

[To be printed on stamp paper]

DEED OF CONVEYANCE

This **DEED OF CONVEYANCE** ("**Deed**") is made on this [] day of [] 2026 at []

BY AND BETWEEN

The **PERSONS LISTED IN SCHEDULE A**, represented by its Constituted Attorney [] (PAN: []), an existing company under the Companies Act, 2013 and having its Registered Office at [], West Bengal, India, represented by its Authorized signatory, [] (PAN: [], Aadhaar No. []), son of [] and duly authorized vide Board Resolution dated [], (hereinafter collectively referred to as the "**OWNERS**", which expression shall, unless excluded by or repugnant to the subject or context shall mean and include their respective successors) of the **FIRST PART**.

AND

SALARPURIA IMAGINE BUILDERS LLP [CIN No. []], (**PAN: AFCFS1161B**), a limited liability partnership duly registered under the Limited Liability Partnership Act, 2008, having its registered office at Premises No. 770, Anandapur, South City Business Park, 9th Floor, Unit No. 901, E.K.T, Kolkata 700107, an existing Company under the Companies Act, 2013, having its Registered Office at [], West Bengal, India, represented by its authorized signatory [], (PAN []), (Aadhaar No. []), son of [], and duly authorized vide Board Resolution dated [], hereinafter referred to as the "**PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest and permitted assignees) of the **SECOND PART**

AND

[If the Allottee is a company]

[] (CIN [])[PAN[] a company within the meaning of the Companies Act, 2013, having its registered office at [], Post Office [] and Police Station [], Kolkata [] represented by its authorised signatory Mr. [], (PAN: []), (Aadhaar No. []), son of [], residing at [] and duly authorised vide Board Resolution dated [] hereinafter referred to as the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) of the **THIRD PART**

[If the Allottee is a Partnership Firm]

OR

[], a partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at [], (PAN [], represented by its authorized partner [], PAN [], (Aadhaar No [], son of [], residing at []) duly authorized vide [] hereinafter referred to as the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof he deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors

and administrators of the last surviving partner and his/her/their permitted assigns) of the **THIRD PART**.

[If the Allottee is an Individual]

Mr. [], (PAN: []), (Aadhaar No. []), son of [], by occupation [], residing at [], Post Office [], Police Station [] Kolkata [], hereinafter called the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns) of the **THIRD PART**

OR

[If the Allottee is an HUF]

Mr. [] (Aadhaar No []), aged about [], son of [], residing at [], for self and as the Karta of the Hindu Joint Mitakshara Family known as [] HUF, having its place of business / residence at [] (PAN []) hereinafter called the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean the members or member for the time being of the said [] HUF, and their respective heirs, executors, administrators and permitted assigns) of the **THIRD PART**.

The **Owners**, the **Promoter** and the **Purchaser** shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

The "**Owners**" and the "**Promoter**" are individually referred as such and collectively as "**Vendors**".

WHEREAS

- A. The Owners are the absolute and lawful owners of land admeasuring 8.40 acres (equivalent to 34008.1553 square meters) comprised in several Dag Nos within Mouza Salua, J. L. No. 3, Police Station Airport, District North 24 Parganas, within Ward No. 5 of the Bidhannagar Municipal Corporation and more fully described in **Part I** of **Schedule B** hereto (hereinafter referred to as the "**Larger Land**"). The devolution of title of the Owners are morefully described in **Part []** of the **Schedule []**.
- B. The Owners propose to gift approximately 5 (five) Cottahs of land comprised in Dag No. 496 out of the Larger Land ("Sub-Station Land") in favour of the West Bengal State Electricity Distribution Company Limited ("WBSEDCL") for the purpose of establishing an electrical sub-station for public utility purposes ("Sub-Station"). The Sub-Station Land is more fully described in Part VII of Schedule B hereto. The Sub-Station may be used by WBSEDCL for public utility purposes and its usage shall not be restricted to the Complex or the Project. WBSEDCL personnel shall require access through the Complex for construction, operation and maintenance of the Sub-Station. The detailed terms relating to the Sub-Station Land and the access rights of WBSEDCL are set out in Clause 39 of the Agreement (defined below) and Clause 2 of this Deed.
- C. The Owners and the Promoter have entered into a development agreement dated 5 June 2025 registered in the Office of ADSR IV, recorded in Book No. I, Volume No. 1904-2025, Pages from 352171 to 352302, Being No. 190408330 for the year 2025 ("**Development Agreement**") by which the Owners in consultation with each other had jointly granted the exclusive right of development of residential apartments comprised in several buildings to be constructed on the Larger Land in favour of the Promoter herein, which the Promoter has agreed to undertake for

the consideration and on the terms and conditions contained therein. The Owners have also granted a Power of Attorney in favour of the Promoter dated 10 June 2025 and registered in the Office of ADSR IV, recorded in Book No. I, Volume No. 1904-2025, Pages from 360751 to 360843, Being No. 190408531 for the year 2025, with regard to the development of the Larger Land.

- D. In pursuance of the terms of the Development Agreement, the Promoter has undertaken the development and construction of a residential complex on the Larger Land under the name and style "**INSPIRE**" ("**Complex**") in phases comprising distinctly earmarked zones as under:
- E. Out of the Larger Land, the Promoter has earmarked lands admeasuring 2.90 acres (more or less) more fully described in **Part []** of **Schedule []** hereto ("**Phase I Land**") to construct and develop:
- (i) 351 (Three Hundred Fifty One) luxury residential apartments of various shapes and sizes and 4 (Four) office spaces, comprising in 7 (Seven) residential-cum-commercial multi-storeyed buildings bearing numbers T5 to T11 (collectively "Towers" and individually a "Tower") with each Tower having basement, ground and 12 (Twelve) upper storeys. The Allottee acknowledges that Tower 5 shall be of a mixed-use character, comprising both residential apartments and office spaces, and the Allottee shall have no objection to the same; and
 - (ii) 486 (Four Hundred Eighty Six) covered car parking spaces (which includes mechanical puzzle/stack, dependent and independent car parking) will be located in the common basement as more fully depicted in the map/plan annexed and marked as **Annexure [C]**. **Further** 16 number of car parking spaces will be located on the ground floor of certain specific Towers.; and
 - (iii) necessary common areas, parts, portions, utilities, amenities and installations dedicated to and intended for the exclusive use of the allottees/owners/lawful occupants of the Phase I Project (*defined below*) (hereinafter referred to as the "**Phase I Common Areas**") and more fully and particularly described in **Part I** of **Schedule C**. The Phase I Common Areas shall include a common basement ("**Phase I Basement**") running underneath the entire length and breadth of the Phase I Land beneath the Towers as more fully depicted in the map/plan annexed as **Annexure C** and bordered in colour **PINK**. The Phase I Basement shall contain in it 486 number of car parking spaces for parking of cars by, subject to Clause 36.2, the allottees of Phase I Project and the location of the car parking spaces within the Phase I Basement are depicted on the map/plan annexed herein as **Annexure C** and bordered thereon in **PINK**. The Phase I Basement shall also be used for the installation of STP, ELV Room, rain water harvesting tank etc.
 - (iv) necessary common areas, parts, portions, utilities, amenities and installations dedicated to and intended for the exclusive use of the allottees/owners/lawful occupants of a particular Tower of the Phase I Project (hereinafter referred to as the "**Tower Common Areas**") and more fully and particularly described in **Part []** of **Schedule []** with respect to the Tower this Agreement is concerned with;

the above components (i), (ii) (iii) and (iv) are collectively referred to as the "**Phase I Project**" or "**Project**", which shall be known as **INSPIRE-PHASE I**.

FUTURE DEVELOPMENT ZONE:

Out of the Larger Land, the Promoter has earmarked lands admeasuring 2.72 acres (more or less) more fully described in **Part III** of **Schedule B** hereto (“**Future Development Zone Land**”) to construct and develop residential real estate projects in one or more phases comprising:

- (i) upto 400 number of luxury residential apartments of various shapes and sizes comprising in such number of Towers as may be decided by the Promoter from time to time; and
- (ii) adequate car parking spaces; and
- (iii) necessary common areas, parts, portions, utilities, amenities and installations dedicated to and intended for the exclusive use of the allottees/owners/lawful occupants of one or more phases of the Future Development Zone Project(s) (*defined below*); and
- (iv) necessary common areas, parts, portions, utilities, amenities and installations dedicated to and intended for the exclusive use of the allottees/owners/lawful occupants of the allottees of the Future Development Zone Project(s);

the above components (i), (ii) and (iii) are collectively referred to as the “**Future Development Zone Project(s)**”.

- A. Notwithstanding the fact that the Promoter shall develop, construct and implement the development scheme of the Complex on the Larger Land in a phase-wise manner, each of the Phase I Project and each of the phases to be developed in the Future Development Zone Project(s) (collectively, the “**Phases**”) shall always be construed as an independent stand-alone self-contained real estate project covering respectively the Phase I Land and the Future Development Zone Land. The Phases shall not be linked or combined with each other save and except for integration of the infrastructural amenities and facilities in the manner mentioned below for the benefit of allottees of the Complex. Accordingly, the allottees of each of the Phases shall be entitled to right to use and enjoy the infrastructural amenities and facilities described in **Part III** of **Schedule C** (“**Complex Shared Common Areas**”) to be built on 2.72 acres of land out of the Larger Land more fully described in **Part IV** of **Schedule B** (“**Complex Shared Land**” and depicted in the layout drawing/plan of the Complex annexed hereto and marked as **Annexure B** and bordered thereon in **RED**) in common with all allottees of the Complex which due to the complex scheme of development, design, logistic and operational reasons cannot be segregated and are required to be integrated with each of the Phases for the benefit of all the allottees of the Complex. Accordingly, the allottees of the Phase I Project shall be entitled to the perpetual, irrevocable, non-exclusive right to use and enjoy the Complex Shared Common Areas. The Complex Shared Common Areas and its management and maintenance shall not belong to any particular phase of the Complex but shall belong exclusively to the Promoter until completion of the construction and development of the entire Complex and thereafter, the Complex Shared Common Areas shall be transferred to an association of allottees of the entire Complex comprising both Phase I Project and Future Development Zone Project(s) or proportionately to the associations of allottees of Phase I Project and Future Development Zone Project(s). The Complex Shared Common Areas shall broadly cover the following:

- (i) **Podium:** The Complex shall have a podium at the centre of the Complex covering 0.62 acres (“**Podium Land**”, more fully described in **Part V** of **Schedule B**) out of the Larger

Land ("**Podium**"). The Podium shall contain the amenities and facilities more fully described in **Part IV of Schedule C** out of which the amenities and facilities described from 1 to 6 in Part IV of Schedule C shall be completed with the completion of Phase I Project and the amenities and facilities described from 7 to 10 in Part IV of Schedule C shall be completed with the completion of the last of the Phases of the Future Development Zone Project(s).

- (ii) **Podium Basement:** The Podium shall have a basement underneath the Podium Land ("**Podium Basement**") which shall, among others, be used for providing car parking spaces, out of which 486 number of car parking spaces shall be reserved for the allottees of the Phase I Project and the rest shall be reserved for the allottees of the Future Development Zone Project(s). The location of the car parking spaces reserved for the allottees of the Phase I Project in the Podium Basement are depicted on the map/plan annexed herein as **Annexure C** and bordered thereon in **PINK** and location of the car parking spaces reserved for the allottees of the Future Development Zone Project(s) in the Podium Basement are depicted on the map/plan annexed herein as **Annexure C** and bordered thereon in **BLUE**. The Podium Basement shall also be used for the installation of equipment and service installations for the common use and enjoyment of all the allottees of the Complex.
- (iii) **Greenbelt:** The periphery of the Complex shall be surrounded by green landscapes, hardscapes and will contain such other amenities and facilities and service installations as more fully described in **Part V of Schedule C** ("**Greenbelt**"). The Greenbelt shall be created on 1.82 acres of land out of the Complex Shared Land more fully described in **Part VI of Schedule B** and depicted on the map/plan annexed as **Annexure B** and bordered thereon in **PURPLE** ("**Greenbelt Land**"). The landscapes, amenities and facilities described from 1 to 8 in **Part V of Schedule C** shall be completed with the completion of Phase I Project and the amenities and facilities described from 9 to 15 in **Part V of Schedule C** shall be completed with the completion of the last of the Phases of Future Development Zone Project(s).
- (iv) **Driveway:** The contours of the Complex shall be surrounded by driveway (including the fire driveway) running through the Larger Land being the designated entry and exit route for common use of both the Phases.
- (v) **Club:** Out of the Complex Shared Land the Promoter has earmarked lands admeasuring 0.26 Acres (more or less) ("**Club Land**") to construct and develop a club to be known as **CLUB INSPIRE** having basement, ground and upper floors for the exclusive use and enjoyment of the allottees/owners/lawful occupiers of the Complex. The Club shall comprise of various amenities as provided in **Part VI of Schedule C** herein, out of which the amenities described from serial numbers 1 to 12 in **Part VI of Schedule C** shall be constructed and completed with the completion of the Phase I Project and the amenities described from serial numbers 13 to 14 in **Part VI of Schedule C** shall be constructed and completed with the completion of the last of the Phases of the Future Development Zone Project(s). The Club shall be available for use of all the allottees of the Complex, including the Allottee, on the terms and conditions as mentioned in this Agreement and/or as may be directed/informed by the Promoter or the person designated by the Promoter.
- (vi) **Club Basement:** The Club shall have a basement underneath the Club Land ("**Club Basement**") which shall have an indoor badminton court, a squash court and a storeroom (for the exclusive use of the Club).

F. In pursuance of the Development Agreement, the Owners through the Promoter got sanctioned a single integrated layout plan for the Complex as was approved by Bidhannagar Municipal Corporation vide its order dated 18 April 2024 (“**Master Plan**”). The Allottee agrees acknowledges and conforms that the Promoter shall be at liberty to make alterations in the Master Plan without causing any prejudice to the allottees of the Phase I Project. Pursuant to the Master Plan, the Promoter had applied for and obtained sanction of the building plan vide Building Permit No. SWS-OBPAS-2109-2024-0084 dated 18 April 2024 from Bidhannagar Municipal Corporation and further the Promoter has received the approval from commencement of construction vide [] (collectively the “**Project Plans**”) for undertaking construction of the Project.

G. The Allottee has applied for a residential apartment in the Project vide Application No [] dated [] and has been allotted (i) **All That** residential apartment no [] having carpet area of [] square metre (equivalent to [] square feet) along with an exclusive balcony area of [] square metre (equivalent to [] square feet) and an exclusive open terrace area of [] square metre (equivalent to [] square feet) appurtenant to the carpet area of the residential apartment corresponding to a built up area of [] square metre (equivalent to [] square feet) and corresponding super built up area of [] square metre (equivalent to [] square feet) and along with an exclusive utility room area of [] square metre (equivalent to [] square feet) located on the [] floor in Tower No. [] (“**Tower**”) of the Project (hereinafter referred to and identified as the “**Apartment**”, more fully described in **Part I** of **Schedule D** hereto) having the specifications specified in **Part III** of **Schedule D** hereto; (ii) **Together With** [] ([]) number of mechanical covered car/covered car parking space(s) (“**Parking Space**”) in [] having area of [] square metre (equivalent to [] square feet) (more fully described in **Part II** of **Schedule D** hereto and depicted on the map/plan annexed as **Annexure D** and bordered in **RED**); (iii) **Together With** the perpetual non-exclusive right to use the Tower Common Areas with the allottees/owners/lawful occupants of the Tower; (iv) **Together With** the perpetual non-exclusive right to use the Phase I Common Areas with the allottees/owners/lawful occupants of the Project; and (v) **Together With** the perpetual non-exclusive right to use the Complex Shared Common Areas in common with all the allottees/owners/lawful occupants of the Complex, subject to the terms mentioned herein, hereinafter collectively referred to as “**Apartment And Properties Appurtenant Thereto**”. The Apartment and the exclusive open terrace /balcony appurtenant to the carpet area of the Apartment are delineated in GREEN border on the map/plan annexed hereto and marked as Annexure D.

