

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this day of Two
Thousand Twenty Six (2026)

-BETWEEN-

(1) KAY VEE PROJECTS LLP (PAN: AAZFK7496D), LLPIN-ABZ-4327, **(formerly known as KAY VEE PROJECTS PRIVATE LIMITED)** a Limited Liability Partnership Firm form and incorporated under The Limited Liability Partnership Act, 2008 having its registered office at 52/1 Shakespeare Sarani, Unimark Asian, 14th Floor, Post Office: Circus Avenue, Police Station: Beniapukur, Kolkata- 700017 (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its successors-in-interest and permitted assigns) ;

(2) TARLI PROPERTIES LLP (PAN: AATFT9317N), LLPIN-ABZ-4122, **(formerly known as TARLI PROPERTIES PRIVATE LIMITED)** a Limited Liability Partnership Firm form and incorporated under The Limited Liability Partnership Act, 2008 having its registered office at 52/1 Shakespeare Sarani, Unimark Asian, 14th Floor, Post Office: Circus Avenue, Police Station: Beniapukur, Kolkata- 700017 (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its successors-in-interest and permitted assigns);

(3) TARLI ENCLAVE LLP (PAN: AATFT9326M), LLPIN-ABZ-4326, **(formerly known as TARLI ENCLAVE PRIVATE LIMITED)** a Limited Liability Partnership Firm form and incorporated under The Limited Liability Partnership Act, 2008 having its registered office at 52/1 Shakespeare Sarani, Unimark Asian, 14th Floor, Post Office: Circus Avenue, Police Station: Beniapukur, Kolkata- 700017 (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its successors-in-interest and permitted assigns);

(4) PRASANA COMPLEX LLP (PAN: ABCFP9048A), LLPIN-ABZ-3974, **(formerly known as PRASANA COMPLEX PRIVATE LIMITED)** a Limited Liability Partnership Firm form and incorporated under The Limited Liability Partnership Act, 2008 having its registered office at 52/1 Shakespeare Sarani, Unimark Asian, 14th Floor, Post Office: Circus Avenue, Police Station: Beniapukur, Kolkata- 700017 (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its successors-in-interest and permitted assigns);

(5) SAMBHA COMPLEX LLP (PAN: AEWFS5489K), LLPIN-ABZ-4325, **(formerly known as SAMBHA COMPLEX PRIVATE LIMITED)** a

Limited Liability Partnership Firm form and incorporated under The Limited Liability Partnership Act, 2008 having its registered office at 52/1 Shakespeare Sarani, Unimark Asian, 14th Floor, Post Office: Circus Avenue, Police Station: Beniapukur, Kolkata- 700017 (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its successors-in-interest and permitted assigns) ;

(6) PRASANA ENCLAVE LLP (PAN: ABCFP9361L), LLPIN-ABZ-4640, **(formerly known as PRASANA ENCLAVE PRIVATE LIMITED)** a Limited Liability Partnership Firm form and incorporated under The Limited Liability Partnership Act, 2008 having its registered office at 52/1 Shakespeare Sarani, Unimark Asian, 14th Floor, Post Office: Circus Avenue, Police Station: Beniapukur, Kolkata- 700017 (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its successors-in-interest and permitted assigns);

(7) PRASANA PLAZA LLP (PAN: ABCFP8155C), LLPIN-ABZ-1542, **(formerly known as PRASANA PLAZA PRIVATE LIMITED)** a Limited Liability Partnership Firm form and incorporated under The Limited Liability Partnership Act, 2008 having its registered office at 52/1 Shakespeare Sarani, Unimark Asian, 14th Floor, Post Office: Circus Avenue, Police Station: Beniapukur, Kolkata- 700017, duly represented by their **constituted attorney MR. SUSHIL CHAMARIA** son of Shri Ram Gopal Chamaria, by faith- Hindu, by occupation Business, by nationality- Indian, having **Aadhaar No. 5255 0470 1277** and having **PAN: ACRPC3968L** residing at IDEAL ROYAL, 177 Manicktala Main Road, Kankurgachi, Kolkata - 700054 by virtue of **Power of Attorney dated 22.05.2024 and registered at the office of the ARA IV Kolkata and recorded in Book No - I Volume No 1904-2024 pages from 453574 to 453604 being No 190408444 for the year 2024**, hereinafter collectively called as the **OWNERS/VENDORS**, (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its successors-in-interest and permitted assigns), of the **ONE PART**

-AND-

RICHMOND RAWALWASIA DEVELOPERS LLP, (having **PAN:AAXFR8824N**) a Limited Liability Partnership Firm form and incorporated under The Limited Liability Partnership Act, 2008 having its registered office at 86A, Topsia Road South, 9th Floor, Topsia,

Kolkata-700046 and duly represented by its **authorised signatory MR. SUSHIL CHAMARIA** son of Shri Ram Gopal Chamaria, by faith-Hindu, by occupation Business, by nationality- Indian, having **Aadhaar No. 5255 0470 1277** and having **PAN: ACRPC3968L** residing at IDEAL ROYAL, 177 Manicktala Main Road, Kankurgachi, Kolkata-700054, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless repugnant to the context or meaning thereof shall include its successors-in-interest and/or permitted assigns of the **SECOND PART**;

-AND-

----- having **PAN:.....** and having **AADHAR No.....)** son of -----, by faith- Hindu, by nationality-Indian, residing at -----P.O.& P.S....., Pin Code:....., hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include **his** heirs, legal representatives and assigns) of the **OTHER PART**;

The **OWNERS/VENDORS/DEVELOPER** and the **PURCHASER(S)**, hereinafter collectively referred to as the **Parties** and individually as a "**Party**".

WHEREAS:

- A. The Owners/Vendors are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to as the sole and absolute Owners of **ALL THAT** pieces and parcels of land measuring **368.02 decimal**, more or less, at Mouza Domjur, Police Station: Domjur, within the limits of Domjur Gram Panchayat, A.D.S.R. Domjur, District Howrah, West Bengal, as more fully described in the **Part-I** of the **SCHEDULE-A** hereunder written.
- B. The Developer is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to as the sole and absolute Owners of **ALL THAT** the pieces and parcels of land measuring **total area of 44.95 satak** more or less lying and situate at **Mouza- Domjur**, Police Station: Domjur, within the limits of Domjur Gram Panchayat, A.D.S.R. Domjur, District Howrah,

West Bengal, as morefully described in the **Part-II** of the **SCHEDULE-A** hereunder written

The details of the land as stated in the **Part-I** of the **Schedule-A** and **Part-II** of the **Schedule-A**, hereinafter jointly referred to as “the **Said Property**”).

