

BOTANICA
PHASE -1.
CONVEYANCE DEED

THIS INDENTURE made this ____ day of _____ Two
Thousand _____

BETWEEN

(1) PERFECT SKYSCRAPER PRIVATE LIMITED (PAN - AAGCP2153A), a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata-700020,

(2) TOPTECH REALTY LLP (PAN-AALFT6775E), a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipur, Kolkata-700020, Kolkata-700073 ,

(3) KOLKATA ABASAN PRIVATE LIMITED (PAN-AADCK8842N) a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipur, Kolkata – 700020,

(4) MANYA SKYSCRAPER PRIVATE LIMITED (PAN-AAHCM7186R) a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipur, Kolkata – 700020,

(5) OVERSURE RESIDENCY LLP (PAN-AAFFO0502Q) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipur, Kolkata – 700020,

(6) MANYA RESIDENCY PRIVATE LIMITED, (PAN-AAHCM4518P) a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipur, Kolkata-700020,

(7) JAGMATA MARCOM PRIVATE LIMITED (PAN-AACCJ8085D) a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipur, Kolkata – 700020,

(8) SATYALAXMI VINTRADE PRIVATE LIMITED (PAN-AARCS2660N) a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipur, Kolkata – 700020,

(9) PINK FLOWER REALTY LLP (PAN-AATFP1975C), a limited liability Partnership firm under the Limited Liability Partnership Act,

2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(10) SUVRIDHI NIWAS PRIVATE LIMITED (PAN-AARCS2659H) a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(11) MANYA TIE-UP LLP (PAN-ABDFM8768K), a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(12) SHAGUN DELMARK PRIVATE LIMITED (PAN-AAQCS4838M) a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(13) SHAGUN SKYSCRAPER PRIVATE LIMITED (PAN-AAQCS4859N) a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(14) UMANG ESTATES PRIVATE LIMITED (PAN-AAACU7012P) a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(15) PAPILO REALESTATE LLP (PAN-AASFP0353K) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(16) MARGOSA REALTY LLP (PAN-ABBFM9964F), a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(17) SITARA BARTER PRIVATE LIMITED (PAN-AAJCS6571J), a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(18) CITY HIGH PROPERTIES PRIVATE LIMITED (PAN-AAECC5748C) a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(19) AASTHA SKYSCRAPER PRIVATE LIMITED (PAN-AAJCA9224E) a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(20) SUVRIDHI NIKETAN LLP (PAN-ADEFS1597H), a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(21) STUTI PROMOTERS PRIVATE LIMITED (PAN-AAICS3321B) a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(22) SUPREME CONSUMER PRODUCTS PRIVATE LIMITED (PAN-AAGCS3861C) a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020

(23) GREENROSE CONCLAVE LLP (PAN-AAPFG1261L) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(24) ALPEMIX REALTY LLP (PAN-ABEFA1423C) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(25) ACCOMPLISHED FACILITY MANAGEMENT PRIVATE LIMITED (PAN-AAICA5660P) a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(26) NISTHA FACILITY MANAGEMENT SERVICES PRIVATE LIMITED (PAN-AADCN0350N) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(27) CHENSHIRE REALTY LLP (PAN-AAKFC9045R) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(28) TANVI AAWAS PRIVATE LIMITED (PAN-AAECT0158M) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(29) WELCOME TOWERS PRIVATE LIMITED (PAN-AAACW9274H) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(30) WELCOME COMPLEX PRIVATE LIMITED(PAN-AAACW9304N) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(31) WELLBUILD ENCLAVE PRIVATE LIMITED (PAN-AAACW9457E) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(32) WELSOME CONCLAVE PRIVATE LIMITED (PAN-AAACW9717F) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(33) ZEST COMMERCIAL PRIVATE LIMITED (PAN-AAACZ2013M) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(34) WINSOME PLAZA PRIVATE LIMITED (PAN-AAACW9306Q) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(35) WOODLAND PROCON PRIVATE LIMITED (PAN-AAACW9718L) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(36) WEIGHTY DEVELOPERS PRIVATE LIMITED (PAN-AABCW0196P) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(37) WAKEFUL CONSTRUCTION PRIVATE LIMITED (PAN-AAACW9845J) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(38) MANYA INFRAPROJECTS PRIVATE LIMITED (PAN-AAHCM4849H) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(39) ZEST RETAILERS PRIVATE LIMITED (PAN-AAACZ2012L) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(40) MADHUDHAN CONCLAVE LLP (PAN-ABBFM9961A) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(41) MANYA INFREAREALTY PRIVATE LIMITED (PAN-AAHCM4844L) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(42) MANYA COMMERCIAL PRIVATE LIMITED (PAN-AAHCM4845M) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(43) MANYA DEALTRADE PRIVATE LIMITED (PAN-AAHCM4847K) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(44) MANYA INFRAPROPERITES PRIVATE LIMITED (PAN-AAHCM4846J) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(45) MANYA DEALCOM PRIVATE LIMITED (PAN-AAHCM4843P) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(46) ALUMECH ESTATES LLP (PAN-ABEFA1421A) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(47) ALMITS DEVELOPERS LLP (PAN-ABBFA1422D) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(48) BETHANY HIRISE LLP (PAN-AAPFB8487R) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(49) BLUELAND BUILDCON LLP (PAN-AAPFB8490G) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(50) DURABLE PLAZA LLP (PAN-AAMFD8008R) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(51) EAGLEEYE PROJECTS LLP (PAN-AAGFE0569G) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(52) CITY INFRAPROMOTERS PRIVATE LIMITED (PAN-AAECC5746N) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A,

Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(53) KESHAV SKYSCRAPER PRIVATE LIMITED (PAN-AAECK4986A) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(54) CITY NIRMAN PRIVATE LIMITED (PAN-AAECC5809Q) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(55) CITY INFREAREALTY PRIVATE LIMITED (PAN-AAECC5747P) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(56) CITY SKYSCRAPER PRIVATE LIMITED (PAN-AAECC5542N) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(57) MANGALSHIV RETAILERS PRIVATE LIMITED (PAN-AAHCM8370M) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(58) TANVI PROJECTS LLP (PAN-AALFT6824A) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(59) TANVI SKYSCRAPER LLP (PAN-AALFT6826C) , a limited liability Partnership firm under the Limited Liability Partnership Act,

2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(60) LAKSHYA DISTRIBUTORS PRIVATE LIMITED (PAN-AABCL1583F) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(61) STEAD FAST TIE UP PRIVATE LIMITED (PAN-AAJCS6570K) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020

(62) MISHMI PROPERTIES LLP, (LLPIN: AAX-3236) (PAN ABQFM9961P) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(63) PALKONDA PROMOTERS LLP, (LLPIN: AAX-3256) (PAN ABAFP4015B) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(64) OLIFANTS ESTATES LLP, (LLPIN: AAX-3245) (PAN AAHFO4625Q) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(65) PALKONDA PROPERTIES LLP, (LLPIN: AAX-3282) (PAN ABAFP4016C) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(66) **MISHMI RESIDENCY LLP, (LLPIN: AAX-3238) (PAN ABQFM9960N)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(67) **PALKONDA INFRAPROJECTS LLP, (LLPIN: AAX-3255) (PAN ABAFP4014A)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(68) **OLIFANTS INFRAPROMOTERS LLP, (LLPIN: AAX-3248) (PAN AAHFO4626P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(69) **PALKONDA RESIDENCY LLP, (LLPIN: AAX-3285) (PAN ABAFP4018N)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(70) **OLIFANTS NIRMAN LLP, (LLPIN: AAX-3254) (PAN AAHFO4627N)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(71) **VELIKONDA CONSTRUCTIONS LLP, (LLPIN: AAX-3284) (PAN AAUFV2110N)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(72) **OLIFANTS PROJECT LLP, (LLPIN: AAX-3253) (PAN AAHFO4628D)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(73) **PALKONDA REALTY LLP, (LLPIN: AAX-3283) (PAN ABAFP4017D)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(74) **OLIFANTS PROPERTIES LLP, (LLPIN: AAX-3257) (PAN AAHFO4624R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(75) **VELIKONDA DEVELOPERS LLP, (LLPIN: AAX-3290) (PAN AAUFV2111P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(76) **VELIKONDA REALTY LLP, (LLPIN: AAX-3291) (PAN AAUFV2112Q)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(77) **OLIFANTS REALTY LLP, (LLPIN: AAX-3243) (PAN AAHFO4623J)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(78) **VELIKONDA RESIDENCY LLP, (LLPIN: AAX-3292) (PAN AAUFV2060R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,,