(For the sake of clarity, the Tower Common Areas, the Phase I Common Areas (as applicable) and the FDZ Common Areas are collectively referred to as the “**Common Areas**” wherever the context so requires).

H. By a Agreement for Sale (“**Agreement**”) dated [] registered in the office of the [], recorded in Book no. [], Volume no. [], pages [] to [] and Being no. [] for the year [] the Purchaser was allotted the Apartment together with the Parking Space(s) and the Purchaser also agreed to accept such allotment for the Total Price (as defined under clause [] below) subject to the terms and conditions mentioned therein.

I. The Purchaser has from time to time paid the Total Price and the Promoter has since completed construction of the said Apartment and obtained completion certificate [] dated [] issued by [] certifying completion of the said Project in all respect.

J. The Vendors now desire to sell the said Apartment and the Purchaser desires to purchase the same.

NOW, THEREFORE, THIS DEED OF CONVEYANCE WITNESSETH THAT:

1. CONVEYANCE AND TRANSFER BY SALE

In consideration of the Agreement and in consideration of a sum of **Rs. []/- (Rupees [] Only)** paid by the Purchaser to the Promoter (the receipt whereof the Promoter do hereby as also by the receipt hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever acquit, release and discharge the Purchaser and the property being sold herein) and subject to the covenants, terms, conditions, stipulations and/or agreements hereinafter contained and on the part of the Purchaser to be paid observed and performed, the Vendors hereby indefeasibly grant, sell, transfer, convey, assign and assure unto the Purchaser absolutely and forever: (i) **All That** residential apartment no [] having carpet area of [] square metre (equivalent to [] square feet) along with an exclusive balcony area of [] square metre (equivalent to [] square feet) and an exclusive open terrace area of [] square metre (equivalent to [] square feet) appurtenant to the carpet area of the residential apartment corresponding to a built up area of [] square metre (equivalent to [] square feet) and corresponding super built up area of [] square metre (equivalent to [] square feet) and along with an exclusive utility room area of [] square metre (equivalent to [] square feet) located on the [] floor in Tower No. [] (“**Tower**”) of the Project (hereinafter referred to and identified as the “**Apartment**”, more fully described in **Part I of Schedule D** hereto) having the specifications specified in **Part III of Schedule D** hereto; (ii) **Together With** [] ([]) number of mechanical covered car/covered car parking space(s) (“**Parking Space**”) in [] having area of [] square metre (equivalent to [] square feet) (more fully described in **Part II of Schedule D** hereto and depicted on the map/plan annexed as **Annexure []** and bordered in **RED**); (iii) **Together With** the perpetual non-exclusive right to use the **Tower Common Areas** with the allottees/owners/lawful occupants of the Tower; (iv) **Together With** the perpetual exclusive right along with the allottees/owners/lawful occupants of Phase I **Exclusive Common Areas**, if applicable; and (v) **Together With** the perpetual non-exclusive right to use the Complex Shared Common Areas in common with all the allottees/owners/lawful occupants of Future Development Zone(s), hereinafter collectively referred to as “**Apartment And Properties Appurtenant Thereto**”. The Apartment and the exclusive open terrace /balcony appurtenant to the carpet area of the Apartment are delineated in [] border on the map/plan annexed hereto and marked as Annexure [] to be used and enjoyed in common with the remaining allottees/purchasers/lawful occupants of the Complex **BUT** subject always to the perpetual irrevocable right of way of the Owners, the Promoter, the visitors and the allottees/Owners of the Future Development Zones on the Driveway on the terms and conditions as recorded herein **TOGETHER WITH** all benefits and advantages of ancient and other rights, all yards, courtyards, areas, sewers, drains, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever appertaining to the Apartment or any part or portion thereof belonging to or in anywise appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the Apartment and of any and every part thereof And all the legal incidences thereof And all the estate, right, title, interest, inheritance, possession, use, trust, property, claims and demands whatsoever both at law and in equity of the Owners and the Promoter into or upon and/or in respect of the said Apartment or any and every part or portion thereof herein comprised and hereby sold granted conveyed and transferred **TO HAVE AND TO HOLD** the said Apartment hereby granted, sold, conveyed,

transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances whatsoever such that on and from this date the Purchaser owns and holds the Apartment **SUBJECT HOWEVER** to the observance and performance by the Purchaser of all the covenants, stipulations, restrictions and obligations mentioned in the Agreement and hereinafter Further Subject to the observance and performance by the Purchaser of all the terms and conditions of the management, administration and maintenance of the Project and further subject to the Purchaser paying and discharging all existing and future maintenance charges, rates, taxes, impositions, outgoings etc. in respect of the said Apartment from the date of its possession, wholly with respect to the Apartment and proportionately with respect to the Common Areas.

2. MAINTENANCE OF COMMON AREAS

2.1. In accordance with the provisions of the Act and subject to issuance of the completion certificate in respect of the Project:

- (a) **FDZ Phase Wise Association(s):** All the allottees of each of the Phases in the proposed Future Development Zone Project(s) ("**FDZ Phase Wise Associations**") shall form one association each upon completion of the particular Phase in accordance with the provisions of the Act and/or any other applicable local law. Upon formation of each of the Phases, the Promoter shall transfer the common areas relating to that particular Phase to the relevant FDZ Phase Wise Association along with the responsibility to manage and maintain the respective common areas.
- (b) **Complex Association:** The associations of allottees of each of the Phases of the Complex, i.e., the Phase I Association and the FDZ Phase Wise Association(s), and/or the all the allottees of the Complex, as the case may be, shall form a confederation of associations in accordance with the provisions of the Act and/or any other applicable local law ("**Complex Association**"). Upon formation of the Complex Association, the Promoter shall transfer the Complex Shared Common Areas to the Complex Association along with the responsibility to manage and maintain the same. It is clarified that the Complex Association shall be formed, and the Complex Shared Common Areas shall be transferred to the Complex Association only after a date falling after the completion of the entire Complex. All costs and expenses towards maintenance of the Complex Shared Common Areas shall be borne and paid by the Phase I Association and the FDZ Phase Wise Association(s) respectively in the ratio of []:[] which is the ratio of the built-up area of the Phase I Project and the built-up area of the Future Development Zone Project(s) with respect to the aggregate built-up area of the Complex; provided that if such Complex Association cannot be formed due to reasons not attributable to the Promoter, the Complex Shared Common Areas shall then, at the discretion of the Promoter, be transferred to each of the Phase I Association and the FDZ Phase Wise Association(s) jointly along with the responsibility to manage and maintain such Complex Shared Common Areas and thereafter the said Phase I Association and the FDZ Phase Wise Association(s) shall jointly takeover the management and maintenance of the Complex Shared Common Areas.

Provided further that the Complex Association (and, pending its formation, the Phase I Association and each FDZ Phase Wise Association) shall be bound to honour, maintain and not obstruct, restrict or deny the WBSEDCL Access Right as disclosed in Recital A(iv) of the Agreement and more fully set out in Clause [] of this Agreement, and shall

incorporate the said obligation in its bye-laws, rules and regulations. Any act or omission of the Complex Association or any Association in derogation of the WBSSEDCL Access Right shall be deemed to be in breach of this Agreement.

- (c) It is expressly clarified that the Project Common Areas shall be for the exclusive benefit, use, and enjoyment of all the allottees, Owners, and/or lawful occupants of Phase I, the FDZ Common Facilities shall be for the joint benefit of all the allottees, Owners, and/or lawful occupants of the respective FDZ(s) only and the Complex Shared Common Areas shall be for the shared and joint benefit, use, and enjoyment of all the allottees, Owners, and/or lawful occupants of the Complex with the right to use the Driveway also bestowed upon the Future Development Zones. The common rules for usage of the Common Areas are morefully mentioned in Schedule [] hereunder written. Such rights of use and enjoyment over the Driveway shall operate as permanent and non-exclusive easementary rights appurtenant to the respective apartments of the concerned allottees, Owners, and/or lawful occupants, and shall run with the Ownership of such apartments, being non-severable, non-transferable (except with transfer of the apartment itself), and irrevocable in nature. For the avoidance of doubt, no individual allottee, Owners, or lawful occupant, purchaser nor any of the Associations, shall have any right to restrict, curtail, or otherwise derogate from the legitimate and equal use of the Complex Shared Common Areas by the entitled beneficiaries in accordance with the purposes for which such Common Areas are designated under Applicable Law;
- (d) Upon the due transfer and handover of the Project Common Areas, FDZ Common Areas to the FDZ Association(s) and/or and the Complex Shared Common Areas to the Complex Association, as the case may be, the Promoter shall absolutely and irrevocably cease to have or claim any right, title, interest, control, possession, management, or obligation in respect thereof, save and except such residual obligations, if any, as are expressly imposed on the Promoter under Applicable Law and which, by their very nature, cannot be delegated or assigned, it being further clarified that no implied rights, authority, or continuing obligations shall survive to the Promoter in relation to the Project Common Areas, FDZ Common Areas or the Complex Shared Common Areas unless specifically mandated under Applicable Law, and all rights, powers, responsibilities, and obligations in respect thereof shall, upon such transfer, conclusively vest in the Project Association and/or the Complex Association, as the case may be, who alone shall thereafter be exclusively responsible for their management, administration, regulation, upkeep, and use, free from any interference, control, or claim of the Promoter but subject to the right of way over the Driveway;
- (e) Neither the Project Association nor the Complex Association shall be entitled, either directly or indirectly, to alter, alienate, encumber, fragment, transfer, lease, license, or otherwise change the user or character of any part of the Project Common Areas or the Complex Shared Common Areas, save and except strictly in accordance with Applicable Laws and only with the prior written consent of all allottees, Owners and/or lawful occupants of the respective projects in relation to the Project Common Areas, and of all allottees, Owners and/or lawful occupants of all projects in relation to the Complex Shared Common Areas. Any such act or attempt made without such unanimous consent shall be null, void, and not binding on any allottee, and the concerned Association and/or its office bearers shall be personally liable for any loss or consequence arising therefrom;
- (f) The expenses towards the maintenance, repair, replacement, upkeep, operation, and management of the Complex Shared Common Areas shall be borne jointly by all allottees, Owners, and/or lawful occupants of the Complex. Such expenses shall, until the formation

and assumption of responsibilities by the Complex Association, be provisionally apportioned and recovered by the Promoter on the basis of the carpet area of the respective units relative to the aggregate carpet area of all units across all phases, and such provisional apportionment shall be final, binding, and conclusive on all allottees, Owners, and/or lawful occupants. Upon the Complex Association becoming duly operational, it may, at its first general meeting or any subsequent general meeting, by a resolution passed in accordance with its bye-laws, prescribe such other fair, reasonable, and equitable basis for apportionment of such expenses, and any such basis so determined shall thereafter be binding on all allottees, Owners, and/or lawful occupants;

- (g) Any dispute, difference, or disagreement between the Phase I Association, FDZ Associations and the Complex Association in relation to the rights of user, obligations of maintenance, repair, or management, or the apportionment and recovery of expenses in respect of the Complex Shared Common Areas shall, in the first instance, be resolved amicably through mutual consultation and negotiation between the two associations. In the event such resolution is not achieved within a period of 30 (thirty) days from the date on which the dispute is first formally notified by either association to the other, the matter shall be referred to conciliation or mediation by a mutually agreed independent conciliator/mediator, and failing such settlement, shall be subject to the exclusive jurisdiction of the competent civil courts. Pending such resolution, both associations shall continue to discharge their respective obligations without interruption or default; and

2.2. The Purchaser shall bear and pay the maintenance costs (hereinafter referred to as the “**Common Area Maintenance Charges**”) in respect of (i) the Project Common Areas of the Project, proportionately with all other allottees or Owners or lawful occupants of the Project, (ii) the Complex Shared Common Areas, proportionately with all allottees or Owners or lawful occupants of the Complex, as the case may be. The proportionate share shall be determined on the basis of the carpet area of the respective units or in such other fair and equitable manner as may be determined by the Project Association or the Complex Association, as applicable.

2.3. The Purchasers liability to pay maintenance charges shall comprise payment of the respective Project Common Area Maintenance Charges and the Shared Common Area Maintenance Charges (collectively, the “**Aggregate Maintenance Charges**”). The Aggregate Maintenance Charges for the initial period of [] ([]) years from the Deemed Date of Possession are included in the Total Price of the Apartment. Thereafter, the Allottee shall be liable to pay the applicable monthly maintenance charges in advance by the 7th day of each month, without abatement or delay, to the entity then responsible for maintenance, as set out below.

2.4. Until the respective associations or the Federation are formed and the maintenance responsibilities handed over, the Promoter or its nominated agency shall operate and maintain the relevant facilities on a cost-plus basis to ensure reasonable return for the effort involved and shall collect the corresponding maintenance charges from the allottees. Upon formation of the relevant association or Federation:

- (h) the Project Association shall collect and apply the Project Common Area Maintenance Charges for Phase I;
- (i) the FDZ Association(s) shall collect and apply the FDZ Common Area Maintenance Charges for the respective phase(s);
- (j) the Complex Association shall collect and apply the Shared Common Area Maintenance

Charges for the Complex Shared Common Areas, including the Driveway. The Project Association shall, as required, collect and remit to the other bodies the proportionate amounts of such charges payable by the allottees of the Project.