- C. The “**Devolution of Title**” of the **said property** as morefully and particularly described in the **Part-III** of the **SCHEDULE-A** hereunder.
- D. The **said Property** has been earmarked by the **OWNERS/VENDORS/DEVELOPER** for the purpose of development by constructing multistoried building and the said project shall be known as “-----” (“**Project**”).
- E) By an **Agreement for Development** dated dated **22nd May 2024**, registered at the office of the A.R.A. IV Kolkata and recorded in Book No.I, Volume No.1904-2024 pages: 417391 to 417476 being No. 190407498 for the year **2024** made between the OWNERS and the DEVELOPER, the OWNER have entrusted upon the DEVELOPER the right of Development of the said property, and the project shall be known as “**SHREE SKY HOMES**”(“**Project**”); hereinafter referred to as the said **Development Agreement**.
- F) By a POWER-OF-ATTORNEY **dated 22nd May 2024** registered at the office of the Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume No 1904-2024, pages: 453574 to 453604 being No 190408444 for the year **2024**, **RICHMOND RAWALWASIA DEVELOPERS LLP** as his constituted attorney to carry out all works in terms of the **Development Agreement dated dated 22nd May 2024** for development of the said Property;
- H. The **Howrah Zilla Parishad** has granted Sanction of the building plan for development of the project submitted by the **OWNERS/VENDORS/ DEVELOPER** being sanction Building **Plan No. HI23L11X0 dated 25th April 2025** for construction of **(G+12) Ground plus 12 storeyed Building**.
- I. The **OWNERS/VENDORS/DEVELOPER** have registered the project under the provisions of the **Real Estate Registration Act**,

2016 (Act of 2016) shall be applicable to the project. **The project will be developed in Phases. So Registration under Act of 2016 can be done for a particular building for a particular phase or alongwith other buildings for other phases.**

- J. The **Purchaser(s)** has applied for an **residential unit/ flat/apartment** in the Project vide **Application No.....** dated..... and has been allotted **ALL THAT residential unit/ flat/apartment No..... havingsq.ft. carpet area more or less (super built up areasq.ft.) more or less and (built up areasq.ft.) more or less** on**FLOOR** in “-----“, as permissible under the applicable law and of Pro-rata share in the common area as ("Common Areas") as defined under clause(n) of Section 2 of the Act (hereinafter referred to as the "**Unit**" as morefully and particularly described in the **SCHEDULE-B hereunder written. It is clarified the common areas and facilities pertaining to the unit shall also be used as common areas and facilities pertaining to other buildings to be developed in other Phases and Purchaser under no circumstances shall raise any objection with regard thereto.**
- K. **By an AGREEMENT FOR SALE dated..... and registered at the office of the..... and recorded in Book No..... Volume No..... Pages;..... being No..... for the year..... made between OWNERS/VENDORS And DEVELOPER and the Purchaser(s) herein whereby and whereunder the said OWNERS/VENDORS And DEVELOPER agreed to sell and the Purchaser(s) agreed to purchase of ALL THAT a residential unit/ flat/apartment No..... havingsq.ft. carpet area more or less (super built up areasq.ft.) more or less and (built up areasq.ft.) more or less onFLOOR in “-----“, togetherwith covered/open car parking space being No..... on the -----Floor** lying and situate at **Mouza-Domjur**, Police Station: Domjur, within the limits of Domjur Gram Panchayat, A.D.S.R. Domjur, District Howrah, West Bengal, Pin Code- 711204, hereinafter referred to as the "**Unit**", as morefully and particularly described in the **SECOND SCHEDULE.**

- L. The Purchaser(s) has/have fully satisfied as to the Title in respect of the said property.
- M. The Purchaser(s) has/have inspected the aforesaid Plan and have been fully satisfied therewith.
- N. The **OWNERS/VENDORS/DEVELOPER** is desirous of selling of **ALL THAT a residential unit/ flat/apartment No..... havingsq.ft. carpet area more or less (super built up areasq.ft.) more or less and (built up areasq.ft.) more or less** on**FLOOR** in “-----“, **togetherwith** covered/open **car parking** space **being No..... on the -----Floor** lying and situate at **Mouza-Domjur**, Police Station: Domjur, within the limits of Domjur Gram Panchayat, A.D.S.R. Domjur, District Howrah, West Bengal, Pin Code- 711204, **TOGETHERWITH** proportionate share of the land comprised **under the new building** attributable thereto **TOGETHERWITH** the proportionate share in all common parts portion's areas and facilities **in the new building**, as morefully and particularly described in the **SCHEDULE-B** hereunder written and hereinafter referred to as the **said UNIT** at a consolidated consideration of **Rs..... (Rs...../- per sq.ft. on carpet area)** plus% **GST**, free from all encumbrances, charges, liens, lispendencies, attachments, claims and demands whatsoever on the terms and conditions mentioned hereunder;

NOW THIS INDENTURE WITNESSETH as follows :-

In pursuance of the said Agreement and at a consolidated consideration of **Rs..... (Rs...../- per sq.ft. on carpet area)** plus% **GST** paid by the Purchaser(s) to the **OWNERS/VENDORS/DEVELOPER** with the consent and concurrence of the **OWNERS/VENDORS/DEVELOPER** before the execution of these presents (the receipt whereof the **OWNERS/VENDORS/DEVELOPER** doth hereby as also by the receipt hereunder written admit and acknowledge and from the payment of the same and every part thereof doth hereby acquit, release and discharge the Purchaser(s) as also the **said UNIT** and every part thereof) the **OWNERS/VENDORS/DEVELOPER** doth hereby sell, grant, transfer, convey, assign and assure of **ALL THAT a residential unit/flat/apartment No..... havingsq.ft. carpet area more or less (super built up areasq.ft.) more or less and (built**

