.

Land of Group A Owners in both Mouzas aggregating to **915.19 Decimal** equivalent to **553.689 Cottahs**.

THE SCHEDULE-B ABOVE REFERRED TO
(THE SAID UNIT AND THE PROPERTIES APPURTENANT
THERE TO)

ALL THAT the Unit No. _____ on the _____ Floor of the Building Block _____ having carpet area of square feet corresponding to Built-up area of _____ square feet as per the Block plan marked **ANNEX-B** demarcated in the Floor Plan annexed hereto and marked **ANNEX-C** and pro rata share in the “common areas” (user right only since Common Area will be conveyed to Association) working out to a Super Built Up area of _____ Sq.Ft on _____ Floor of Building Block No. _____ in Phase No.- _____ of the Housing Complex named “**_OPTIMA-Phase-1**” on the Schedule-A Land Together with the right to use _____ Garage/Closed Car Parking Space (Dependent/Independent) admeasuring _____ Sq.Ft / Mechanical Parking Space/Open Car Parking Space(Dependent/Independent) located on the Basement/Ground/ _____ Floor of or around the Building Block

THE SCHEDULE-C ABOVE REFERRED TO
(SPECIFICATION)

Structure **RCC frame structure.**

Outdoor finish: **Weathercoat Exterior**

Paint Walls and ceilings **POP finish.**

Doors and windows: flush doors (indoors) Door frame ~ Engineered Wood frame. windows ~ aluminum sliding/fixed door (outdoor) ~ Aluminium sliding.

Kitchen fittings Stainless steel sink, provision of water filter point. Provision for chimney or exhaust point.

Toilets Sanitary wares ~ Essco / Cera / Jaquar/ Hindware/Parryware or any other reputed brand.

Sanitary fittings Essco / Cera / Jaquar/ Hindware/Parryware or any other reputed brand. Provision for hot and cold line in shower area only

Electrical fittings Concealed with provision of modular switches. ACs and Power Back-up

Provision for ACs in all bedrooms and living areas. Provision for generator power in flats for partial emergency backup for flat (light, fan, RO, refrigerator usage)

Water filtration plant in the project -YES

Provision for ACs in all bedrooms and living areas. Provision for generator power in flats for partial emergency backup for flat (light, fan, RO, refrigerator usage)

500 W emergency load for 2 BHK, 2.5 BHK

640 W emergency load for 3 BHK, 3.5 BHK

960 W emergency load for 4 BHK, 4.5 BHK

Water filtration plant in the project ~ YES

THE SCHEDULE-D ABOVE REFERRED TO:
(THE COMMON AREA/COMMON PARTS & FACILITIES)

1. Swimming pool.
2. Air conditioned community hall.
3. Gym.
4. Games room with pool table, table tennis and other games.
5. Children play zone.
6. Indoor toddler's zone.
7. landscaped garden.
8. Common roof.
9. Filtered water supply.
10. Round the clock security.
11. Elevators in all blocks.
12. Generator facility at extra cost
13. CC TV
14. Fire Prevention Facilities
15. Pool side deck
16. Maintenance office
17. Washroom
18. Multi games court

Fire-Fighting :

As per firefighting norms; Emergency Evacuation services: As per fire-fighting norms.

Drinking-Water Facility: 24 HRS Filtered Water Supply with Water Treatment Plant
24 HRS Filtered Water Supply with Water Treatment Plant
Use of Renewable Energy: Solar Energy system.

THE SCHEDULE – F ABOVE REFERRED TO LIMITED COMMON AREAS (If available in the Complex)

1. Open, Mechanical and Semi, Covered and fully Covered Car Parking areas (Dependent/Independent);
2. Specified area in Basement not declared to be common;
3. Exclusive right of use of Garden space attached to an Row House/Town House/Apartment;
4. Demarcated area of terrace/roof appurtenant to a particular Row House/Town House/Apartment;
5. The Roof of the overhead water tank and Lift Machine Room, the Parapet Walls;
6. Open Terrace of any Floors of the Block;
7. The elevation and exterior of the Block;
8. Storage areas;
9. Basement not meant for common use;
10. Any community or commercial/other facility which is not meant for common use;
11. Daily Convenience Store with Milk, Fruits, Vegetables and other edibles;
12. Beauty Parlour and other commercial facilities within the Project or entire Complex;
13. Such other open or covered spaces which is hereinafter expressed or intended not to be common portion and the rights thereto.

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals the day, month and year first above written.
SIGNED, SEALED AND DELIVERY by the said **OWNERS** being represented by the **DEVELOPERS** at Kolkata in the presence of

1.

JIVEL INFRA NIRMAN LLP

JIVEL NIWAS LLP

2.

JIVEL PROJECTS LLP

JIVEL REALTY LLP

KKRISHIV AWAS LLP

TVISHA AWAS LLP

SHREYANGSHI AWAS LLP

SHREYANGSHI BUILDERS LLP

SRI SANTOSH K ROONGTAA

SRINATH SECURITIES PRIVATE LIMITED

SMT. PUNITA SINGHANIA

M K SIGHANIA & SONS HUF

Being represented by

DAZZLE HOUSING & REALTY LLP

Partner/Authorized Signatory

SIGNED, SEALED AND DELIVERY by the said DEVELOPER at Kolkata in the presence of :

1.

For DAZZLE HOUSING & REALTY LLP

2.

Partner/Authorized Signatory

**Drafted by me
 (As per instruction and the documents made available to me by the parties herein)**

**Advocate
 High Court of Calcutta
 Kolkata- 700070**

MEMO OF CONSIDERATION

RECEIVED from within-named Allottee/s the

Within-mentioned sum of **Rs.**_____-/- on account of full amount of the Consideration Money by several cheques of different Drawn in favour of the PROMOTER on diverse date... **Rs.**_____-/-

(Rupees----- only).

WITNESSES:-

1.

2.

Signature Of The Promoter

Drafted by me