- 2.5. The Purchaser expressly authorises the Promoter, the Maintenance Body, the Project Association or the Complex Association, as relevant, to adjust from the Maintenance Security Deposit any unpaid Common Area Maintenance Charges and/or to deduct any expenditure incurred towards the management, maintenance, upkeep and security of the Common Areas. In the event of any such adjustment or deduction, the Purchaser shall, within 15 (fifteen) days of being notified thereof, replenish the shortfall in the Maintenance Security Deposit. Upon transfer of the respective Common Areas to the Associations/ Complex Association, the balance, if any, of the Maintenance Security Deposit (after adjustment) shall stand transferred to the respective associations and the allottees or Owners or lawful occupants of the Complex shall have no claim for refund thereof, it being clarified that the Purchaser shall be bound at all times by the Common Maintenance Rules.
- 2.6. The Purchaser shall, as and when called upon by the Promoter, unconditionally execute, either personally or through a duly authorised Power of Attorney holder, all necessary declarations, instruments, writings, and/or Form A under the West Bengal Apartment Ownership Act, 1972 or under any amendment, re-enactment or replacement thereof, or under any other applicable law, for the purpose of enabling the formation and registration of an association of the allottees of the Project (hereinafter referred to as the “**Project Association**”) and of an association of the allottees of all Projects (hereinafter referred to as the “**Complex Association**”). Such obligation shall extend to the Purchaser’s successors-in-interest, assigns and transferees of the Apartment, who shall be similarly bound to cooperate. It is clarified that the execution of such declarations may be required to be done physically or electronically, as may be permitted under applicable law, and that any refusal, failure or delay on the part of the Purchaser to execute the same shall not impede the formation, registration or functioning of the Project Association and/or the Complex Association, and the Purchaser shall be deemed to have consented thereto.
- 2.7. Until the formation and full functioning of the Project Association and/or the Complex Association, the Promoter, either by itself or through the Maintenance Body appointed by it, shall have the authority to regulate, manage and oversee the use, maintenance and operation of the Common Areas, and for this purpose may frame, notify and enforce such rules, bye-laws and regulations as may be reasonably necessary for their proper upkeep, safety and enjoyment. Upon formation and operationalisation of the Project Association and/or the Complex Association, as the case may be, such authority shall vest in the respective association(s), who shall thereafter be entitled to adopt, modify, supplement or replace such rules/bye-laws, provided that at all times such rules/bye-laws shall remain consistent with and subject to the restrictions, conditions and principles set out in the Common Maintenance Rules and Applicable Law. The Purchaser and all other allottees/Owners/lawful occupants of the Complex shall be bound to comply with such rules/bye-laws both during the interim period and after formation of the relevant association(s).
- 2.8. The Promoter, the Maintenance Body, the Project Association or the Complex Association, as the case may be, shall have the absolute right of unrestricted ingress and egress to and upon all Common Areas and, where necessary, into any Apartment or any portion thereof, for the purpose of providing, supervising or ensuring proper maintenance, management and allied services. The Purchaser expressly agrees and undertakes not to obstruct, restrict or raise any objection to such access, whether during normal working hours upon due written and/or oral notice, or at any time without notice in the event of any emergency, safety concern, repair requirement, utility breakdown or other exigency requiring immediate intervention. It is further clarified that any such entry and activity by the Promoter, the Maintenance Body, the Project Association or the

Complex Association, as the case may be, shall not be deemed to be trespass or wrongful entry, and the Purchaser shall extend full cooperation to enable effective enforcement of the Common Maintenance Rules and to ensure safety, security and proper functioning of the Project and the Complex as a whole.

3. THE OWNERS AND THE PROMOTER DOTH HEREBY REPRESENT AND WARRANT TO THE PURCHASER AS FOLLOWS

- 3.1. The Owners has absolute, clear and marketable title with respect to the Larger Land.
- 3.2. The Promoter has requisite rights to carry out development upon the Project Land and absolute, actual physical and legal possession of the Project Land for developing the Project.
- 3.3. The Owners and the Promoter have lawful rights and obtained requisite approvals from the competent authorities to carry out development of the Project.
- 3.4. As on the date of this Conveyance, the said Apartment is free from any mortgage.
- 3.5. There are no litigations pending before any Court of law with respect to the Project Land or the Apartment.
- 3.6. All approvals, licenses and permits issued by the competent authorities with respect to the Project Land, the Project and the Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Owners and the Promoter have been at all times in compliance with all applicable laws in relation to the Project Land, the Project, and the Apartment.
- 3.7. The Promoter and the Owners have the right to execute this Deed of Conveyance and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected.
- 3.8. The Owners and the Promoter have not entered into any contract with any person or party with respect to the Apartment which will, in any manner, affect the rights of the Purchaser under this Deed of Conveyance.
- 3.9. The Owners and the Promoter confirm that the Owners and the Promoter are not restricted in any manner whatsoever from selling the Apartment to the Purchaser in the manner contemplated in this Deed of Conveyance.
- 3.10. The Owners and the Promoter have duly paid all government dues, rates, charges and taxes and other levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the competent authority (ies) till the possession has been granted of the Apartment equipped with all the agreed specifications, amenities and facilities has been handed over to the Purchaser.
- 3.11. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition) has been received by or served upon the Owners and the Promoter in respect of the Project Land and/or the Project.
- 3.12. The Promoter has paid all outgoings before transferring the physical possession of the said Apartment to the Purchaser, which it has collected from the Purchaser, for the payment of

outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project).

- 3.13. The Purchaser, paying the rates and taxes and other amounts hereby reserved and observing and performing the terms, conditions and covenants herein contained and on its part to be paid performed and observed, shall hold and enjoy the freehold right title and interest in the Apartment without any interruption, hindrance, disturbance or obstruction by the Promoter or the Owners or any person claiming through under or in trust for the Promoter or the Owners.
- 3.14. The Owners and the Promoter shall, at the costs and requests of the Purchaser, execute all necessary documents as may be reasonably required for more perfectly assuring the Apartment to unto and in favour of the Purchaser.

4. THE PURCHASER DOETH HEREBY COVENANT WITH THE OWNERS AND THE PROMOTER AS FOLLOWS:

- 4.1. The Purchaser hereby covenants, undertakes and agrees to duly observe, perform, fulfil and comply with all the terms, covenants, conditions, stipulations and obligations contained in the Agreement and this Deed, insofar as the same are applicable, relevant or referable to the Apartment, as if each of them were expressly set out and incorporated herein. The Purchaser shall not, whether by act of commission or omission, commit or cause to be committed any breach, contravention or default in respect of the said terms, covenants and conditions, and shall at all times conduct itself in conformity therewith so as to ensure the full, proper and punctual compliance.
- 4.2. The Purchaser shall not, at any time, do or permit to be done any act, deed, matter or thing in or upon the Apartment which may cause or be likely to cause nuisance, annoyance, disturbance, inconvenience or obstruction to the adjoining or neighbouring purchasers, occupants, residents, or to any visitors, invitees or members of the Club or other common areas. The Purchaser shall conduct themselves, and shall ensure that their family members, guests, agents, contractors, and invitees also conduct themselves, in a manner that preserves the peace, decorum, safety and enjoyment of the Project and its amenities.
- 4.3. The Purchaser shall indemnify, defend and keep fully and effectively indemnified the Owners and the Promoter, and their respective successors, assigns, directors, officers, employees and agents, from and against any and all losses, damages, liabilities, penalties, costs, charges, claims, demands, actions, proceedings, and expenses (including reasonable legal fees and disbursements) which may be suffered or incurred by, or made against, any of them as a consequence of or arising out of any breach or non-compliance by the Purchaser of any applicable law, rule, regulation, notification, or guideline issued by the Government or any statutory, regulatory or local authority, or any contravention or breach of the terms, conditions, covenants, or obligations set forth in this Deed or these presents, or any negligent or wilful act or omission on the part of the Purchaser, their family members, guests, employees, contractors or agents. Such indemnity shall survive the termination or cancellation of this Deed and shall be without prejudice to any other rights or remedies available to the Owners or the Promoter in law or equity.
- 4.4. The Purchaser shall, from the expiry of [] ([]) days from the date of issuance of the notice of possession (hereinafter referred to as the “**Deemed Date of Possession**”), be liable to pay and discharge, either in entirety or proportionately (as the case may be), all existing and future

municipal or panchayat rates, taxes, levies, cesses, land revenues, assessments, impositions, outgoings and other public charges of every nature and description whatsoever (including any interest, penalties, damages, claims or other consequences arising on account of delayed or non-payment), which are or may hereafter be imposed, assessed, charged or levied in respect of, or attributable to, the said Apartmentt and/or the Project and/or any part of the Complex Shared Common Areas constructed thereon, whether such charges are assessed upon or demanded from the Promoter or the Purchaser or any occupant, and whether in respect of the individual apartment, the overall Project, or the Complex Shared Common Areas.

- 4.5. The Purchaser shall at all times strictly comply with all applicable laws, rules, regulations, notifications, circulars, and governmental or local authority directives as may be in force from time to time, governing the use, occupation, enjoyment and possession of the said Apartment, the Project Common Areas and the Complex Shared Common Areas, and the Project as a whole, including but not limited to compliance with the Master Plan, and shall be solely and absolutely liable for any breach, contravention or default in respect thereof. The Purchaser shall further keep the Owners and the Promoter fully saved, harmless and indemnified from and against any and all losses, damages, liabilities, claims, demands, actions, proceedings, costs and expenses which the Owners and/or the Promoter may suffer, sustain or be put to by reason of any such breach or alleged breach of this covenant. Without prejudice to the generality of the foregoing, the Purchaser shall obtain the prior written consent of the Owners and the Promoter for carrying out any of the activities more fully described in Part [] of the [] Schedule hereunder written.
- 4.6. The Purchaser shall be solely responsible for making regular and timely payments towards consumption of electricity, water, and all other utilities, amenities, services or facilities that are supplied to or obtained for the Apartment, the Project Common Areas, the Complex Shared Common Areas, and shall keep the Promoter fully saved, harmless and indemnified from and against any liability, demand or consequence arising in connection therewith. In the event any amounts remain outstanding in respect of electricity, water, or any other utilities, services or facilities consumed, availed or utilised for the Apartment and/or Common Areas whether assessed in the name of the Promoter or otherwise, the Purchaser shall be liable to pay the same directly to the concerned authority or service provider forthwith upon demand.
- 4.7. The Purchaser shall not, under any circumstances, use or permit the use of the Apartment for any purpose other than for his/her/its own bona fide residential use, and shall not carry on or permit to be carried on therein any commercial, institutional, industrial or other non-residential activity of any nature whatsoever. Any deviation from such permitted residential use shall constitute a material breach of this Deed and shall render the Purchaser liable for all consequences arising therefrom.
- 4.8. The Purchaser shall not, at any time, use or permit the use of the Apartment for any illegal, unlawful, immoral, hazardous, dangerous, or objectionable purpose or activity, or for any noisy, noxious, hazardous, or offensive trade, business or occupation which may cause nuisance, disturbance or annoyance to the other residents, occupants, or visitors of the Project, or which may violate any applicable law, rule, regulation or directive of any governmental or local authority. Any such use shall constitute a material breach of the terms of this Deed and shall render the Purchaser liable for all consequences arising therefrom.
- 4.9. The Purchaser shall not, under any circumstances, amalgamate, sub-divide, partition, or otherwise reconfigure the Apartment or any part thereof with any other Apartment within the Project, whether physically, structurally or under any arrangement, understanding or agreement, formal or informal, and whether or not for consideration, without the prior written consent of the Owners and the Promoter. Any such unauthorised amalgamation, sub-division or partition shall

constitute a material breach of this Deed and shall render the Purchaser liable for all legal consequences arising therefrom, including but not limited to restoration to original condition at the Purchaser's cost.

- 4.10. The Purchaser shall not bring into, store, or permit to be brought into or stored within the Apartment, the Project, the Common Areas, any hazardous, inflammable, combustible, explosive, or toxic substance, or any item such as raw hides, bate, skins, chemicals, or other articles or materials which may pose a risk of injury, damage, contamination, or nuisance to the residents or to any part of the Project or the Common Areas. The Purchaser shall also refrain from doing or permitting to be done any act, omission, or activity within or in relation to the Apartment that may in any manner cause structural, aesthetic, environmental or economic deterioration, depreciation, defacement or injury to the Project, the Project Common Areas, or the Complex Shared Common Areas, except strictly in accordance with applicable laws, rules and regulations. Any contravention of this covenant shall constitute a material breach of this Deed and render the Purchaser liable for full restitution, remedial costs and indemnification of the Owners and/or the Promoter.
- 4.11. With effect from the Deemed Date of Possession as specified in the possession letter, the Purchaser shall be solely and exclusively liable to pay, in full and without demur, all charges, levies and outgoings in respect of the Apartment, and proportionately Project Common Areas and the Complex Shared Common Areas, including but not limited to Common Area Maintenance Charges, electricity charges, [●], all applicable levies, duties, surcharges, cesses, rates, taxes, and statutory outgoings, including GST, betterment charges, development charges and any other charges imposed or leviable under any prevailing law, rule, regulation, or directive of any competent authority. All such payments shall be made by the Purchaser within 15 (fifteen) days from the date of demand being raised by the Owners, the Promoter, or their authorised representative, without raising any objection, withholding or deduction whatsoever, and the Owners and/or the Promoter shall not be liable in any manner for the same under any circumstances.
- 4.12. The Purchaser shall not, under any circumstances or for any reason whatsoever, whether directly or indirectly, cause or attempt to cause any obstruction, interruption, nuisance, impediment, interference, restriction or objection in respect of or relating to the construction, development, completion, marketing, transfer, sale, disposal, or occupation of the remaining Apartments within the Project. The Purchaser expressly undertakes to fully cooperate and not to interfere in any manner with the Promoter's rights, obligations, or activities in relation to the unsold, unconstructed, under-construction, or the Future Development Zones.
- 4.13. The Purchaser shall, at his/her/its own cost and responsibility, cause the said Apartment to be mutated in his/her/its name in the records of the concerned municipal, panchayat or other competent authority, and/or obtain separate assessment thereof for the purposes of property tax, municipal rates, or any other statutory levies, as may be applicable. The Purchaser shall ensure timely compliance with all procedural and documentary requirements for such mutation and assessment, and the Promoter and/or the Owners shall not be liable in any manner for any delay, omission or deficiency in the same.
- 4.14. The Purchaser shall be liable to pay all amounts, charges, deposits, contributions and other sums which are payable by the Purchaser under this Deed of Conveyance and/or which are deemed to be the Purchaser's liability hereunder, irrespective of whether the same are demanded, invoiced or become due prior to or subsequent to the execution of this Deed of Conveyance. Such liability shall extend to all amounts arising out of or in connection with the Purchaser's obligations herein, and shall be discharged promptly upon demand without any withholding, set-off or delay.