up areasq.ft.) more or less onFLOOR in “**SHREE SKY HOMES**”, togetherwith covered/open **car parking** space being No..... on the -----Floor lying and situate at **Mouza- Domjur**, Police Station: Domjur, within the limits of Domjur Gram Panchayat, A.D.S.R. Domjur, District Howrah, West Bengal, Pin Code- 711204, TOGETHERWITH proportionate share of the land comprised **under the new building** attributable thereto TOGETHERWITH the proportionate share in all common parts portion’s areas and facilities **in the new building**, attributable thereto, as morefully and particularly described in the **Part-I and Part-II** of the **SCHEDULE-A** hereunder written, appertaining or attributable thereto, hereinafter referred to as the **said UNIT**, as morefully and particularly described in the **SCHEDULE-B** hereunder written togetherwith the right in common with the owners and occupiers of the other units in the said building and all others having the like right to use for the purposes of access to and egress from the **said UNIT**, stair cases, landings in the said building and such of the passages therein subject to the right of support (laterally or vertically) in the said building together with all privileges, easements, profits, advantages, benefits, appendages, right, title, claims and demands whatsoever and all the appurtenances belonging to or in any wise appertaining to or with the same or any part thereof usually held used occupied enjoyed or known as part of or appertaining to the **said UNIT**, hereby granted as aforesaid **AND ALL** estate, right, title, interest, use, possession, benefit, claim and demand whatsoever of the **OWNERS/VENDORS/ DEVELOPER** into upon or in respect of the **said UNIT** and every part thereof hereby sold, transferred, granted unto and to the use of the Purchaser(s) **AND ALL** deeds, pattahs, writings, muniments and evidences of title relating thereto or any part thereof which now are or may hereafter be in the possession or custody of the **OWNERS/VENDORS/ DEVELOPER** or any person or persons from whom they may procure the same without any action either at law or in equity **TO HAVE AND TO HOLD** the **said UNIT** absolutely and forever free from all encumbrances charges, liens, lispences, attachments, claims and demands whatsoever, subject to the obligation of contributing and paying proportionate expenses of maintenance and rates and taxes and subject to the covenants, terms, conditions, stipulations and restrictions set forth hereto, hereby conveyed and all future owners thereof **TOGETHER WITH** the easements or quasi easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said unit, **AND ALSO TOGETHER WITH** right to enjoy in the common areas, portions, installations and facilities in common with the other owners and occupiers of the flats of

the said building as described in the **SCHEDULE-C** hereunder written **AND** the Purchaser(s) shall **pay the amount** on or before taking possession of the **said UNIT** as morefully and particularly described in the **SCHEDULE-D** hereunder written **AND** the User's **covenants/restrictions** in respect of the **said UNIT** as morefully and particularly described in the **SCHEDULE-E** hereunder written **AND ALSO** the common expenses for maintenance, repairs, renewals, **replacements of the common areas** and liabilities in respect of the **said UNIT** as stated in the **SCHEDULE-F** hereunder written **AND NOTWITHSTANDING** anything to the contrary contained elsewhere in this Deed it is expressly made clear that the sale and this Deed are subject to the terms, conditions, stipulations restrictions, covenants, obligations and liabilities contained which shall be binding on and be complied with by PURCHASER(S) herein in the place and stead of the Vendor/Developer.

THE OWNERS/VENDORS/ DEVELOPER DOTH HEREBY COVENANT WITH THE PURCHASER(S) as follows:-

- a) That the **OWNERS/VENDORS/ DEVELOPER** herein is the absolute owner of **ALL THAT a residential unit/flat/apartment No..... havingsq.ft. carpet area more or less (super built up areasq.ft.) more or less and (built up areasq.ft.) more or less** on**FLOOR** in "**SHREE SKY HOMES**" **togetherwith** covered/open **car parking** space **being No..... on the -----Floor** lying and situate at **Mouza-Domjur**, Police Station: Domjur, within the limits of Domjur Gram Panchayat, A.D.S.R. Domjur, District Howrah, West Bengal, Pin Code- 711204, **Togetherwith** the proportionate share in the land below the said building attributable thereto and **Togetherwith** the proportionate share in all common parts portion's areas and facilities comprised in the **said property** attributable thereto, as morefully and particularly described in the **Part-I and Part-II** of the **FIRST SCHEDULE** hereunder written, appertaining or attributable thereto, hereinafter referred to as the **said UNIT**, as morefully and particularly described in the **SECOND SCHEDULE** hereunder written.
- b) That notwithstanding any act, deed or thing by the **OWNERS/VENDORS/DEVELOPER** done, executed or knowingly suffered to the contrary the **OWNERS/VENDORS/DEVELOPER** is lawfully entitled to and/or absolutely seized and possessed of

the **said UNIT** and have good right, full power and absolute authority to transfer by way of sale the **said UNIT** togetherwith undivided proportionate impartible share or interest in the land comprised the said property appurtenant or attributable to the **said UNIT** unto and to the use of the **PURCHASER(S)** in the manner aforesaid.

- c) That the **PURCHASER(S)** shall and may at all material times hereafter peaceably and quietly possess and enjoy the **said UNIT** and receive the rents, issues and profits thereof and will be free to sell, mortgage or transfer the same without any lawful eviction, interruption, claims or demands whatsoever, from or by the **OWNERS/VENDORS/DEVELOPER** or any person or persons lawfully claiming from, under or in trust from them.
- d) The **said UNIT** is free and clear and freely, clearly, absolutely and forever released and discharged or otherwise by the **OWNERS/VENDORS/DEVELOPER** and well and sufficiently saved, kept harmless and indemnified of and from and against all former and other estate, title, charge and encumbrances whatsoever, made, executed, occasioned or suffered by the **OWNERS/VENDORS/DEVELOPER** or any other person from under or in trust from them.
- e) The **OWNERS/VENDORS/DEVELOPER** shall from time to time and at all times hereafter at the request and costs of the **PURCHASER(S)** doth and execute all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances for more perfectly and absolutely granting the **said UNIT**, hereby granted and sold unto and to the use of the Purchaser(s) in the manner aforesaid as the Purchaser(s) or counsel in law shall reasonably require.
- f) **The project will be developed in Phases. So Registration under Act of 2016 can be done for a particular building for a particular phase or alongwith other buildings for other phases.**

THE PURCHASER(S) DOTH HEREBY COVENANT WITH THE OWNERS/VENDORS/DEVELOPER as follows:-

- a) To pay **municipal/Panchayet** rates and taxes assessments outgoings or any other rates/taxes/levies assessments, outgoings that may be levied in future on the **said UNIT**.
- b) To pay the proportionate share for maintenance charges towards common services provided in the said building for the use/benefit of the PURCHASER(S) and/or Co- Purchaser(s) of the other Units whether any/some facilities he/she avails or not and shall abide by the rules & regulations framed by the Developer or Association.
- c) Not to do anything in connection with the use and enjoyment of the **said UNIT** whereby the occupiers of other areas in the said building are prejudicially affected.
- d) Not to throw or deposit any rubbish garbage or refuse otherwise than in the containers provided there for or dismantled building materials in any common parts save and except an area specified.
- e) Not to put anything in the sinks or lavatories which can lead to stoppage in the pipes or drains serving the said building.
- f) The PURCHASER(S) shall not keep or store in the **said UNIT** any inflammable or combustible articles or any other similar articles giving an offensive smell.
- g) Not to do anything which will cause any nuisance or annoyance to the Co-Purchaser(s) and/or occupants of other portions of the building and/or the units.
- h) Not to use or allow use of the **said UNIT** for any immoral activities nor for any hotel, nursing home, manufacturing or processing work or use the same as a godown for storage purposes.
- i) Not to decorate or paint or otherwise alter the exterior of the **said UNIT** or common parts of the building in any manner save in accordance with the general scheme thereof as may be specified.
- j) Not to do anything whereby the other Co-Purchaser(s) is obstructed in or prevented from quiet enjoyment of their respective flats and jointly of the common parts.

- k) Not to claim any partition or sub-division of the land and/or common parts.
- l) Not to claim any additional right other than undivided proportionate variable impartible share in the land mentioned in the Part-I and Part-II of the FIRST SCHEDULE stated hereunder.
- m) That the House Rules and liability of the Purchaser(s) in respect of the **said UNIT** are mentioned in the **FIFTH SCHEDULE** hereunder written.
- n) Not to obstruct or raise any objection in any manner whatsoever in case undivided proportionate share in the land is reduced by reason of constructing an area in excess of an area now constructed on the said premises.
- o) Not to keep any goods in the common corridor or common area which shall always be kept free and no agent or employees of the Purchaser(s) shall be entitled to stay and/or sleep in the common area.
- p) It is clarified the common areas and facilities pertaining to the unit shall also be used as common areas and facilities pertaining to other buildings to be developed in other Phases and Purchaser under no circumstances shall raise any objection with regard thereto.**
- q) To keep the **said UNIT** in a good state of repairs and conditions.
- r) The Purchaser(s) shall observe and comply with all the rules and regulations framed by the Developer or Association for the time being of the said building.
- s) To keep the **said UNIT** and all walls, partition walls, sewers, drains, pipes, cables, wires belonging thereto in good and tenable repair and condition at its own costs.
- t) The PURCHASER(S) shall not obstruct the Association of owners/occupiers from carrying out any obligations and/or duties for the maintenance of the said building or any common parts or utilities.

THE FIRST SCHEDULE ABOVE REFERRED TO:**(SAID PROPERTY)****(Part-I)**

ALL THAT pieces and parcels of land measuring **368.02 decimal**, more or less, at Mouza Domjur, Police Station: Domjur, within the limits of Domjur Gram Panchayat, A.D.S.R. Domjur, District Howrah, West Bengal, Pin Code- 711204;

Name of the Owners	R.S. Dag No.	L.R. Dag No.	Khatian no.	Area Purchased	Area in Project
Kay Vee Projects LLP (formerly known as Kay Vee Projects Pvt. Ltd)	5831	7332	4257	6.53	6.53
Tarli Properties LLP (formerly known as Tarli Properties Private Limited)	4005	4069	3568	19.32	19.32
	4020	4084	1208/1	17.95	17.95
Tarli Enclave LLP (formerly known as Tarli Enclave Private Limited)	4005	4069	4776	4.96	4.96
	4006	4070	1376/1, 1801/1,5387/1	32	32
	4007	4071	4776	22	22
	4032	4097	2995	36	36
Prasana Complex LLP (formerly known as Prasana Complex Private Limited)	4022	4096	1128, 1232	17	17
Sambha Complex LLP (formerly known as Sambha Complex Private Limited)	5837	7338	1978	70	70
Prasana Enclave LLP (formerly known as Prasana Enclave Private Limited)	5833	7334	2819	15.5	15.5
	5830	7331	2278	25.60	20.43
	5836	7337	2687, 5625	32	32
Prasana Plaza LLP (formerly known as Prasana Plaza Private Limited)	4021	4085	1877	10.33	10.33
	5834	7335	2336, 3297, 5283	27	27
	4019	4083	2724, 5075, 7290, 7291	10	10
	5835	7336	2683	27	27
TOTAL				373.19	368.02

(Part-II)

ALL THAT the pieces and parcels of land measuring **total area of 44.95 satak** more or less lying and situate at **Mouza- Domjur**, Police Station: Domjur, within the limits of Domjur Gram Panchayat, A.D.S.R. Domjur, District Howrah, West Bengal, Pin Code- 711204; as shown in the MAP or PLAN annexed hereto and bordered with RED COLOUR thereon and butted and bounded;

Name of the Owners	R.S. Dag No.	L.R. Dag No.	Khatian no.	Area in Deed
Richmond Rawalwasia Developers LLP	4005	4069	3568	5.045
	4020	4084	1208/1	17.50
Richmond Rawalwasia Developers LLP	5833	7334	2819	16.00
	5830	7331	2278	6.40
TOTAL :				44.95

Part-III**(Devolution of Title)**

Sl no.	Deed No.	Vendor	Purchaser	Mouza	Dag No.	Khatian no.	Area satak
1	04865/2012	Ashoke Kumar Basu	Prasana Enclave LLP (formerly known as Prasana Enclave Private Limited)	Domjur	RS dag no.5836 LR dag no.7337	RS Khatian no.143 LR Khatian no.2687 & 5625	32
2	04866/2012	Ashoke Kumar Basu	Prasana Plaza LLP (formerly known as Prasana Plaza Private Limited)	Domjur	RS dag no.4021 LR dag no.4085	RS Khatian no.1877	10.33
3	04869/2012	Desire Agro Resorts Development Private Limited	Kayvee Projects LLP (formerly known as Kayvee Projects Private Limited)	Domjur	RS dag no.5831 LR dag no.7332	RS Khatian no.1829 LR Khatian no.4257	6.53
4	04871/2012	Desire Agro Resorts Development Private Limited	Tarli Enclave LLP (formerly known as Tarli Enclave Private Limited)	Domjur	RS dag no.4032 LR dag no.4097	RS Khatian no.2995	36
5	04873/2012	Desire Agro Resorts	Sambha Complex LLP (formerly known as	Domjur	RS dag no.5837	RS Khatian no.143 LR	70