- 4.15. The Purchaser shall be solely liable to pay, as and when demanded, all future betterment charges, development charges, replacement costs, renovation expenses, refurbishment levies, upgradation costs and any other similar outgoings or contributions levied, imposed or required in relation to the Apartment, the Project Common Areas and/or the Complex Shared Common Areas, whether by the relevant authorities, any residents' association, maintenance agency, or otherwise, and shall make such payments promptly without demur, deduction or set-off.
- 4.16. The Purchaser shall, upon taking possession or deemed possession, be solely and exclusively responsible, at his/her/their/its own cost, for maintaining the said Apartment in good, proper and tenantable condition and repair, and shall not do, permit or cause to be done any act, omission, alteration, addition or change in or to the Apartment, the common passages, corridors, circulation areas, roads, driveways, pedestrian walkways of the Project, the Project Common Areas, the Complex Shared Common Areas, or any future extension thereof, which may violate or contravene any applicable law, rule or regulation of any competent authority, or which may impair, obstruct, damage or adversely affect the structural integrity, services, utilities, sewers, drains, pipes, appurtenances or overall condition of the Project. The Purchaser shall at all times maintain the Apartment and its appurtenances in good, safe and serviceable condition so as to preserve the value, appearance and utility thereof, and to avoid causing nuisance, inconvenience or hazard to the other purchasers, occupants or users of the Project.
- 4.17. The Purchaser agrees and undertakes that, without prejudice to the Purchaser's obligations set forth hereinabove, if the Purchaser makes or causes to be made any unauthorised alteration, addition, modification, or repair in or to the said Apartment or any part thereof—such as alteration of the approved colour scheme, extension or modification of construction, demolition or deviation from the plan sanctioned by the competent authority, or any other unauthorised structural or aesthetic change the Promoter shall be entitled, at its sole discretion, to call upon the Purchaser in writing to rectify such unauthorised work and to restore the said Apartment to its original and approved condition within 30 (thirty) days from the date of such written intimation. In the event of the Purchaser's failure to do so within the stipulated period, the Purchaser shall be solely liable for all legal, financial and regulatory consequences arising therefrom, including any penalties, demolition costs, or third-party claims, and shall further indemnify and hold harmless the Promoter and/or the Owners from and against any loss, liability or action resulting from such unauthorised act.
- 4.18. The Purchaser shall not put any sign-board/name-plate, neon light, publicity material or advertisement material etc, on the face /facade or anywhere in the exterior or vicinity of the said Apartment other than in the manner as displayed by the Promoter at the time of handover of the Apartment. The Purchaser will also not do any changes, interfere with the Project Common Areas and the Complex Shared Common Areas in any manner whatsoever. The Purchaser shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design of the Apartment.
- 4.19. The Purchaser shall plan, regulate and distribute the electrical load within the Apartment strictly in conformity with the electrical infrastructure, systems, capacities and specifications installed by the Promoter and, upon handover, by the Maintenance Body, the Project/Complex Association, as the case may be, in terms of this Deed. The Purchaser shall not overload or tamper with the electrical installations or systems in a manner that may impair, disrupt or endanger the safety or functioning of the electrical network within the Apartment or the Project. The Purchaser shall be solely responsible for any loss, damage, risk, hazard, fire, injury or liability arising out of or resulting from any breach of this clause and shall indemnify the

Promoter and/or the Maintenance Body for any claims, costs or consequences occasioned thereby.

- 4.20. The Purchaser has, after having been given full opportunity and access, personally inspected, verified and satisfied himself/herself/themselves/itself with respect to all relevant documents pertaining to the Project, including the title of the Owners to the Project Land, the Promoter's rights and authority to develop and convey the Apartment, the master plan, the approved floor plan, specifications, payment schedule, amenities and facilities forming part of the Project and the Complex Shared Common Areas. The Purchaser has further examined the workmanship, materials used, the status of construction, and the condition, quality and description of all fixtures, fittings and finishes provided or to be provided in the Apartment and has confirmed the carpet area of the Apartment. The Purchaser has also understood the extent, scope and nature of his/her/its rights, obligations and interest in the Project and the Complex has specifically acknowledged that any limited right of way or access over the Driveways of the Future Development Zones shall be subject to such terms as may be prescribed by the Promoter or the respective Owners/associations thereof. Based on such due inspection and verification, the Purchaser confirms that he/she/they/it is fully satisfied with all aspects of the Project, the Apartment, and the documentation and approvals related thereto, and shall not raise any requisition or claim against the Owners and/or the Promoter in this regard at any time hereafter, save and except as may arise under the workmanship defect liability provisions in the Real Estate (Regulation & Development) Act, 2016.
- 4.21. The Purchaser shall, from time to time, comply with all rules, bye-laws, guidelines and code of conduct as may be framed or amended by any association, society, or maintenance body formed or designated in respect of the Project and/or Complex Shared Common Areas. The Purchaser shall also become a member of such body and shall execute all documents and pay all fees, subscriptions, and deposits required for such membership.
- 4.22. The Purchaser acknowledges, confirms and irrevocably agrees that he/she/they/it shall not have and shall not claim any right, title, interest, lien, entitlement, easement, or benefit of any nature whatsoever in or over any lands, premises, structures, buildings, open or common areas, amenities, facilities or rights appurtenant to any future phases or extensions of the Project, or in respect of the Future Development Zones owned/to be owned, held, possessed, acquired, or developed by the Promoter and/or the Owners, whether contiguous to the Project or otherwise, save and except to the limited extent, if any, expressly and unequivocally conferred under this Deed. The Purchaser expressly waives and relinquishes all present or future claims, demands, assertions or expectations with regard to any such future development, infrastructure, or extension, including any purported right of way, access, sharing of amenities, or allocation of open space, unless expressly granted under this Deed. It is further clarified that the Promoter and/or the Owners shall be entitled, in their sole discretion and without any reference to or consent from the Purchaser, to plan, develop, dispose of, amalgamate, sub-divide, or otherwise deal with such Future Development Zones in any manner whatsoever.
- 4.23. The Purchaser acknowledges that the use of the Complex Shared Common Areas shall be in common with other purchasers and occupants of the Complex and/or any future extensions, and that no exclusive right or claim over any portion thereof shall accrue in favour of the Purchaser, except for the exclusive use of the said Apartment.
- 4.24. The Purchaser acknowledges and agrees that all amenities, facilities and services provided or proposed to be provided in the Project are meant for the collective use, benefit and enjoyment of all purchasers and lawful occupants of the Project and shall be used by them in a non-exclusive and proportionate manner. The Purchaser further acknowledges that the amenities, facilities and

services forming part of the Complex Shared Common Areas are specifically intended for proportionate and shared use by all allottees and occupants of the Complex only. The Purchaser shall not claim any exclusive right, title or preferential access to any such amenity or facility. The Promoter shall not be liable for any reduction in quality, availability, functionality or efficiency of such amenities, facilities or services arising due to overuse, shared usage, congestion, infrastructure limitations, or restrictions imposed by statutory or local authorities, provided that reasonable standards of maintenance are observed. The Purchaser agrees to use all such common areas and facilities in a cooperative manner, in accordance with the rules framed by the Promoter, Owners, or any association or maintenance body constituted for the Project or the Complex.

5. THE PARTIES DO HEREBY COVENANT WITH EACH OTHER AS FOLLOWS:

- 5.1. Any relaxation, indulgence, forbearance, extension of time or waiver granted by the Promoter to the Purchaser in respect of the performance of any obligation, condition or covenant under this Deed, whether express or implied, shall be without prejudice to and shall not be construed as a waiver of any of the rights, remedies or entitlements of the Promoter under this Deed or under applicable law. Any such indulgence shall not constitute a precedent or prevent the Promoter from subsequently insisting on strict and full compliance with the terms hereof, nor shall it operate to limit or extinguish any claim or cause of action that may have accrued or may thereafter accrue to the Promoter against the Purchaser.
- 5.2. The Apartment shall at all times be treated as a single, composite and indivisible unit for all purposes, including but not limited to transfer, sale, mutation, use, occupation, assessment of taxes, imposition of maintenance charges, and compliance with applicable laws and rules. The Purchaser shall not, under any circumstances, sub-divide, partition, or otherwise deal with any portion thereof separately or independently, whether by way of agreement, arrangement, or otherwise, save and except in accordance with the express provisions of this Deed and subject to prior written consent of the Promoter and/or competent authorities, wherever applicable.

6. DEFECT LIABILITY

- 6.1. The Promoter shall, in accordance with Section 14(3) of the Real Estate (Regulation and Development) Act, 2016, be responsible to rectify any structural defect or any defect in workmanship, quality, provision of services or any other obligation of the Promoter as stipulated under this Deed, if brought to its notice in writing by the Purchaser within a period of 5 (five) years from the date of handing over possession. Such rectification shall be carried out by the Promoter without any additional charge within 30 (thirty) days of such notice. In the event of the Promoter's failure to do so, the Purchaser shall be entitled to receive appropriate compensation in the manner provided under the Act.
- 6.2. The Purchaser shall, as a condition precedent to any claim under Clause 6.1, provide written notice of the purported defect to the Promoter and allow the Promoter and/or its authorised representative a reasonable opportunity of up to 15 (fifteen) days from receipt of such notice to inspect, verify and assess the alleged defect. In the event the Purchaser alters or causes to be altered the condition or state of the area alleged to be defective, without allowing such inspection, the Promoter shall be discharged from any obligation to rectify or compensate for such defect .
- 6.3. The Purchaser expressly agrees and acknowledges that the Promoter shall not be liable to rectify or compensate for any defect or damage that is attributable to:

- (k) misuse, negligent or improper use of the Apartment or any part thereof, including any use which is not residential use;
- (l) unauthorised modifications, alterations, repairs or tampering carried out by the Purchaser or any person acting under their authority;
- (m) failure by the Purchaser to maintain the Apartment, the Project Common Areas in accordance with prescribed standards;
- (n) accidents, vandalism, force majeure events, or acts beyond the reasonable control of the Promoter; or
- (o) regular wear and tear, including but not limited to hairline cracks in internal or external walls (excluding RCC structural members) due to temperature variations exceeding 20°C, which do not impair structural integrity.

6.4. The Purchaser agrees and understands that the Project has been designed and constructed based on the Promoter's commitment to engage appropriate vendors and ensure that all essential equipment, fixtures and fittings forming part of the Apartment and the Common Areas are covered under valid manufacturer warranties or maintenance contracts. It is clarified that the responsibility of the Promoter shall be limited to facilitating the continuation of such third-party warranties and not to independently replace or repair components where the defect lies with such manufacturers or service providers.

6.5. The Purchaser agrees that any question as to the existence or nature of a structural defect, or any issue relating to defective material, workmanship, quality, or provision of services, shall be referred to the Promoter's appointed architect or structural engineer, whose decision shall be final and binding, unless manifestly arbitrary or in conflict with an independent expert opinion obtained by the Purchaser at their own cost.

7. POSSESSION

The Purchaser hereby confirms and acknowledges that he/she/they/it has received possession of the Apartment on the [] day of [] 20[●], in accordance with the terms of this Deed. Such possession has been granted after inspection and to the full satisfaction of the Purchaser, and the Purchaser has no claim outstanding with regard to physical possession, save and except any obligations expressly surviving under this Deed.

SCHEDULE A

[DESCRIPTION OF OWNERS]

1)	A TO Z VANIJYA PRIVATE LIMITED (CIN – U51109WB2007PTC112747) (PAN - AAGCA2839N) having its address at 11, Crooked Lane, Kolkata-700069.
2)	APNAPAN MERCHANDISE PRIVATE LIMITED (CIN – U51109WB2006PTC110782) (PAN - AAGCA1000M) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087,
3)	ASTER SALES PRIVATE LIMITED (CIN– U51109WB2006PTC111759) (PAN - AAGCA3093G) having its address at 11, Crooked Lane, Kolkata-700069,
4)	BRIJWASI MARKETING PRIVATE LIMITED (CIN – U51109WB2006PTC109086) (PAN - AADCB0387M) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087,
5)	CHIRAG VINIMAY PRIVATE LIMITED (CIN – U51109WB2006PTC110791) (PAN - AACCC9789K) having its address at 12/1,Nellie Sengupta Sarani, Kolkata-700087,
6)	COMFORT BARTER PRIVATE LIMITED (CIN – U51109WB2006PTC112100) (PAN - AADCC1170B) having its address at 12/1,Nellie Sengupta Sarani, Kolkata-700087,
7)	DESIRE TRADES PRIVATE LIMITED (CIN – U51109WB2006PTC110679) (PAN - AACCD5221F) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087,
8)	ECO VANIJYA PRIVATE LIMITED (CIN – U51900WB2006PTC107496) (PAN - AABCE6556B) having its address at 12/1, Nellie Sengupta Sarani,Kolkata-700087,
9)	ELEGENT HEIGHTS PRIVATE LIMITED (CIN – U45200WB2006PTC112155) (PAN - AABCE7399G) having its address at 7, Chitta Ranjan Avenue, Kolkata -700072,
10)	EXCLUSIVE SUPPLY PRIVATE LIMITED (CIN – U51109WB2006PTC112108) (PAN - AABCE8010G) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087,
11)	FORTUNE SUPPLIERS PRIVATE LIMITED (CIN – U51109WB2007PTC114180) (PAN - AABCF2992A) having its address at 11, Crooked Lane, Kolkata-700069,
12)	GOODHOPE COMMERCIAL PRIVATE LIMITED (CIN – U51109WB2006PTC110783) (PAN - AACCG7538G) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087,
13)	KASAUTI TRADING PRIVATE LIMITED (CIN – U51909WB2014PTC201894) (PAN – AAFCK9353C) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087,
14)	KIRAN TRADE COMM PRIVATE LIMITED (CIN – U51109WB2007PTC113390) (PAN - AADCK0583A) having its address at 11, Crooked Lane, Kolkata-700069,

15)	KOLKATA TRADECOMM PRIVATE LIMITED (CIN – U51109WB2007PTC113391) (PAN - AADCK0584H) having its address at 11, Crooked Lane, Kolkata-700069,
16)	LOFTY ESTATES PRIVATE LIMITED (CIN – U70101WB2005PTC103537) (PAN - AABCL2423N) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087,
17)	MAHASHAKTI TIE UP PRIVATE LIMITED (CIN – U51109WB2006PTC111794) (PAN - AAFCM2620J) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087,
18)	MANOBAL MARKETING PRIVATE LIMITED (CIN – U51109WB2006PTC110796) (PAN - AAECM9189K) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087,
19)	MUKUND COMMODITIES PRIVATE LIMITED (CIN – U51109WB2007PTC112748) (PAN - AAFCM0458G) having its address at 11, Crooked Lane, Kolkata-700069,
20)	MUKUND VANIJYA PRIVATE LIMITED (CIN – U51109WB2007PTC112890) (PAN - AAFCM0459H) having its address at 11, Crooked Lane, Kolkata-700069,
21)	NAVIN ADVISORY SERVICES PRIVATE LIMITED (CIN – U74120WB2007PTC114186) (PAN - AACCN4976F) having its address at 11, Crooked Lane, Kolkata-700069,
22)	NEELKANTH TIE UP PRIVATE LIMITED (CIN – U51109WB2006PTC111848) (PAN - AACCN5496L) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087,
23)	NISHAKAR MARKETING PRIVATE LIMITED (CIN – U51109WB2006PTC109087) (PAN - AACCN4382P) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087,
24)	PORTABLE DEALING PRIVATE LIMITED (CIN – U51109WB2006PTC110678) (PAN - AAECP1266A) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087,
25)	PROMINENT DISTRIBUTORS PRIVATE LIMITED (CIN – U51109WB2006PTC112147) (PAN - AAECP3197J) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087,
26)	PURNIMA VYAPAAR PRIVATE LIMITED (CIN – U51109WB2006PTC110672) (PAN - AAECP1354R) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087,
27)	RECTANGLE VANIJYA PRIVATE LIMITED (CIN – U51109WB2007PTC113389) (PAN - AADCR5865L) having its address at 11, Crooked Lane, Kolkata-700069,
28)	RIPPLE DISTRIBUTORS PRIVATE LIMITED (CIN – U51109WB2006PTC111843) (PAN - AADCR6619Q) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087,
29)	SAGUN MARKETING PRIVATE LIMITED (CIN – U51109WB2006PTC110798) (PAN - AAKCS5124Q) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087;
30)	SAHANSIL AGENCIES PRIVATE LIMITED (CIN – U51109WB2006PTC110793) (PAN -AAKCS5051N) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087,
31)	SAMBODHAN ADVISORY PRIVATE LIMITED (CIN – U74140WB2006PTC109436) (PAN - AAKCS5125R) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
32)	SATYAVACHAN MERCHANDISE PRIVATE LIMITED (CIN – U51109WB2006PTC111840) (PAN - AALCS0100K) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087,
33)	SHIVDHARA AGENCY PRIVATE LIMITED (CIN – U51109WB2006PTC110784) (PAN - AAKCS5126N) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087;
34)	SNEHIL MERCANTILE PRIVATE LIMITED (CIN – U51109WB2006PTC110797) (PAN - AAKCS5052R) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087,
35)	SUDHAKAR SUPPLY PRIVATE LIMITED (CIN – U51109WB2006PTC111847) (PAN - AALCS2571C) having its address at 12/1,Nellie Sengupta Sarani, Kolkata-700087;

36)	SUGANDH DEALER PRIVATE LIMITED (CIN – U51109WB2006PTC109442) (PAN - AAKCS0438B) having its address at 11, Crooked Lane, Kolkata-700069 ;
37)	SUNVIEW COMMOTRADE PRIVATE LIMITED (CIN – U51109WB2007PTC114187) (PAN - AAKCS7739M) having its address at 11, Crooked Lane, Kolkata-70006 ;
38)	SUNDARAM VANIJYA PRIVATE LIMITED (CIN – U51109WB2006PTC110795) (PAN - AAKCS5122J) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087;
39)	SURFACE VYAPAAR PRIVATE LIMITED (CIN – U51109WB2006PTC110670) (PAN - AAKCS5053Q) having its address at 12/1,Nellie Sengupta Sarani, Kolkata-700087;
40)	TANUSHKA CONSULTANCY PRIVATE LIMITED (CIN – U74120WB2007PTC114188) (PAN - AACCT6530F) having its address at 11, Crooked Lane, Kolkata-700069;
41)	TROPEX MERCANTILE PRIVATE LIMITED (CIN – U51109WB2006PTC110788) (PAN - AACCT5946M) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087;
42)	UNNATI VYAPAAR PRIVATE LIMITED (CIN – U51109WB2006PTC110787) (PAN - AAACU8729M) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087;
43)	VIMRIDH GRIHA NIRMAN PRIVATE LIMITED (CIN – U70102WB2012PTC188106) (PAN - AAECV3311L) having its address at 5, Chitta Ranjan Avenue, Kolkata-700072;
44)	WINZER COMMODITES PRIVATE LIMITED (CIN – U51109WB2007PTC114204) (PAN - AAACW7020M) having its address at 11, Crooked Lane, Kolkata-700069;
45)	WONDER DISTRIBUTOR PRIVATE LIMITED (CIN – U51109WB2006PTC110800) (PAN - AAACW6829L) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087;
46)	SURLOK VANIJYA PRIVATE LIMITED (CIN – U51109WB2008PTC122619) (PAN - AAMCS9671A) having its address at 11, Crooked Lane, Kolkata-700069,
47)	USHA KIRAN COMMO TRADE PRIVATE LIMITED (CIN – U51109WB2007PTC113598) (PAN - AAACU8948A) having its address at 11, Crooked Lane, Kolkata-700069;
48)	ARUNABH CONSTRUCTION PRIVATE LIMITED (CIN – U45400WB2012PTC179444) (PAN - AAKCA8259J) having its address at 11, Crooked Lane, Kolkata-700069;
49)	CRABLE DEVELOPERS PRIVATE LIMITED (CIN – U45400WB2012PTC179452) (PAN - AAEC9419N) having its address at 11, Crooked Lane, Kolkata-700069,
50)	ECOGOLD HIRISE PRIVATE LIMITED (CIN – U70109WB2012PTC183159) (PAN - AADCE1241R) having its address at 11, Crooked Lane, Kolkata-700069;
51)	ECOGOLD REALCON PRIVATE LIMITED (CIN – U70109WB2012PTC183158) (PAN - AADCE1240Q) having its address at 11, Crooked Lane, Kolkata-700069,
52)	NEODREAM HIRISE PRIVATE LIMITED (CIN – U70109WB2012PTC183160) (PAN - AAECN0822G) having its address at 11, Crooked Lane, Kolkata-700069;
53)	NEODREAM REALCON PRIVATE LIMITED (CIN – U70109WB2012PTC183167) (PAN - AAECN0823H) having its address at 11, Crooked Lane, Kolkata-700069;
54)	TROOP HIRISE PRIVATE LIMITED (CIN – U70109WB2012PTC183168) (PAN - AAECT3451B) having its address at 11, Crooked Lane, Kolkata-700069;
55)	TROOP NIRMAN PRIVATE LIMITED (CIN – U70109WB2012PTC183170) (PAN - AAECT3450A) having its address at 11, Crooked Lane, Kolkata-700069;
56)	TROOP REALTY PRIVATE LIMITED (CIN – U70109WB2012PTC183169) (PAN - AAECT3452C) having its address at 11, Crooked Lane, Kolkata-700069;
57)	UPPERSTAR HIRISE PRIVATE LIMITED (CIN – U70109WB2012PTC183184) (PAN - AABCU4833F) having its address at 11, Crooked Lane, Kolkata-700069 ;
58)	UPPERSTAR NIRMAN PRIVATE LIMITED (CIN – U70109WB2012PTC183172) (PAN - AABCU4830G) having its address at 11, Crooked Lane, Kolkata-700069 ;

59)	UPPERSTAR REALCON PRIVATE LIMITED (CIN – U70109WB2012PTC183174) (PAN - AABCU4831H) having its address at 11, Crooked Lane, Kolkata-700069;
60)	WELLSPRIT HIRISE PRIVATE LIMITED (CIN – U70109WB2012PTC183177) (PAN - AABCW2778F) having its address at 11, Crooked Lane, Kolkata-700069;
61)	CHARMS MERCHANTS PRIVATE LIMITED (CIN – U51109WB2005PTC104609) (PAN - AACCC9024H) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
62)	GRAVITY TRADECOMM PRIVATE LIMITED (CIN – U51109WB2007PTC114181) (PAN - AADCG3050E) having its address at 11, Crooked Lane, Kolkata-700069;
63)	KOLKATA BARTER PRIVATE LIMITED (CIN – U51109WB2007PTC113392) (PAN - AADCK0582B) having its address at 11, Crooked Lane, Kolkata-700069;
64)	RITUDHAR CONSTRUCTION PRIVATE LIMITED (CIN – U45400WB2012PTC179550) (PAN - AAFCR9825E) having its address at 11, Crooked Lane, Kolkata-700069;
65)	VIMRIDH COMPLEX PRIVATE LIMITED (CIN – U70102WB2012PTC188105) (PAN - AAECV3312K) having its address at 5, Chitta Ranjan Avenue, Kolkata-700072;
66)	ANGARIK CONSTRUCTION PRIVATE LIMITED (CIN – U45400WB2012PTC179387) (PAN - AAKCA8255E) having its address at 11, Crooked Lane, Kolkata-700069;
67)	EVERSTRONG PROMOTERS PRIVATE LIMITED (CIN – U70102WB2012PTC188818) (PAN - AADCE2635H) having its address at 11, Crooked Lane, Kolkata-700069;
68)	JAGMATA PROPERTIES PRIVATE LIMITED (CIN – U70102WB2012PTC188823) (PAN - AADCJ0067E) having its address at 11, Crooked Lane, Kolkata-700069;
69)	PARROT VINIMAY PRIVATE LIMITED (CIN – U51109WB2007PTC113677) (PAN - AAACP2518B) having its address at 11, Crooked Lane, Kolkata-700069;
70)	UPPERSTAR REALTY PRIVATE LIMITED (CIN – U70109WB2012PTC183175) (PAN - AABCU4832E) having its address at 11, Crooked Lane, Kolkata-700069;
71)	WELLSPRIT COMPLEX PRIVATE LIMITED (CIN – U70109WB2012PTC183176) (PAN - AABCW2780R) having its address at 11, Crooked Lane, Kolkata-700069;
72)	WRINKLE SUPPLIERS PRIVATE LIMITED (CIN – U51109WB2007PTC113669) (PAN - AAACW7064K) having its address at 11, Crooked Lane, Kolkata-700069;
73)	AMAZING PLAZZA PRIVATE LIMITED (CIN – U70109WB2012PTC185571) (PAN - AALCA9176F) having its address at 1, Old court House Corner, Kolkata -700001;
74)	BHAVSAGAR VINTRADE PRIVATE LIMITED (CIN – U51909WB2012PTC185574) (PAN - AAFCB6149M) having its address at 1, Old court House Corner, Kolkata -700001;
75)	GAJRUP HOUSING PRIVATE LIMITED (CIN – U45400WB2012PTC189520) (PAN - AAFCG3036L) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
76)	KOTIRATAN APPARTMENT PRIVATE LIMITED (CIN – U45400WB2012PTC189521) (PAN - AAFCK2751G) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
77)	LINKWISE DEVELOPERS PRIVATE LIMITED (CIN – U70109WB2012PTC185577) (PAN - AACCL5354P) having its address at 1, Old court House Corner, Kol-700001;
78)	OROTUND COMMERCIAL PRIVATE LIMITED (CIN – U51909WB2012PTC184183) (PAN - AABCO6998F) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
79)	OROTUND DISTRIBUTORS PRIVATE LIMITED (CIN – U51909WB2012PTC184262) (PAN - AABCO6997L) having its address at 27, Shakespeare Sarani, Kolkata- 700017;

80)	OVERTOP PROMOTERS PRIVATE LIMITED (CIN – U70109WB2012PTC185584) (PAN - AABCO8836A) having its address at 27, Shakespeare Sarani, Kolkata- 700017,
81)	A TO Z TRADECOMM PRIVATE LIMITED (CIN – U51109WB2007PTC112749) (PAN - AAGCA2838P) having its address at 11, Crooked Lane, Kolkata-700069;
82)	AJANTA DEALCOMM PRIVATE LIMITED (CIN – U51109WB2007PTC112891) (PAN - AAGCA2837C) having its address at 11, Crooked Lane, Kolkata-700069;
83)	ALISHAN DEALER PRIVATE LIMITED (CIN – U51109WB2006PTC110786) (PAN - AAGCA1045G) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
84)	ASTER SUPPLIERS PRIVATE LIMITED (CIN – U51109WB2006PTC111764) (PAN - AAGCA3094B) having its address at 11, Crooked Lane, Kolkata-700069,
85)	BRIJWASI SUPPLIERS PRIVATE LIMITED (CIN – U51109WB2006PTC109088) (PAN - AADCB0386L) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087;
86)	CHAMPAK VYAPAAR PRIVATE LIMITED (CIN – U51109WB2006PTC110676) (PAN - AACCC9788J) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
87)	CHIRAG BARTER PRIVATE LIMITED (CIN – U51109WB2007PTC112746) (PAN - AADCC0565A) having its address at 11, Crooked Lane, Kolkata-700069;
88)	CONCORD VYAPAAR PRIVATE LIMITED (CIN – U51109WB2006PTC110781) (PAN - AACCC9791R) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087;
89)	DIGNITY DISTRIBUTORS PRIVATE LIMITED (CIN – U51109WB2006PTC111846) (PAN - AACCD6440J) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
90)	DREAMLIGHT DEALCOMM PRIVATE LIMITED (CIN – U51109WB2007PTC114196) (PAN - AACCD5885B) having its address at 11, Crooked Lane, Kolkata-700069;
91)	DREAMLIGHT TIE UP PRIVATE LIMITED (CIN – U51109WB2007PTC114195) (PAN - AACCD5886C) having its address at 11, Crooked Lane, Kolkata-700069;
92)	EVERLIKE BARTER PRIVATE LIMITED (CIN – U51109WB2006PTC110789) (PAN - AABCE7032L) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087;
93)	FUSION DEAL COM PRIVATE LIMITED (CIN – U51109WB2007PTC113394) (PAN - AABCF0814H) having its address at 11, Crooked Lane, Kolkata-700069;
94)	GANGA TRADECOMM PRIVATE LIMITED (CIN – U51109WB2007PTC114185) (PAN - AACCG8302N) having its address at 11, Crooked Lane, Kolkata-700069;
95)	HAMSAFAR DISTRIBUTORS PRIVATE LIMITED (CIN – U51109WB2006PTC109925) (PAN - AABCH7200F) having its address at 11, Crooked Lane, Kolkata-700069;
96)	HEVAN MECCHANDISE PRIVATE LIMITED (CIN: U51109WE2006PTC111845) (PAN - AABCH8877Q) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
97)	JAGKALYAN MARKETING PRIVATE LIMITED (CIN – U51109WB2006PTC109924) (PAN - AABCI7022P) having its address at 11, Crooked Lane, Kolkata-700069 ;
98)	LOTUS COMMO TRADE PRIVATE LIMITED (CIN – U51109WB2007PTC113388) (PAN - AABCL3044R) having its address at 11, Crooked Lane, Kolkata-700069;
99)	LOVELY BARTER PRIVATE LIMITED (CIN – U51109WB2006PTC111852) (PAN - AABCL3366Q) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
100)	MAINA VINIMAY PRIVATE LIMITED (CIN – U51109WB2006PTC110671) (PAN - AAECM9195M) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
101)	MAKELIFE REALESTATE PRIVATE LIMITED (CIN – U45400WB2013PTC194015) (PAN - AAICM9643A) having its address at 27, Shakespeare Sarani, Kolkata- 700017;