		Development Private Limited	Sambha Complex Private Limited)		LR dag no.7338	Khatian no.1978	
6	04875/2012	Desire Agro Resorts Development Private Limited	Prasana Plaza LLP (formerly known as Prasana Plaza Private Limited)	Domjur	RS dag no.5834 LR dag no.7335	RS Khatian no.143 LR Khatian no.2336, 3297 & 5283	27
7	04877/2012	Desire Agro Resorts Development Private Limited	Prasana Complex LLP (formerly known as Prasana Complex Private Limited)	Domjur	RS dag no.4022 LR dag no.4096	RS Khatian no.1128 & 1232	12.04
8	050403348/2022	Durga Ghosh & Ors.	Prasana Enclave LLP (formerly known as Prasana Enclave Private Limited)	Domjur	RS dag no.5830 LR dag no.7331	RS Khatian no.143 LR Khatian no.2278	25.60
9	04886/2012	Desire Agro Resorts Development Private Limited	Prasana Plaza LLP (formerly known as Prasana Plaza Private Limited)	Domjur	RS dag no.4019 LR dag no.4083	RS Khatian no.1877 LR Khatian no.2724, 5075, 7290 & 7291	10
10	04889/2012	Desire Agro Resorts Development Private Limited	Prasana Enclave LLP (formerly known as Prasana Enclave Private Limited)	Domjur	RS dag no.5833 LR dag no.7334	RS Khatian no.1829 LR Khatian no.2819	15.50
11	04892/2012	Desire Agro Resorts Development Private Limited	Tarli Enclave LLP (formerly known as Tarli Enclave Private Limited)	Domjur	RS dag no.4007 LR dag no.4071	RS Khatian no.1829 LR Khatian no.4776	22
12	04895/2012	Desire Agro Resorts Development Private Limited	Prasana Plaza LLP (formerly known as Prasana Plaza Private Limited)	Domjur	RS dag no.5835 LR dag no.7336	RS Khatian no.143 LR Khatian no.2683	27
13	04896/2012	Desire Agro Resorts Development Private Limited	Tarli Properties LLP (formerly known as Tarli Properties Private Limited)	Domjur	RS dag no.4020 LR dag no.4084	RS Khatian no.1663 LR Khatian no.1208/1	12.20

14	06950/2012	Anil Baran Sahu	Tarli Enclave LLP (formerly known as Tarli Enclave Private Limited) (Purchaser)	Domjur	RS dag no.4006 LR dag no.4070	RS Khatian no.1829 LR Khatian no.1376/1, 1801/1 & 5387/1	4.96
			Desire Agro Resorts Development Private Limited (Confirming Party)				
15	01009/2013	1) Smt. Puspa Bala Naskar	Tarli Properties LLP (formerly known as Tarli Properties Private Limited) (Purchaser)	Domjur	RS dag no.4005 LR dag no.4069	RS Khatian no.1829 LR Khatian no.3568	6.60
		2) Sushil Naskar	Swapan Shit (Confirming Party)				
16	01007/2013	1) Smt. Puspa Bala Naskar	Tarli Properties LLP (formerly known as Tarli Properties Private Limited) (Purchaser)	Domjur	RS dag no.4005 LR dag no.4069	RS Khatian no.1829 LR Khatian no.3568	12.72
		2) Bhola Naskar	Adhir Majhi (Confirming Party)				
		3) Smt. Aarati Chakraborty					
17	02472/2013	1) Smt. Rupa Naskar	Tarli Properties LLP (formerly known as Tarli Properties Private Limited)	Domjur	RS dag no.4020 LR dag no.4084	RS Khatian no.1663	5.75
		2) Sanjay Naskar					
		3) Basudeb Naskar					
		4) Nilmoni Naskar					
		5) Smt. Pratima Naskar					
		6) Tapan Naskar					
		7) Swapan Naskar					

		8)Kishori Mohan Naskar					
		9)Bibhuti Naskar					
		10)Dilip Naskar					
		11)Adhir Majhi					
18.	06947/201 2		Tarli Enclave LLP (formerly known as Tarli Enclave Private Limited)		RS Dag No. 4005 LR Dag No. 4069	RS KH. No. 1829 LR. KH. No.5948	4.96
19	04872/201 2		Tarli Enclave LLP (formerly known as Tarli Enclave Private Limited)		RS Dag No. 4006 LR Dag No. 4070	RS KH. No. 1829 LR. KH. No.1376/1, 1801/1, 5387/1	27.04
20	00922/201 4		Prasana Complex LLP (formerly known as Prasana Complex Private Limited)		RS Dag No. 4022 LR Dag No. 4096	RS KH. No. 1128, 1232	4.96
				Total :			373.1 9

THE SCHEDULE-B ABOVE REFERRED TO:

(DESCRIPTION OF THE RESIDENTIAL UNIT & PARKING /COVERED PARKING)

ALL THAT the residential unit on theFloor of the New BUILDING namely “-----”, havingsq.ft. carpet area more or less (super built up areasq.ft.) more or less and (built up areasq.ft.) more or less lying and situate at **Mouza-Domjur**, Police Station: Domjur, within the limits of Domjur Gram Panchayat, A.D.S.R. Domjur, District Howrah, West Bengal, Pin Code-711204 TOGETHERWITH proportionate share of the land comprised **under the new building** attributable thereto TOGETHERWITH the proportionate share in all common parts portion’s areas and facilities **in the new building.**

THE SCHEDULE- “C”

(Common Areas and Installations)

- | | |
|--|-----------------------------|
| • Foundation, Columns, Beams, Supporting Corridors, Lobbies; | • Garden or Landscape Area; |
|--|-----------------------------|

• Entrance and Exits, Pathways, Driveways;	• Community Hall with Kitchen facility;
• Staircase, Landings;	• CCTV for the Common Area;
• Boundary walls;	• Open air meditation area;
• Window and Grills in the Common Areas etc.;	• Adda Zone;
• Lift and its installations, Lift Well;	• Multi-Purpose Grass Court For Badminton and other games;
• Electrical Room, Electric Meter for common lighting;	• Children's Play Area;
• Water supply pipes, Water Filtration Plant and its installations;	• Natural Water body;
• Pumps, its installations and the Pump Room;	
• Fire fighting equipments and its installations; (if any)	
• Fire Pump and Pump Room;(if any)	
• Generators and its installations;	
• Transformers and the space for its installations;	
• Shafts, Ducts, Electrical wiring for the Common lightning, fittings and its accessories for the Common Area;	
• Drainage, Sewage Pits, Pipeline and accessories;	
• Security Guard Room/Caretaker Room, Toilets for the Security Guards/ Caretakers;	

THE SCHEDULE-D ABOVE REFERRED TO:

(The PURCHASER(S) shall pay the following amounts on or before taking over possession of the UNIT)

- a) Towards security deposit for obtaining electric connection to the said UNIT and proportionate deposit for the payment made to WBSEB for providing HT/ LT line transformer in the said premises.
- (b) Towards expense for formation for the HOLDING ORGANISATION including the equity share money.

- (c) If at any time the said Owner shall be liable to make payment of any amount on account of statutory outgoing and/or impositions including sales tax, service tax, GST the PURCHASER(S) shall be liable and agrees to make payment of the amount on account of such statutory outgoings and sales tax and service tax and has agreed to keep the Owner indemnified against all actions suits and proceedings in connection therewith.
- (d) Towards expenses for payment towards municipal/B.L. & L.R.O. and other outgoings.

THE SCHEDULE-E ABOVE REFERRED TO:
(User's Covenants/ Restrictions)

1. RATES AND TAXES:

The PURCHASER(S) agree to use and to hold the said UNIT subject to the following covenants and conditions.

- i) To regularly and punctually make payments of the Municipal / Panchayet rates, taxes and other outgoings payable in respect of the said UNIT fully and proportionately for the common portion.
- ii) To regularly and punctually make payment of any fresh levies and impositions on account of rates and taxes payable for the common parts and portions of the said Building and/or HOUSING PROJECT.
- iii) To regularly and punctually make payment of the proportionate share of Service/ Maintenance charges to the Owner and upon formation to the said HOLDING ORGANISATION for rendition of common services and for maintenance of the common parts and portions.
- i) To pay to the suppliers and indemnify the Owner against and charges for electricity, telephone, water and other services consumed in the said UNIT including any connection charge and meter installations costs and rents.

2. REPAIRS:

- i) From time to time and at all times to repair and maintain and keep in good and substantial repair and condition the said UNIT.

- ii) To replace from time to time the fittings and fixtures including water and electrical installations with the intent and object or keep the neighboring FLATs/ UNITs and/or to any part or portion of the buildings HOUSING PROJECT.

3. NOTIFICATION OF DAMAGE:

The Buyers shall forthwith notify the **OWNERS/ VENDORS/DEVELOPER** and/or upon formation, the HOLDING ORGANISATION, of any damage defect or malfunction which may occur in or to any part of the UNIT and/or the HOUSING COMPLEX, water pipes, gas pipes, electrical wiring, air conditioning duct or any other fittings and fixtures therein.

4. CLEANLINESS AND HYGIENE:

- i) The Buyers shall keep the said UNIT and/or every part thereof clean and hygienic and tidy and to keep all pipes, drains, basins, sinks and water closets clean and unblocked.
- ii) The PURCHASER(S) shall collect and/or to remove all the rubbish whatsoever and to dispose them off in approved refuse bins.
- iii) The PURCHASER(S) shall not throw refuse, rubbish, scrap, tins bottles, boxes, containers of any kind or any article or thing through or over windows or in any corridor or common part of the said premises expect in the proper bins receptacles or containers only.

5. INSURANCE:

The PURCHASER(S) shall not permit or suffer to be done anything whereby the policy or policies of insurance on the building or the premises and/or the UNIT against loss damage by fire or other risks may be rendered void or void able or whereby the rate of premium thereon may be increased.

6. WAIVER OF DEFAULT:

- i) No condoning, excusing, overlooking, indulgence or forbearance by the Owner of any breach of the PURCHASER'(S) obligations herein shall operate as a waiver of the Owner's right or in any way affect the Owner's rights in respect of any continuing or subsequent breach by the PURCHASER(S) of his/her/its obligations herein and no waiver by the Owner shall be inferred

from or implied by anything done or omitted by the Owner but such waiver shall be expressly stated to be so in writing and signed by the Owner. Any consent given by the Owner shall operate as a consent only for the particular matter to which it relates and shall in no way operate as a waiver on release of any of the provisions herein nor shall it be construed as dispensing with the necessity of obtaining the specific written consent of the Owner in future unless expressly so extended.

- ii) In giving its consent on any matters hereunder wherein the consent of Owner is required, the Owner shall be at liberty to impose such conditions as it deems fit.

7. HOLDING ORGANISATION:

- i) To co-operate with the other co-Purchasers and the **OWNERS/VENDORS/DEVELOPER** and also with the HOLDING ORGANISATION in the management and maintenance of the said buildings of the **HOUSING PROJECT**.
- ii) To observe the rules framed from time to time by the Owner and upon the formation of the HOLDING ORGANISATION by such HOLDING ORGANISATION.
- iii) To use the said UNIT for residential purposes and not for other purposes whatsoever without the consent in writing of the Owner.
- iv) To allow the owner or the HOLDING ORGANISATION with or without workmen to enter into the said UNIT for the purpose of maintenance and repairs within 48 hours prior notice in writing.
- v) To pay and bear the common expenses and other outgoings and expenses since the Possession Date and also the rates and taxes for the said UNIT and proportionately for the HOUSING PROJECT and/or common parts/areas and wholly for the said UNIT and/or make deposits on accounts thereof in the manner mentioned hereunder to the owner and upon the formation of the HOLDING ORGANISATION to such HOLDING ORGANISATION. Such amount shall be deemed to be due and payable on and from the Possession Date whether physical possession of the said UNIT has been taken or not by the Buyers. The PURCHASER(S) shall pay the said amounts without raising any objection thereto regularly and punctually within 72 hours to the owner and upon

formation of the HOLDING ORGANISATION to such HOLDING ORGANISATION.