102)	MANORATH COMMODEAL PRIVATE LIMITED (CIN – U51109WB2007PTC114184) (PAN - AAFCM0391N) having its address at 11, Crooked Lane, Kolkata-700069;
103)	MATAJI MERCHANTS PRIVATE LIMITED (CIN – U51109WB2006PTC110677) (PAN - AAECM9220H) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
104)	MRIDUL BARTER PRIVATE LIMITED (CIN – U51109WB2006PTC111841) (PAN - AAFCM1461K) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
105)	NIKHAR AGENCIES PRIVATE LIMITED (CIN – U51109WB2006PTC112097) (PAN - AACCN5495K) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
106)	PANGHAT MERCANTILE PRIVATE LIMITED (CIN – U51109WB2006PTC110799) (PAN - AAACP1300M) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087;
107)	PARADISE SUPPLIERS PRIVATE LIMITED (CIN – U51109WB2005PTC104639) (PAN - AADCP8436H) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
108)	PRESTIGE DEALCOMM PRIVATE LIMITED (CIN – U51109WB2007PTC114182) (PAN - AAACP8684Q) having its address at 11, Crooked Lane, Kolkata-700069;
109)	PRITAM DEALING PRIVATE LIMITED (CIN – U51109WB2006PTC110675) (PAN - AAACP1263F) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
110)	RELAX TRADING PRIVATE LIMITED (CIN – U51109WB2006PTC111853) (PAN - AADCR6601E) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087,
111)	ROSE VALLEY TIE-UP PRIVATE LIMITED (CIN – U51109WB2007PTC113448) (PAN - AADCR5866K) having its address at 11, Crooked Lane, Kolkata-700069 ;
112)	SADBHAWNA DEALERS PRIVATE LIMITED (CIN – U51109WB2006PTC109437) (PAN -AAKCS5043G) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
113)	SAHANBHUTI DEALER PRIVATE LIMITED (CIN – U51109WB2006PTC109964) (PAN - AAKCS5055J) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087;
114)	SAHANSIL TRADELINK PRIVATE LIMITED (CIN – U51109WB2006PTC109440) (PAN - AAKCS5123K) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087;
115)	SANJOG VINIMAY PRIVATE LIMITED (CIN – U51109WB2006PTC112110) (PAN - AALCS0127L) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
116)	SATYAM DEALERS PRIVATE LIMITED (CIN – U51109WB2006PTC110794) (PAN - AAKCS5278H) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087;
117)	SHIVGANGA VANIJYA PRIVATE LIMITED (CIN – U51109WB2006PTC109435) (PAN - AAKCS5044B) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087 ;
118)	SPOTLIGHT DISTRIBUTORS PRIVATE LIMITED (CIN – U51109WB2006PTC111844) (PAN - AALCS0128F) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
119)	SUGANDH MERCANTILE PRIVATE LIMITED (CIN – U51109WB2006PTC110790) (PAN -AAKCS5045A) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
120)	SURAKSHIT SUPPLIERS PRIVATE LIMITED (CIN – U51109WB2006PTC109967) (PAN - AAKCS5046D) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087;
121)	TAPWAN MERCHANDISE PRIVATE LIMITED (CIN – U51109WB2006PTC112102) (PAN - AACCT7098L) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
122)	TRIMUDRA VANIJYA PRIVATE LIMITED (CIN – U51109WB2006PTC110785) (PAN - AACCT5948F) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087;
123)	UNNATI SUPPLIERS PRIVATE LIMITED (CIN – U51109WB2006PTC109080) (PAN - AAACU8728L) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087;

124)	VEDENTA COMMERCIAL PRIVATE LIMITED (CIN: U51109WE2006PTC110668) (PAN - AACCV3955A) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
125)	WINDSON VYAPAAR PRIVATE LIMITED (CIN – U51109WB2006PTC111842) (PAN - AAACW7181M) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087,
126)	OBVERT DISTRIBUTORS PRIVATE LIMITED (CIN – U51909WB2012PTC184394) (PAN - AABCO7069F) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
127)	OBVERT MARKETING PRIVATE LIMITED (CIN – U51909WB2012PTC184395) (PAN - AABCO7073K) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
128)	OBVERT TRADERS PRIVATE LIMITED (CIN – U51909WB2012PTC184397) (PAN - AABCO7000Q) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
129)	OBVERT VANIJYA PRIVATE LIMITED (CIN – U51909WB2012PTC184398) (PAN - AABCO7070L) having its address at 27, Shakespeare Sarani, Kolkata- 700017, 07;
130)	OROTUND TRADECOMM PRIVATE LIMITED (CIN – U51909WB2012PTC184270) (PAN - AABCO6994K) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
131)	OROTUND VANIJYA PRIVATE LIMITED (CIN – U51909WB2012PTC184261) (PAN - AABCO6996M) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
132)	OROTUND VINIMAY PRIVATE LIMITED (CIN – U51909WB2012PTC184271) (PAN - AABCO6999E) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
133)	REBOIL COMMODITY PRIVATE LIMITED (CIN – U51909WB2012PTC184412) (PAN - AAFCR9991R) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
134)	REBOIL DISTRIBUTORS PRIVATE LIMITED (CIN – U51909WB2012PTC184413) (PAN - AAFCR9992N) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
135)	REBOIL MARKETING PRIVATE LIMITED (CIN – U51909WB2012PTC184414) (PAN - AAFCR9993P) having its address at 27, Shakespeare Sarani, Kolkata- 700017,
136)	SAXATILE COMMOSE PRIVATE LIMITED (CIN – U51909WB2012PTC184422) (PAN - AARCS8550K) having its address at 27, Shakespeare Sarani, Kolkata- 700017,
137)	SAXATILE TRADERS PRIVATE LIMITED (CIN – U51909WB2012PTC184425) (PAN - AARCS8551J) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
138)	SAXATILE VINIMAY PRIVATE LIMITED (CIN – U51909WB2012PTC184427) (PAN - AARCS8553L) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
139)	ARUNODAY SUPPLIERS PRIVATE LIMITED (CIN – U51109WB2007PTC114183) (PAN - AAHCA3806G) having its address at 11, Crooked Lane, Kolkata-700069;
140)	BONEWELL TRADING PRIVATE LIMITED (CIN – U51109WB2006PTC111854) (PAN - AADCB1818K) having its address at 12/1,Nellie Sengupta Sarani,Kolkata-700087;
141)	IMPRESSIVE REALTORS PRIVATE LIMITED (CIN – U45200WB2007PTC113556) (PAN - AABCI6487P) having its address at 7, Chitta Ranjan Avenue, Kolkata -700072;
142)	LAXMIDHAN HOUSING PRIVATE LIMITED (CIN – U45400WB2013PTC194858) (PAN -AACCL5996K) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
143)	MUCHMORE RESIDENCY PRIVATE LIMITED (CIN – U70102WB2013PTC196661) (PAN - AAICM8985D) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
144)	ROSELIFE HIRISE PRIVATE LIMITED (CIN – U70102WB2013PTC196662) (PAN - AAGCR6602J) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
145)	VIEWLINE REALTORS PRIVATE LIMITED (CIN – U70102WB2013PTC196091) (PAN - AAECV6208J) having its address at 27, Shakespeare Sarani, Kolkata- 700017;

146)	LOOKLIKE HIRISE PRIVATE LIMITED (CIN – U70102WB2012PTC188826) (PAN - AACCL4077F) having its address at 11, Crooked Lane, Kolkata-700069;
147)	WELLSPRIT REALCON PRIVATE LIMITED (CIN – U70109WB2012PTC183181) (PAN - AABCW2781Q) having its address at 11, Crooked Lane, Kolkata-700069;
148)	WINWOOD REALTORS PRIVATE LIMITED (CIN – U70109WB2012PTC183185) (PAN - AABCW2779E) having its address at 11, Crooked Lane, Kolkata-700069;
149)	BRIJDHAM RESIDENCY PRIVATE LIMITED (CIN – U45400WB2012PTC189514) (PAN - AAFCB6118A) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
150)	MADHUDHAN INFRATECH PRIVATE LIMITED (CIN – U45400WB2012PTC189523) (PAN - AAICM7684H) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
151)	MANGALSHIV DEVELOPERS PRIVATE LIMITED (CIN – U45400WB2012PTC189525) (PAN - AAICM7727R) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
152)	MANGALVARSHA PROPERTIES PRIVATE LIMITED (CIN – U45400WB2012PTC189526) (PAN - AAICM7729B) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
153)	OBVERT COMMOSALE PRIVATE LIMITED (CIN – U51909WB2012PTC184387) (PAN - AABCO6995J) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
154)	OBVERT TRACON PRIVATE LIMITED (CIN – U51909WB2012PTC184396) (PAN - AABCO7001R) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
155)	REBOIL TRACON PRIVATE LIMITED (CIN – U51909WB2012PTC184420) (PAN - AAFCR9994L) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
156)	REBOIL VINIMAY PRIVATE LIMITED (CIN – U51909WB2012PTC184421) (PAN - AAFCR9995M) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
157)	SAXATILE DISTRIBUTORS PRIVATE LIMITED (CIN – U51909WB2012PTC184423) (PAN -AARCS8552M) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
158)	SAXATILE MARKETING PRIVATE LIMITED (CIN – U51909WB2012PTC184424) (PAN - AARCS8548K) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
159)	SAXATILE VANIJYA PRIVATE LIMITED (CIN – U51909WB2012PTC184426) (PAN - AARCS8549J) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
160)	LAXMIWAN CONSTRUCTIONS PRIVATE LIMITED (CIN-U70102WB2014PTC200904) (PAN-AACCL6591J) having its address at 27, Shakespeare Sarani, Kolkata- 700017;
161)	TIDILY COMMODITIES PRIVATE LIMITED (CIN-U51909WB2012PTC182244) (PAN-AAECT2972K) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087;
162)	FALCON TIE UP PRIVATE LIMITED (CIN – U51109WB2005PTC104638) (PAN - AABCF0143P) having its address at 12/1, Nellie Sengupta Sarani, Kolkata-700087;
163)	S P NIRMAN PRIVATE LIMITED (CIN – U70101WB2006PTC110629) (PAN - AAKCS8526J) having its address at 11, Crooked Lane, Kolkata-700069
164)	SALARPURIA SIMPLEX REALTY VENTURES PRIVATE LIMITED (CIN – U45400WB2007PTC120486) (PAN - AALCS4457K) having its address at 770, Anandapur, 9th Floor, Unit No.901, E.K.T, Kolkata, Kolkata, West Bengal, India, 700107;

SCHEDULE B

PART I

[DESCRIPTION OF LARGER LAND]

ALL THAT the piece and parcel of land containing an area of 8.40 acres more or less equivalent to 840 decimals (equivalent to 34008.1553 square meters) comprised in LR Dag Nos. 490 (P), 496(P), 497, 498(P), 545, 549, 550, 551(P), 552, 553, 554 & 555 under L.R. Khatian Nos. 1168 to 1175, 1185 to 1226, 1230 to 1250, 1262 to 1269, 1271 to 1278, 1281 to 1285, 1343, 1393, 1396 to 1399, 1500, 1545 to 1553, 1556 to 1567, 1590 to 1604, 1607 to 1622, 1628, 1703 to 1704, 1707 to 1710, 1729 to 1730, 1732, 1735 to 1736, 1752 to 1759, 1761, 1765, 1767 to 1776, 2016 to 2029, 2121,228 lying and situate at Mouja Salua, J.L. No. 3. Post Office – Rajarhat, Police Station – Airport, within the local limits of the Bidhannagar Municipal Corporation, Ward No. 5, in the District of North 24 Parganas Pin – 700136, West Bengal, India and butted and bounded as follows excluding therefrom the Sub-Station Land admeasuring approximately 5 (five) Cottahs comprised in Dag No. 496 gifted to WBSEDCL as disclosed in Recital A(iv) of this Agreement.:

- ON THE NORTH:** Project Silver Oak Estate
ON THE EAST: Canal and HIDCO Street No. 674
ON THE WEST: Village Road
ON THE SOUTH: Vacant Land

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

PART II

[DESCRIPTION OF PHASE I LAND]

ALL THAT the piece and parcel of land containing an area of 2.90 acres more or less equivalent to 290 decimals comprised in LR Dag Nos. 496, 550, 551, 552, 553, 554, 555,549, 545, lying and situate at Mouja Salua, J.L. No. 3. Post Office – Rajarhat, Police Station – Airport, within the local limits of the Bidhannagar Municipal Corporation, Ward No. 5, in the District of North 24 Parganas Pin – 700136, West Bengal, India and butted and bounded as follows:

- ON THE NORTH:** Future Development Zone Land
ON THE EAST: Canal and HIDCO Street No. 674
ON THE WEST: Village Road

ON THE SOUTH: Vacant Land

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

PART III

[DESCRIPTION OF FUTURE DEVELOPMENT ZONE LAND]

ALL THAT the piece and parcel of land containing an area of 2.72 acres more or less equivalent to 272 decimals comprised in LR Dag Nos. 550, 553, 549, 496(P), 497, 498, 490(P), 545 lying and situate at Mouja Salua, J.L. No. 3. Post Office – Rajarhat, Police Station – Airport, within the local limits of the Bidhannagar Municipal Corporation, Ward No. 5, in the District of North 24 Parganas Pin – 700136, West Bengal, India and butted and bounded as follows :

ON THE NORTH: Project Silver Oak Estate

ON THE EAST: Canal and HIDCO Street No. 674

ON THE WEST: Dag No. 496(P), 495(P), 491(P)

ON THE SOUTH: Phase I Land

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

PART IV

[DESCRIPTION OF THE COMPLEX SHARED LAND]

ALL THAT the piece and parcel of land containing an area of 2.70 acres more or less equivalent to 270 decimals comprised in LR Dag Nos. 490 (P), 496(P), 497, 498(P), 545, 549, 550, 551(P), 552, 553, 554 & 555 , lying and situate at Mouja Salua, J.L. No. 3. Post Office – Rajarhat, Police Station – Airport, within the local limits of the Bidhannagar Municipal Corporation, Ward No. 5, in the District of North 24 Parganas Pin – 700136, West Bengal, India excluding therefrom the Sub-Station Land admeasuring approximately 5 (five) Cottahs comprised in Dag No. 496 gifted to WBSIEDCL as disclosed in Recital A(iv) of this Agreement.

PART V

[DESCRIPTION OF PODIUM LAND]

ALL THAT the piece and parcel of land containing an area of 0.62 acres more or less equivalent to 62 decimals comprised in LR Dag Nos. 553, 549, lying and situate at Mouja Salua, J.L. No. 3. Post

Office – Rajarhat, Police Station – Airport, within the local limits of the Bidhannagar Municipal Corporation, Ward No. 5, in the District of North 24 Parganas Pin – 700136, West Bengal, India

PART VI

[DESCRIPTION OF GREENBELT LAND]

ALL THAT the piece and parcel of land containing an area of 1.82 acres more or less equivalent to 182 decimals comprised in LR Dag Nos. 490 (P), 496(P), 497, 545, 549, 550, 551(P), 552, 554 & 555 lying and situate at Mouja Salua, J.L. No. 3. Post Office – Rajarhat, Police Station – Airport, within the local limits of the Bidhannagar Municipal Corporation, Ward No. 5, in the District of North 24 Parganas Pin – 700136, West Bengal, India follows:

PART VII

[DESCRIPTION OF SUB-STATION LAND]

ALL THAT the piece and parcel of land containing an area of 5 Cottah more or less equivalent to 8.25 decimals comprised in LR Dag Nos. 496 (P) lying and situate at Mouja Salua, J.L. No. 3. Post Office – Rajarhat, Police Station – Airport, within the local limits of the Bidhannagar Municipal Corporation, Ward No. 5, in the District of North 24 Parganas Pin – 700136, West Bengal,

PART VIII

[TITLE]

R.S./L.R. DAG NO. 490(P)

DEED DETAILS	PROJECT AREA	VENDOR	PURCHASER	CONFIRMING PARTY
Deed of Conveyance dated 29.11.2012 recorded in Book No. I, CD Vol No. 60, Page nos. 777 to 791 Being No. 14941 of 2012 Registered at ARA II, Kolkata .	5 Dec	Pratima Saha	Winwood Realtors Pvt. Ltd. & Orotund Commercial Private Limited	
Total	5 Dec			

R.S./L.R. DAG NO. 496(P)