- vi) To pay charges for electricity in or relation to the said UNIT.
- vii) Not to subdivide the said UNIT and/or the parking spaces if allotted or any portion thereof.
- viii) Not to do anything or prevent the owner for making further or additional legal constructions within 9 a.m. to 7 p.m. within any working day notwithstanding any temporary disruption in the PURCHASER(S) enjoyment of the said UNIT.
- ix) To maintain or remain responsible for the structural stability of the said UNIT and not to do anything which has the effect of affecting the structural stability of the building.
- x) Not to do or cause anything to be done in or around the said UNIT which may cause or tend to cause or tantamount to cause or effect any damage to any flooring or ceiling of the said UNIT or adjacent to the said UNIT or in any manner interfere with the use and rights and enjoyment thereof or any open passages or amenities available for common use.
- xi) Not to close or permit the closing of verandas or lounges or balconies and lobbies and common parts and also not to alter or permit any alteration in the elevation and outside colour schemes of the exposed walls of the verandas lounge or any external walls or the fences of external doors and windows including grills of the said UNIT which in the opinion of the owner or HOLDING ORGANISATION differs from the colour schemes of the buildings or the PROJECT for deviation or which in the opinion of the **OWNERS/ VENDORS/DEVELOPER** may effect the elevation in respect of the exterior walls of the said building.
- xii) Not to install grills of any such design which have not been suggested and approved by the Architect.
- xiii) Not to do or permit to be done any act or thing which may render void or make void able any insurance in respect of the said UNIT or any part of the said building or cause increased premium to be payable in respect thereof if the building is insured.

- xiv) Not to use the said UNIT or permit the same to be used for any purposes whatsoever other than residential purpose and shall not use for the purpose which may or is likely to cause nuisance or annoyance to occupiers of the other portions of the said building or the owners and occupiers of the neighboring premises or for any illegal or immoral purpose or as a Boarding House, Club House, Nursing Home, Amusement or Entertainment Center, Eating or Catering Place, Dispensary or a Meeting Place or for any commercial or industrial activities whatsoever.
- xv) Similarly shall not keep in the parking place anything other than private motor car or motor cycle and shall not raise or put any kutchra or pucca constructions grided wall or enclosure thereon or part thereof and shall keep it always open as before. Dwelling or staying of any person or blocking by putting any articles shall not be permitted.
- xvi) Not to park car on the pathway or open spaces or at any other place of the building/ HOUSING PROJECT at any other place except the space allotted to him/her/its.
- xvii) To abide by such building rules and regulations as may be made applicable by the **OWNERS/ VENDORS/DEVELOPER** before the formation of the HOLDING ORGANISATION and after the HOLDING ORGANISATION is incorporated to comply with and/or adhere to the building rules and regulations of such HOLDING ORGANISATION.
- xviii) The lobbies, entrances and stairways of the Building shall not be obstructed or used for any purpose other than ingress to and egress from the UNIT in the Building.
- xix) Children shall not play in the public halls, stairways or elevators.
- xx) No PURCHASER(S) /Occupiers shall make or permit any disturbing noises in the building or do or permits anything to be done therein which will interfere with the rights comforts or convenience of other occupiers. No occupier shall play upon or suffer to be played upon musical instruments or permit to be operated phonograph or radio or television, loud speaker in such the apartment if the same shall disturb or annoy other occupants

of the building. No Occupier shall give vocal or instrumental instruction at anytime in order to reduce sounds emanating from an apartment.

- xxi) Each Owner shall keep such apartment in a good state of preservation and cleanliness and shall not throw or permit to be thrown there from or from the doors windows, terraces, and balconies thereof any dirt or other substances.
- xxii) No window guards, ventilators shall be used in or about the building excepting such as shall have been approved by the Architect.
- xxiii) Buyers shall install air conditioners only in the spaces specified by the owner and/or HOLDING ORGANISATION.
- xxiv) The passenger elevators in the building unless of the automatic type shall be operated only by employees of the owner /HOLDING ORGANISATION and there shall be no interference whatsoever with the same by PURCHASER(S) or members of their families, or his guests or employees or sub-tenants.
- xxv) No vehicles, bicycles, scooters, shipping carts or similar vehicles shall be allowed in the passengers elevators except for wheel chairs meant for handicapped person(s) and baby carriages.
- xxvi) Water- closets and other water apparatus in the Building shall not be used for any purpose other than those for which they were constructed nor shall any sweepings, rubbish, rags or any other article be thrown into the same and damage resulting for misuse of any water closets or apparatus shall be make good by the UNIT Owner in whose apartment it shall have been caused.
- xxvii) No bird or animal shall be kept or harbored in the common areas of the Building. In no event shall animals be permitted on elevators or in any of the common portion of the Building unless accompanies.
- xxviii) No radio or television aerial shall be attached to or hung from the exterior of the Building.

- xxix) The agents of the owner / HOLDING ORGANISATION and any contractor or workman authorized by the owner /HOLDING ORGANISATIOIN may enter in any apartment at any reasonable hour of the day for the purpose of inspecting such apartment to ascertain whether measures are necessary or desirable to control or exterminate any vermin, insects or others pests. If the owner /HOLDING ORGANISATION takes measures to control or examine carpet beetles within the PURCHASER(S) Apartment or in any storage or other spaces in the Building occupied by the PURCHASER(S), the costs thereof shall be payable by the PURCHASER(S) upon demand without any demur.
- xxx) Garbage and refuse from the apartment shall be deposited in such place in the building and at such time and in such manner as may be directed by the **OWNERS/ VENDORS/DEVELOPER / HOLDING ORGANISATION**.
- xxxii) No vehicles belonging to a PURCHASER(S) or to a member of their family or guests, subtenant or a employee of a Lessee shall be parked in such manner as to impede or prevent ready access to the entrance of the Building by another vehicle.
- xxxiii) These hours rules may be altered and or added and or amended or repeated at any time by the owner and after formation by the Syndicate/ Society/ Association after prior consultation with the Syndicate/ Society/ Association.
- xxxiiii) Until formation of such HOLDING ORGANISATION the owner shall manage and maintain the said Building and the common parts thereof.

8. THE PURCHASER(S) AGREE THAT :

- i) The PURCHASER(S) shall pay regularly and punctually within 7th day of every month and month by month the maintenance, common expenses as described in the Schedule-F hereunder written at such rate as may decided and determined and apportioned by the owner to be payable from the Possession Date to the owner and upon formation and transfer of management of the Building to the HOLDING ORGANISATION such payments are required to be made without any abatement or demand.