DEED DETAILS	PROJECT AREA	VENDOR	PURCHASER	CONFIRMING PARTY
Deed of Conveyance dated 07.03.2007 recorded in Book No. I Vol No. 1, Page nos. 1 to 17, Being No. 00574 of 2008, Registered at ARA II, Kolkata	13	Premlata Agarwal alias Anita Agarwal	Sugandh Dealer Private Limited, Jagkalyan Marketing Private Limited, Hamsafar Distributors Private Limited and Elegant Heights Private Limited	
Deed of Conveyance dated 07.03.2007 recorded in Book No. I, Vol No. 1, Page nos. 1 to 18, Being No. 08773 of 2007, registered at ARA II, Kolkata	27	Messieurs Salasar Builders & Developers	Lotus Commo Trade Private Limited and 7 others.	
Deed of Conveyance dated 23.09. 2009 recorded in Book No. I, CD Vol No. 23, Page nos. 8206 to 8228, Being No. 11351 of 2009, registered at ARA II, Kolkata	11	Gourav Kumar Gupta	Arunoday Suppliers Private Limited and 3 others	
Deed of Conveyance dated 21.12.2009 recorded in Book No. I, CD Vol No. 501, Page nos. 1014 to 1030, Being No. 14072 of 2009 registered at ARA II, Kolkata.	5	Nemai Chandra Mondal	Surlok Vanijya Private Limited	Rajjak Ali Mondal
Deed of Conveyance dated 08.05.2007 recorded in Book No. I, Vol No.1, Page nos. 1 to 11, Being No. 00570 to 2008, registered with ARA II, Kolkata	4	Sova Das & Ram Shankar Mishra	Impressive Realtors Private Limited	
Deed of Conveyance dated 29.05.2007, recorded in Book No. I, CD Vol No. 9, Page nos. 13 to 31, Being No. 07827 of 2008, registered with ARA II, Kolkata	5	Sushil Khaitan & Savitry Devi Khetan	S.P.Nirman Private Limited	
Deed of Conveyance dated 29.05.2007, recorded in Book No. I, CD Vol No. 9, Page nos. 232 to 251, Being No. 07846 of 2008, registered with DSR II, North 24 Parganas	12	Lalit Kumar Keshan & Hema Keshan	S.P.Nirman Private Limited	

Deed of Conveyance dated 28.09.2012, recorded in Book No. I, CD Vol No. 54, Page nos. 2660 to 2677, Being No. 13640 of 2012, registered with ARA II, Kolkata	2	Bengal Benfort Aqua Limited	Winwood Realtors Private Limited & Orotund Commercial Private Limited	Silicon Real Estate Private Limited
Deed of Conveyance dated 31.07.2015, recorded in Book No. I, Vol No. 1902, Page nos. 85391 to 85419, Being No. 8236 of 2015, registered with ARA II, Kolkata	3	Sandip Srimany alias Sandip Srimani & Ranjana Saha Srimani alias Ranjana Srimani	Orotund Commercial Private Limited & Winwood Realtors Private Limited	
Total	82			

R.S./L.R. DAG NO. 497

DEED DETAILS	PROJECT AREA	VENDOR	PURCHASER	CONFIRMING PARTY
Deed of Conveyance dated 23.02.2007 recorded in Book No. I, Vol No. 1, Page nos. 1 to 18, Being No. 00572 of 2008 registered with ARA II, Kolkata	3	Basana Kundu	Lotus Commo Trade Private Limited & other 6 Companies	
Deed of Conveyance dated 24.03.2007 recorded in Book No. I, Vol No. 1, Page nos. 1 to 18 Being No. 00194 of 2008 registered with ARA II, Kolkata	5	Subhra Banik & Suvra Saha alias Subhra Saha	Winzer Commodities Private Limited & other 7 Companies	
Deed of Conveyance dated 29.11.2012 recorded in Book No. I, CD Vol No. 60, Page nos. 777 to 791, Being No.14941 of 2012, registered with ARA II, Kolkata	1	Pratima Saha	Winwood Realtors Private Limited & Orotund Commercial Private Limited	
Deed of Conveyance dated 29.11.2012 recorded in Book No. I, CD Vol No. 59, Page nos. 5323 to 5337, Being No. 14940 of 2012 registered with ARA II, Kolkata	4	Bimal Krishna Saha & Akhil Chandra Saha	Upperstar Hirise Private Limited & other 3 Co.	

Deed of Conveyance dated 22.12.2012 recorded in Book No. I, CD Vol No. 65, Page nos. 103 to 116, Being No. 16099 of 2012 registered with ARA II, Kolkata	5	Ansuman Roy	Everstrong Promoters Pvt. Ltd. & other 2 Co.	
Deed of Conveyance dated 13.02.2019 recorded in Book No. I Vol No. 1504 Page nos. 13656 to 13699 Being No. 00327 of 2019 registered with ADSR Bidhannagar, Kolkata	4	Veenapani Tie up Pvt. Ltd. & Heritage Commodeal Pvt. Ltd.	Impressive Realtors Pvt. Ltd. and 4 others	Tulsi Nandi
Deed of Conveyance dated 13.02.2019 recorded in Book No. I Vol No.1504 Page nos.13700 to 13738 Being No. 00328 of 2019 registered with ADSR Bidhannagar	4	Pallet Dealcom Pvt. Ltd. & Lance Barter Pvt. Ltd.	Prestige Dealcomm Pvt. Ltd. and Fortune Suppliers Pvt.Ltd.	Biswajit Nandy
Deed of Conveyance dated 08.02.2019 recorded in Book No. I Vol No. 1504 Page nos. 12739 to 12798 Being No. 00300 of 2019 registered with ADSR Bidhannagar	2	Azhar Rahaman	Vimridh Griha Nirman Pvt. Ltd. & 5 Others	Lalit Kumar Giria (HUF) and 2 others
Total	28			

R.S./ L.R. DAG NO. 498(P)

DEED DETAILS	PROJECT AREA	VENDOR	PURCHASER	CONFIRMING PARTY
Deed of Conveyance dated 02.04.2007 recorded in Book No. I, Vol No. 1, Page nos. 1 to 14, Being No. 04486 of 2007, registered at ARA II, Kolkata	3	Sushama Saha & 7 others	Winzer Commodities Private Limited & other 7 Co.	
Deed of Conveyance dated 15.10.2007 recorded in Book No. I, CD Vol No. 77, Page nos. 1180 to 1196, Being No. 10859 of 2008, registered at ARA II, Kolkata	3	Manju Dey	Charms Merchants Private Limited & other 41 Co.	
Deed of Conveyance dated 18.03.2008 recorded in Book No. I, CD Vol No. 1, Page nos. 21823 to 21836, Being No. 01044 of 2009, registered at ADSR Bidhannagar	4	Jayanti Adhya alias Jayanti Adhasya	Charms Merchants Private Limited & other 41 Co.	

Deed of Conveyance dated 22.07.2010 recorded in Book No. I, Vol No. 27, Page nos. 980 to 991, Being No. 08816 of 2010, registered at ARA II, Kolkata	5	Jugal Kishore Mondal	Salarpuria Simplex Realty Ventures Private Limited	
Deed of Conveyance dated 07.12.2010 recorded in Book No. I, CD Vol No. 48, Page nos. 6508 to 6521, Being No. 14703 of 2010, registered at ARA II, Kolkata	3	Deepshikha Aditya	Salarpuria Simplex Realty Ventures Pvt. Ltd.	
Total	18			

R.S. / L.R. DAG NO. 545

DEED DETAILS	PROJECT AREA	VENDOR	PURCHASER	CONFIRMING PARTY
Deed of Conveyance dated 12.02.2007 recorded in Book No. I, CD Vol No. 1, Page nos. 1 to 18, Being No. 07070 to 2007 registered at ARA II, Kolkata	25	Sukla Dutta	Aster Suppliers Private Limited & 7 other companies	
Deed of Conveyance dated 14.12.2007 recorded in Book No. I, CD Vol No. 1, Page nos. 1 to 16, Being No. 00114 to 2008 registered at ARA II, Kolkata	33	Mahendra Kumar Agarwal	Falcon Tie Up Private Limited & 41 other Companies	
Deed of Conveyance dated 15.12.2012 recorded in Book No. I, CD Vol No. 62, Page nos. 2756 to 2771, Being No. 15516 to 2012 registered at ARA II, Kolkata	25	Sarbani Mitra	Everstrong Promoters Private Limited & 2 others	
Deed of Conveyance dated 28.09.2012 recorded in Book No. I, CD Vol No. 54, Page nos. 1567 to 1583, Being No. 13642 to 2012 registered at ARA II, Kolkata	41	Bengal Benfort Aqua Limited	Upperstar Realcon Private Limited & 5 others	Silicon Real Estate Private Limited
Total	124			

R.S. /L.R. DAG NO. 549

DEED DETAILS	PROJECT AREA	VENDOR	PURCHASER	CONFIRMING PARTY
Deed of Conveyance dated 18.10.2012 recorded in Book No. I, CD Vol No. 58, Page nos.5206 to 5225, Being No. 14750 of 2012 registered at ARA II, Kolkata	121	Bengal Benfort Aqua Limited	Reboil Marketing Private Limited & other 13 Company	Silicon Real Estate Private Limited
Deed of Conveyance dated 10.12.2013 recorded in Book No. I, CD Vol No. 1, Page nos. 118 to 132, Being No. 00006 of 2014 registered at ARA II, Kolkata	5	Somnath Samanta	Lotous Commotrade Private Limited & other 7 Compny	
Deed of Conveyance dated 10.12.2013 recorded in Book No. I, CD Vol No. 1, Page nos. 148 to 163, Being No. 00008 of 2014 registered at ARA II, Kolkata	3	Rabindra Nath Samanta	Lofty Estate Private Limited & other 20 Company	
Deed of Conveyance dated 10.12.2013 recorded in Book No. I, CD Vol No. 1, Page nos. 164 to 178, Being No. 00010 of 2014 registered at ARA II, Kolkata	5	Rabindra Nath Samanta	Lofty Estate Private Limited & other 20 Company	
Deed of Conveyance dated 10.12.2013 recorded in Book No. I, CD Vol No. 1, Page nos. 193 to 207, Being No. 00012 of 2014 registered at ARA II, Kolkata	5	Rabindra Nath Samanta	Lofty Estate Private Limited & other 20 Company	
Deed of Conveyance dated 10.12.2013 recorded in Book No. I, CD Vol No. 1, Page nos. 619 to 632, Being No. 00033 of 2014 registered at ARA II, Kolkata	10	Somnath Samanta	Viewline Realtors Private Limited & Wrinkle Suppliers Private Limited	
Deed of Conveyance dated 10.12.2013 recorded in Book No. I, CD Vol No. 1, Page nos. 633 to 646, Being No. 00034 of 2014 registered at ARA II, Kolkata	4	Rabindra Nath Samanta	Viewline Realtors Private Limited & Wrinkle Suppliers Private Limited	

Deed of Conveyance dated 10.12.2013 recorded in Book No. I, CD Vol No. 1, Page nos. 92 to 104, Being No. 00004 of 2014 registered at ARA II, Kolkata	9	Harabala Samanta	Roselife Hirise Private Limited	
Deed of Conveyance dated 10.12.2013 recorded in Book No. I, CD Vol No. 1, Page nos. 105 to 117, Being No. 00005 of 2014 registered at ARA II, Kolkata	8	Harabala Samanta	Parrot Vinimay Private Limited	
Deed of Conveyance dated 28.02.2014 recorded in Book No. I, CD Vol No. 12, Page nos. 4453 to 4466, Being No. 02624 of 2014 registered at ARA II, Kolkata	9	Sushanta Samanta	Muchmore Residency Private Limited	
Deed of Conveyance dated 28.02.2014 recorded in Book No. I, CD Vol No. 12, Page nos. 4467 to 4480, Being No. 02625 of 2014 registered at ARA II, Kolkata	8	Sushanta Samanta	Ritudhar Construction Private Limited	
Deed of Conveyance dated 14.03.2014 recorded in Book No. I, CD Vol No. 15, Page nos. 3342 to 3355, Being No. 3261 of 2014 registered at ARA II, Kolkata	13	Nemai Chandra Samanta	Vimridh Complex Private Limited	
Deed of Conveyance dated 14.03.2014 recorded in Book No. I, CD Vol No. 15, Page nos. 3356 to 3369, Being No. 03262 of 2014 registered at ARA II, Kolkata	9	Nemai Chandra Samanta	Laxmidhan Housing Private Limited	
Deed of Conveyance dated 10.12.2013 recorded in Book No. I, CD Vol No. 18, Page nos. 2290 to 2317, Being No. 03855 of 2014 registered at ARA II, Kolkata	1	Somnath Samanta	Charms Merchants Private Limited & other 41 Companies	
Deed of Conveyance dated 30.05.2014 recorded in Book No. I, CD Vol No. 31, Page nos. 3238 to 3255, Being No. 06618 of 2014 registered at ARA II, Kolkata	6	Tarak Samanta	Winzer Commodities Private Limited & other 7 Companies	

Deed of Conveyance dated 30.05.2014 recorded in Book No. I, CD Vol No. 31, Page nos. 3271 to 3287, Being No. 06620 of 2014 registered at ARA II, Kolkata	3	Tarak Samanta	Lofty Estate Private Limited and 20 others	
Deed of Conveyance dated 27.05.2014 recorded in Book No. I, CD Vol No. 30, Page nos. 3368 to 3382, Being No. 06428 of 2014 registered at ARA II, Kolkata	7	Tarak Samanta	Vimridh Griha Nirman Private Limited & Makelife Realestate Private Limited	
Deed of Conveyance dated 08.05.2014 recorded in Book No. I, CD Vol No. 30, Page nos. 3977 to 3990, Being No. 06446 of 2014 registered at ARA II, Kolkata	4	Bablu Samanta	Vimridh Griha Nirman Private Limited & Makelife Realestate Private Limited	
Deed of Conveyance dated 08.05.2014 recorded in Book No. I, CD Vol No. 38, Page nos. 1624 to 1637, Being No. 06429 of 2014 registered at ARA II, Kolkata	6	Bablu Samanta	Sugandh Dealer Private Limited & other 3 Companies	
Deed of Conveyance dated 08.05.2014 recorded in Book No. I, CD Vol No. 38, Page nos. 1652 to 1665, Being No. 06431 of 2014 registered at ARA II, Kolkata	6	Bablu Samanta	Winzer Commodities Private Limited & other 7 Companies	
Total	242			

R.S. / L.R. DAG NO.550

DEED DETAILS	PROJECT AREA	VENDOR	PURCHASER	CONFIRMING PARTY
Deed of Conveyance dated 28.09.2012 recorded in Book No. I, CD Vol No. 54, Page nos. 2609 to 2624, Being No. 13637 of 2012 registered at ARA II, Kolkata	46	Bengal Benfort Aqua Limited	Upperstar Realty Pvt. Ltd. & other 5 Co.	Silicon Real Estate Private Limited
Total	46			

R.S./ L.R. DAG NO.551(P)

DEED DETAILS	PROJECT AREA	VENDOR	PURCHASER	CONFIRMING PARTY
Deed of Conveyance dated 01.06.2007, recorded in Book No. I, CD Vol No. 12 Page nos. 608 to 626, Being No. 06437 of 2007, registered with DSR II, North 24 Parganas	2	Pradip Kumar Mondal	Lofty Estate Private Limited & other 20 Companies	
Deed of Conveyance dated 28.09.2012, recorded in Book No. I, CD Vol No. 54, Page nos. 2625 to 2641, Being No. 13638 of 2012, registered with ARA II, Kolkata	8	Bengal Benfort Aqua Limited	Upperstar Realcon Pvt. Ltd. & other 5 Co.	Silicon Real Estate Private Limited
Deed of Conveyance dated 28.09.2012, recorded in Book No. I, CD Vol No. 54, Page nos. 2660 to 2677, Being No. 13640 of 2012, registered with ARA II, Kolkata	5	Bengal Benfort Aqua Limited	Winwood Realtors Private Limited & Orotund Commercial Private Limited	Silicon Real Estate Private Limited
Deed of Conveyance dated 08.02.2019 recorded in Book No. I Vol No. 1504 Page nos. 12739 to 12798 Being No. 00300 of 2019 registered with ADSR Bidhannagar	1	Azhar Rahaman	Vimridh Griha Nirman Pvt. Ltd. & 5 Others	Lalit Kumar Giria (HUF) and 2 others
Deed of Conveyance dated 13.02.2019, recorded in Book No. I, Vol No. 1504, Page nos. 13625 to 13655, Being No. 00326 of 2019, registered with ADSR Bidhannagar, Kolkata	1	Bindu Bihani	Orotund Commercial Pvt. Ltd.	
Deed of Conveyance dated 13.02.2019 recorded in Book No. I Vol No. 1504 Page nos. 13656 to 13699 Being No. 00327 of 2019 registered with ADSR Bidhannagar, Kolkata	1	Veenapani Tie up Pvt. Ltd. & Heritage Commodeal Pvt. Ltd.	Impressive Realtors Pvt. Ltd. and 4 others	Tulsi Nandi
Deed of Conveyance dated 13.02.2019 recorded in Book No. I Vol No.1504 Page nos.13700 to 13738 Being No. 00328 of 2019 registered with ADSR Bidhannagar	0	Pallet Dealcom Pvt. Ltd. & Lance Barter Pvt. Ltd.	Prestige Dealcomm Pvt. Ltd. and Fortune Suppliers Pvt.Ltd.	Biswajit Nandy
Total	18			

R.S./L.R. DAG NO.552

DEED DETAILS	PROJECT AREA	VENDOR	PURCHASER	CONFIRMING PARTY
Deed of Conveyance dated 28.09.2012 recorded in Book No. I, CD Vol No. 54, Page nos. 4981 to 4998, Being No.13778 of 2012 registered at ARA II, Kolkata	57	Bengal Benfort Aqua Limited	Ecogold Hirise Private Limited & other 5 Company	Silicon Real Estate Private Limited
Deed of Conveyance dated 24.01.2013 recorded in Book No. I, CD Vol No. 8, Page nos. 1883 to 1898, Being No. 02389 of 2013 registered at ARA II, Kolkata	14	Bengal Benfort Aqua Limited	Madhudhan Infratech Private Limited & Kotiratan Appartment Private Limited	Siliconn Infracon Private Limited (formerly Silicon Real Estate Private Limited)
Deed of Conveyance dated 24.01.2013 recorded in Book No. I, CD Vol No. 8, Page nos. 1899 to 1915, Being No. 02390 of 2013 registered at ARA II, Kolkata	8	Bengal Benfort Aqua Limited	Brijdham Residency Private Limited	Siliconn Infracon Private Limited (formerly Silicon Real Estate Private Limited)
Deed of Conveyance dated 27.02.2013 recorded in Book No. I, CD Vol No. 8, Page nos. 1916 to 1930, Being No. 02391 of 2013 registered at ARA II, Kolkata	10	Bengal Benfort Aqua Limited	Magalshiv Developers Private Limited	Siliconn Infracon Private Limited (formerly Silicon Real Estate Private Limited)
Deed of Conveyance dated 27.02.2013 recorded in Book No. I, CD Vol No. 8, Page nos. 1931 to 1947, Being No. 02392 of 2013 registered at ARA II, Kolkata	8	Bengal Benfort Aqua Limited	Mangalvarsha Properties Private Limited	Siliconn Infracon Private Limited (formerly Silicon Real Estate Private Limited)
Deed of Conveyance dated 27.02.2013 recorded in Book No. I, CD Vol No. 8, Page nos. 1948 to 1964, Being No. 02393 of 2013 registered at ARA II, Kolkata	8	Bengal Benfort Aqua Limited	Gajrup Housing Private Limited	Siliconn Infracon Private Limited (formerly Silicon Real Estate Private Limited)

Deed of Conveyance dated 27.02.2013 recorded in Book No. I, CD Vol No. 1904-2024, Page nos. 820000 to 820026, Being No. 190415556 of 2024 registered at ARA II, Kolkata	2	Sandya Porey, Arati Mondal, Abira Maity, Samir Kumar Santra	Laxmiwan Constructions Private Limited & Tidily Commodities Private Limited	Dulal Dam
Deed of Conveyance dated 17.05.2025 recorded in Book No. I, Vol No. 1904-2025, Page nos. 324023 to 324045, Being No. 190407309 of 2025 registered at ARA II, Kolkata		Samiran Gain	Laxmiwan Constructions Private Limited & Tidily Commodities Private Limited	
Total	107			

R.S. / L.R. DAG NO. 553

DEED DETAILS	PROJECT AREA	VENDOR	PURCHASER	CONFIRMING PARTY
Deed of Conveyance dated 06.06.2007 recorded in Book No. I, CD Vol No. 5, Page nos.7171 to 7193, Being No. 05161 of 2007 registered at DSR II, Barasat	82	Kishori Mohan Naskar, Nabakumar Naskar & Archana Mondal	Lofty Estate Private Limited & other 20 Companies	
Total	82			

R.S./L.R. DAG NO. 554

DEED DETAILS	PROJECT AREA	VENDOR	PURCHASER	CONFIRMING PARTY
Deed of Conveyance dated 28.09.2012 recorded in Book No. I, CD Vol No. 54, Page nos. 2591 to 2608, Being No. 13636 of 2012 registered at ARA II, Kolkata	45	Happy Devgriha Private Limited & other 7 Companies	Obvert Tracon Private Limited & other 9 Companies	
Total	45			

R.S. / L.R. DAG NO. 555

DEED DETAILS	PROJECT AREA	VENDOR	PURCHASER	CONFIRMING PARTY
Deed of Conveyance dated 28.09.2012 recorded in Book No. I, CD Vol No. 54, Page nos. 2591 to 2608, Being No. 13636 of 2012 registered at ARA II, Kolkata	52	Happy Devgriha Private Limited & other 7 Companies	Obvert Tracon Private Limited & other 9 Companies	
Total	52			

SCHEDULE C**PART I****(DESCRIPTION OF PHASE I COMMON AREAS)**

Serial No	Description
1	The entire Phase I Land described in Part II of Schedule B
2	Driveways and paths and passages
3	Transformer, Sub-station and Electrical installations and the accessories and wirings in respect of the Project and the space required therefore, if installed.
4	CCTV at ground floor level with central security surveillance and at any other place, if so provided by the Promoter.
5	Security kiosks.
6	Water supply or Deep tube well for water supply with water distribution pipes at the Project.
7	Water waste and sewerage evacuation pipes and drains from the Project to the municipal drains.
8	DG Set, its panels, accessories and wirings and space for installation of the same. (limited power back for apartment at extra cost)
9	Underground water reservoir for Fire and other common fire safety system as per the WBFES rules and norms.
10	STP
11	Garbage Composter
12	Gate Goomty
13	Solar PV Plant at Roof in Specific towers as provided by the Promoter .

14	Such other areas, installations and/or facilities as the Promoter may from time to time specify to form part of the Common Areas of the Project.
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PART II
(DESCRIPTION OF TOWER COMMON AREAS)

Serial No	Description
1	Ground Floor Lobby along with typical floor lobby
2	Staircases, landings and passage and stair-cover on the ultimate roof.
3	Electrical wiring and fittings and fixtures for lighting the staircase, common areas, lobby and landings and operating the two lifts of the Building.
4	Two Lift, with machineries accessories and equipment's (including the lift machine room) and lift well for installing the same in the Building.
5	Electrical installations with main switch and meter and space required therefor.
6	Overhead water tanks with water distribution pipes from such Overhead water tank connecting to the different Units of the Building.
7	Water waste and sewerage evacuation pipes and drains from the Units to drains and sewers common to the Building.
8	Portion of Roof as may be identified by the Promoter as Common Roof of the Building subject to the exceptions and reservations contained herein
9	WC and Shower area in each floor,
10	Toilets in the ground floor of the Building, if any.
11	Fire Detection & Protection System, Fire Refuge Platform and Fire Staircase as per WBFES recommendation.
12	Such other areas, installations and/or facilities as the Promoter may from time to time specify to form part of the Common Areas of the Building

PART III
(DESCRIPTION OF COMPLEX SHARED COMMON AREAS)

Serial No	Description
1	The entire Complex Shared Land described in Part IV of Schedule B
2	Podium amenities as described in Annexure – Part IV

3	Greenbelt amenities as described in Annexure – Part V
4	Club House amenities as described in Annexure – Part VI
5	Driveways and paths and passages of the whole complex
6	Transformer, Sub-station and Electrical installations and the accessories and wirings in respect of the Project and the space required therefore, if installed.
7	CCTV at ground floor level with central security surveillance and at any other place, if so provided by the Promoter.
8	Security kiosks.
9	Underground water reservoir
10	Water supply or Deep tube well for water supply with water distribution pipes at the Project.
11	Water waste and sewerage evacuation pipes and drains from the Project to the municipal drains.
12	DG Set, its panels, accessories and wirings and space for installation of the same. (limited power back for apartment at extra cost)
13	Underground water reservoir for Fire and other common fire safety system as per the WBFES rules and norms.
14	Pump Room and installations for STP
15	Pump room and installations for WTP
16	Garbage Composter
17	Gate Goomty Complex
18	Solar PV Plant at Roof in Specific towers as provided by the Promoter .
19	Such other areas, installations and/or facilities as the Promoter may from time to time specify to form part of the Common Areas of the Project.

PART IV

(DESCRIPTION OF PODIUM AMENITIES AND FACILITIES)

Serial No	Description
1	Dribble Court
2	Kids' play Area
3	Viewing Deck & Play bridge

4	Pickle Ball Court
5	Sports Fan Zone
6	Outdoor Gym
7	Swimming Pool
8	Bar B Que
9	Senior citizens area
10	Reflexology walk

PART V

(DESCRIPTION OF GREENBELT AMENITIES AND FACILITIES)

Serial No	Description
1	Pergola Garden
2	Adventure Garden
3	Blossom Garden
4	Mini Cricket Ground
5	Jogging Track (Partly)
6	Orchard Garden
7	Interactive Garden
8	Natural Play Zone
9	Energy Play Zone
10	Hillock Zone
11	Leisure Garden
12	Pet Park
13	Jogging Track (Partly)
14	Zen Garden
15	Hammock Garden

PART VI

(DESCRIPTION OF CLUB AMENITIES AND FACILITIES)

Serial No	Description of Common Area
1	Indoor Badminton Court ,
2	Squash Court
3	Indoor Games Room
4	Two nos. of Meeting rooms
5	2 Nos. of Community Hall with attached Pre Function area
6	AV Room
7	Toddlers play area
8	Gymnasium
9	Multipurposer room (Zumba/Yoga) etc with attached terrace
10	Steam and Spa
11	Swimming Pool with deck
12	Alfresco Dinning
13	Co Working Space
14	Guest Rooms

SCHEDULE D

PART I

(DESCRIPTION OF APARTMENT)

ALL THAT the residential Apartment No. [] on the [] floor of Tower No [] having carpet area of [] square metre (equivalent to [] square feet) along with an exclusive balcony area of [] square metre (equivalent to [] square feet), an exclusive open terrace area of [] square metre (equivalent to [] square feet) appurtenant to the carpet area of the residential Apartment and along with an exclusive utility room area of [] square metre (equivalent to [] square feet) corresponding to a built up area of [] square metre (equivalent to [] square feet) and corresponding super built up area of [] square metre (equivalent to [] square feet) in the Phase I Project to be constructed on the Phase I Land forming part of the Phase I Project and delineated on the map/plan annexed as **Annexure D** and bordered around in colour BLUE .

PART II

(DESCRIPTION OF PARKING SPACE)

All that the right to park ____ number of ____ car parking space at ____.

PART III

(SPECIFICATIONS OF APARTMENT)

SL. NO.	DESCRIPTION	SPECIFICATIONS
A	Foundation:	RCC cast in-situ bored piling work.
B	Structure:	RCC Framed Structure.
C	Doors:	
1	Main Door	Flush Door with lamination finish on both sides. Video Door Phone to be installed.
2	Internal Doors	Flush Door.
3	Frame	Wooden.
4	Hardware Fittings	Stainless Steel.
D	Windows:	Aluminum / UPVC.
E	Railing:	Glass Railing for the Main Balcony.
F	Utility Balcony:	MS Railing for the Utility Balcony
G	Wall & Floor Finish:	
1	Master Bed Room and other Bed Rooms - Flooring	Vitrified Tiles.
2	Master Bed Room and other Bed Rooms - Wall Finish	Putty /Gypsum plaster finish
3	Living & Dining Rooms - Flooring	Vitrified Tiles
4	Living & Dining Rooms - Wall Finish	Putty /Gypsum plaster finish
5	Kitchen - Flooring	Antiskid Vitrified Tiles
6	Kitchen - Wall Finish	Ceramic tiles dado up to 2 ft., height above counter, rest Putty/Gypsum plaster finish.

7	Kitchen Counter	Engineered/Natural Stone slab
8	Kitchen Sink	Stainless Steel.
9	Bathroom - Flooring	Anti-skid Vitrified Tiles.
10	Bathroom - Wall Finish	Ceramic tiles dado up to lintel height, rest Putty/Gypsum plaster finish.
H	Sanitary Fittings:	Western Style Sanitary Fittings & Fixture with Wall mounted Commodes
I	Staircase:	Flooring – Kota/Epoxy flooring. Wall - Paint Finish
J	Electrical:	Modular Switches. Telephone point in Living room TV points in Master bedroom & Living room Geyser points in all toilets. Hot water connection in Toilet wash basin, Shower and kitchen sink. Exhaust points provided in all bathrooms and kitchen windows.
K	Elevator / Lift:	Two stretcher Passenger Lifts at Each Tower.
L	Exterior:	Weather coat paint finish.
M	Air-conditioning:	VRF Air-conditioning in all living, dining & bedrooms.

IN WITNESS WHEREOF the Owners, the Promoter and the Purchaser have executed and delivered this instrument of Conveyance on the day month and year given above.

SIGNED SEALED AND DELIVERED by
the within named **OWNERS** herein at Kolkata
in the presence of:

1.

2.

SIGNED SEALED AND DELIVERED by
the within named **PROMOTER** herein at
Kolkata in the presence of:

1.

2.

SIGNED SEALED AND DELIVERED by
the within named **PURCHASER** herein at
Kolkata in the presence of:

1.

2.

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED by the Promoter of and from the within named Purchaser the within mentioned sum of **Rs.[_]/- (Indian [_] only)** being the total consideration receivable by the Promoter under these presents as per memo written herein below:

Mode	Date	Bank	Amount [Rs.]
		TOTAL	

(Indian Rupees [_] only)

[Promoter]

Witnesses:

1.

2.