- ii) The proportionate rate payable by the Buyers for the common expenses shall be decided by the **OWNERS/VENDORS/DEVELOPER**/HOLDING ORGANISATION from time to time and the Purchaser(s) shall be liable to pay all such expenses wholly if it relates to the PURCHASER(S) UNIT only and proportionately for the Buildings as a whole. The statement of account of the apportionment of the charges as prepared by the owner shall be conclusive and final. The PURCHASER(S) shall not be entitled to dispute or question the same provided that the billing is unreasonable. In the event of the transfer of the management and administration of the said Building to the HOLDING ORGANISATION in terms of this presents the employees of the owner such as watchman, security staff, lift man etc. shall be employed and/or absorbed in the employment of such HOLDING ORGANISATION with continuity of service and on the same terms and conditions of employment with the owner and the PURCHASER(S) shall not be entitled to raise any objection thereto and hereby consents to the same.
- iii) After the formation of the HOLDING ORGANISATION the PURCHASER(S) shall pay such amounts for the aforesaid purpose as may be fixed and determined by the HOLDING ORGANISATION.
- iv) So long each UNIT in the said premises is not separately mutated, the PURCHASER(S) shall pay the proportionate share of all rates and taxes assessed on the whole premises including the charges for electricity while in transmission to the owner from the Possession Date. Such proportion is to be determined by the owner on the basis of the area of such UNIT in the said Building.
- v) If the PURCHASER(S) fail to pay the aforesaid expenses or part thereof within time as aforesaid the PURCHASER(S) shall be liable to pay interest at the rate of% **per month** and further that if any interest remain unpaid for sixty days, the owner or upon formation of HOLDING ORGANISATIONS such HOLDING ORGANISATION shall be at liberty to disconnect and/or suspend all common services attached to the PURCHASER(S) UNIT such as water supply, electricity connections, use of lifts etc. till such dues with interest are paid and shall be liable to pay the common expenses for such suspension period as well as reconnection charges.

THE SCHEDULE-F ABOVE REFERRED TO:
(the Maintenance charges etc.)

1. Repairing, rebuilding, repainting, improving or other treatments as necessary and keeping the Buildings and every exterior part thereof in good and substantial repairs order and condition and renewing and replacing all worn or damaged parts thereof.
2. Painting with quality paint as often as may (in the opinion of the HOLDING ORGANISATION) be necessary and in a proper and workmanlike manner all the wood metal stone and other work of the property and the external surfaces of all exterior doors of the building and decorating and coloring all such parts of the property as usually are or ought to be.
3. Keeping the ground floor generally in a neat and tidy condition and tending and renewing all lawns flower beds shrubs, trees forming part thereof as necessary and maintaining repairing and where necessary reinstating any boundary wall hedge or fence.
4. Keeping the private road in good repair and clean and tidy and edged where necessary and clearing the private road where necessary.
5. Repairing, rebuilding, repainting improving the Boundary Wall and the Gates of the HOUSING PROJECT.
6. Paying a fair proportion of the cost of clearing, repairing, reinstating any drains and sewers forming part of the HOUSING PROJECT.
7. Paying such workers as may be necessary in connection with the upkeep of the property.
8. Insuring any risks.
9. Cleaning as necessary the external walls and windows and (not forming part of any UNIT) in the property as may be necessary keeping cleaned the common parts and halls passages landing and staircases and all other common parts of the Building.
10. Paying for security personnel.

11. Electricity charges for the common portions and common facilities.
12. Providing Cleaning or as necessary of the underground reservoirs, overhead water tanks of the areas forming parts of the HOUSING PROJECT
13. Operating maintaining and (if necessary) renewing the lighting apparatus at the common areas from time to time and providing such additional lighting apparatus as the HOLDING ORGANISATION may think fit.
14. Maintaining and operating the lifts.
15. Providing and arranging for the emptying receptacles for rubbish.
16. Paying all rates taxes duties charges assessments and outgoings whatsoever (whether central state or local) assessed charged or imposed upon or payable in respect of the Buildings of the HOUSING PROJECT or any part thereof excepting in so far as the same are the responsibility of the individual Owners / occupants of any UNIT.
17. Executing such works as may be necessary for complying any notice served by a local authority so far as the same is not the liability of or attributable to any UNIT.
18. Generally managing and administering the development and protecting the facilities and HOUSING PROJECT amenities in the building and for that purpose employing contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the UNITS.
19. Employing qualified accountants for the purpose of auditing the accounts in respect of the maintenance expenses and certifying the total amounts thereof for the period to which the accounts relate.
20. Complying with the requirements directions of any competent authority and with the provisions of all statutes and all regulations/orders and by laws made there under relating to the buildings excepting those which are the responsibility of the Owner / occupier of any UNIT.

21. Paying for salaries of staff of HOLDING ORGANISATION and complying with all relevant statues and regulations and orders there under and employing suitable persons or Firm to deal with this matters.
22. The provision for maintenance and renewal of any other equipment and the provisions of any other service which in the option of the HOLDING ORGANISATION it is reasonable to provide.
23. In such time to be fixed annually as shall be estimated by the HOLDING ORGANISATION (whose decision shall be final) to provide a reserve fund for items of expenditure be or expected to be incurred at any time.
24. The said reserve fund shall be kept in separate account and the interest thereon or income from the said fund shall be held by the HOLDING ORGANIATION for the Owner of the UNITs and shall be only applied in accordance with unanimous or majority decisions of the members of the HOLDING ORGANISATION and with the terms of this SCHEDULE.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written:

SIGNED AND DELIVERED BY THE WITHIN NAMED OWNERS/ VENDORS

(1) _____

Please affix photograph and sign across the photograph

At _____ on _____ in the presence of:

SIGNED AND DELIVERED BY THE WITHIN NAMED DEVELOPER:

1)

Please affix photograph and sign across the photograph

At _____ on _____ in the presence of:

SIGNED AND DELIVERED BY THE WITHIN NAMED PURCHASER(S)

(1) _____

Please affix photograph and sign across the photograph

Please affix photograph and sign across the photograph

At _____ on _____ in the presence of:

WITNESSES:

1. Signature _____ Name –
Address _____
2. Signature _____ Name–
Address _____

MEMO OF CONSIDERATION

RECEIVED from the within named PURCHASER(S) a sum of **Rs...../-** (Rupees -----) only being the consideration money as per Memo below: **Rs...../-**

Dated	Drawn on	Total Flat Amount (In Rs.)
	Total :	

(Rupees -----) only

WITNESSES :

1)

Owners/Vendors

2)

Developer

DATED THIS DAY OF 2026

-BETWEEN-

**KAY VEE PROJECTS LLP & ORS.
OWNERS/VENDORS**

-AND-

**RICHMOND RAWALWASIA
DEVELOPERS LLP
DEVELOPER**

-AND-

PURCHASER (S)

DEED OF CONVEYANCE