(79) **ERRAMALA DEVELOPERS LLP (LLPIN: AAX-3558) (PAN AAJFE0114G)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(80) **MELAGIRI ESTATES LLP (LLPIN: AAX-3212) (PAN ABQFM9905M)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(81) **ERRAMALA INFRASTRUCTURE LLP (LLPIN: AAX-3122) (PAN AAJFE0062D)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(82) **MISHMI INFRAPROJECTS LLP (LLPIN: AAX-3272) (PAN ABQFM9962Q)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(83) **ERRAMALA PROPERTIES LLP, (LLPIN: AAX-3112) (PAN AAJFE0093J)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(84) **MELAGIRI NIRMAN LLP (LLPIN: AAX-3252) (PAN ABQFM9904L)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(85) **ERRAMALA REALTY LLP (LLPIN: AAX-3114) (PAN AAJFE0092K)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(86) **MELAGIRI PROMOTERS LLP (LLPIN: AAX-3234) (PAN ABQFM9903P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(87) **KUSHIYARA DEVELOPERS LLP (LLPIN: AAX-3559) (PAN AAXFK4349P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(88) **KUSHIYARA INFRASTRUCTURE LLP (LLPIN: AAX-3119) (PAN AAXFK4315M)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,,

(89) **MELAGIRI REALTY LLP, (LLPIN: AAX-3280) (PAN ABQFM9965K)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(90) **KUSHIYARA PROMOTERS LLP, (LLPIN: AAX-3115) (PAN AAXFK4314L)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(91) **MELAGIRI RESIDENCY LLP, (LLPIN: AAX-3237) (PAN ABQFM9964J)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,,

(92) **KUSHIYARA REAL ESTATES LLP (LLPIN: AAX-3116) (PAN AAXFK4313P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,,

(93) **MISHMI DEVELOPERS LLP, (LLPIN: AAX-3271) (PAN ABQFM9963R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,,

(94) **MELAGIRI DEVELOPERS LLP (LLPIN: AAX-3209) (PAN ABQFM9906J)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(95) **BACALAR AAWAS LLP (PAN NO- AAYFB7934L),** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(96) **TERRIFIC LAND AND BUILDING LLP (PAN NO- AASFT4252H),** a limited liability Partnership firm under the Limited Liability

Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(97) **BACALAR COMPLEX LLP (PAN NO- AAYFB7935M)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(98) **BACALAR CONCLAVE LLP (PAN NO- AAYFB7987K)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(99) **BACALAR DEVCON LLP (PAN NO- AAYFB7936J)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(100) **BACALAR ENCLAVE LLP (PAN NO- AAYFB7937K)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(101) **BACALAR ESTATES LLP (PAN NO- AAYFB7938G)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(102) **BACALAR HIGH PROPERTIES LLP (PAN NO- AAYFB7942C)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(103) **BACALAR INFRACON LLP (PAN NO- AAYFB7988G)**, a limited liability Partnership firm under the Limited Liability Partnership Act,

2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(104) **BACALAR INFRAPROMOTERS LLP (PAN NO- AAYFB7989H)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(105) **BACALAR LAND AND BUILDING LLP (PAN NO- AAYFB7941B)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(106) **BACALAR NIKETAN LLP (PAN NO- AAYFB7940A)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(107) **BACALAR NIWAS LLP (PAN NO- AAYFB8063E)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(108) **BACALAR PLAZA LLP (PAN NO- AAYFB7939H)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(109) **BACALAR SKYSCRAPER LLP (PAN NO- AAYFB8064D)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(110) **PICHOLA HIGH PROPERTIES LLP (PAN NO- ABBFP2752N)**, a limited liability Partnership firm under the Limited Liability

Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(111) **PICHOLA LAND AND BUILDING LLP (PAN NO- ABBFP2706J)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(112) **PICHOLA PROJECTS LLP (PAN NO- ABBFP2753P)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(113) **PICHOLA REALDEV LLP (PAN NO- ABBFP2705M)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(114) **PICHOLA REGENCY LLP (PAN NO- ABBFP2751R)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(115) **TERRIFIC HIGH PROPERTIES LLP (PAN NO- AASFT4253G)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(116) **TERRIFIC LANDMARK LLP (PAN NO- AASFT4256D)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(117) **TERRIFIC PROMOTERS LLP (PAN NO- AASFT4251E)**, a limited liability Partnership firm under the Limited Liability

Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(118) **TERRIFIC SKYSCRAPER LLP (PAN NO- AASFT4254B)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(119) **TERRIFIC TOWER LLP (PAN NO- AASFT4255A)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020

All of the Owners are collectively represented by their authorised Signatory Mr. _____ (PAN _____), (Mobile No. _____) son of Late/Mr. _____ having his Office at _____ hereinafter jointly referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in respect of the companies and firms/LLPs their respective successor or successors-in-interest and assigns) of the **FIRST PART**

AND

SRIJAN RESIDENCY LLP. (LLPIN: AH2815)(PAN ADEFS1907P) a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its registered Office at 36/1A, Lala Lajpat Rai Sarani (Formerly Elgin Road, Kolkata – 700 020, Police Station: Bhawanipore, Post Office: Lala Lajpat Rai Sarani, represented by Sri _____, (PAN: _____), (AADHAR NO: _____) (Mobile No: _____) Authorised Signatory, son of _____, residing at _____, P.S

_____, P.O _____, Kolkata - _____, hereinafter referred to as the "**PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the present Partners for the time being of the Firm, the survivor or survivors of them, their heirs, executors and administrators of the last surviving Partner and his /her/ their assigns.) of the **SECOND PART**:

AND

[If the Allottee is the company]

_____(CIN no. _____), a company incorporated under the provision of the companies act , [1956 or 2013 , as the case may be], having its registered office at _____ (PAN - _____), represented by its authorized signatory _____(Aadhar No._____) duly authorized vide board resolution dated _____hereinafter referred to as the" Allottee " (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor in interest , executors, administrators, and permitted assignees) of the THIRD PART:

[or]

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

_____ a partnership firm (or a Limited (**or A LLP**) registered under the Indian Partnership Act, 1932 (or registered under the Limited Liability Partnership Act 2008) having its principal place of business at _____(PAN - _____), represented by its authorized Partner,

_____ (Aadhar No. _____) authorized vide _____ hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the present Partners for the time being of the Firm, the survivor or survivors of them, their heirs, executors and administrators of the last surviving Partner and his /her/ their assigns.) of the THIRD PART:

[or]

[If the Allottee is an Individual]

(1) Mr. / Ms. _____ (Aadhar No. _____) son / daughter of _____, aged about _____, residing at _____, PAN no. _____) and **(2)** Mr. / Ms. _____ (Aadhar No. _____) son / daughter of _____, aged about _____, residing at _____, **PAN no.** _____) hereinafter jointly referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, legal representatives, and permitted assignees) of the THIRD PART:

[or]

[If the Allottee is a HUF]

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

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

WHEREAS:

- A. The Owners are seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring 17.95 Acres equivalent of 1085.98 Cottahs more or less hereinafter referred to as the '**Purchased Land**' more fully described in Part-I and II of **SCHEDULE-A**.
- B. Other than the Said Purchased Land, the Owners as well as the Promoter are in the process of adding new parcels of contiguous land measuring about 4.52 Acres equivalent to **274** Cottahs in the adjoining area more fully described in **Part -III** of **Schedule A**.. After addition the present area of the Said Entire Housing/Row House Complex will increase to **22.47** Acres equivalent to **1359.44** Cottahs and the Allottee has no objection to such increase in the area of the Said Land. The Allottee further agrees to allow and hereby gives his consent to the Promoter for modification of plan to incorporate such Land already purchased and/or adding new parcels of land and/or the constructions to be made thereon and also sharing of common amenities, facilities, services amongst each other. Besides extending the Row House Complex, the Promoter will also create few more facilities in the future development defined hereinafter which will also be shared by Allottees of all phases.
- C. The Purchased Land and the 'Additional land' aggregating to 22.47 Acres equivalent to **1359.44** Cottahs referred to as the **PROJECT LAND** is also delineated in a map externally

bordered in **'RED'** annexed hereto and marked **ANNEX-A**.

- D.** The First Phase /Project is being developed on land measuring **5.43** Acres more or less in the Said Row House Complex more fully described in **Part-IV** of **Schedule-A** delineated in the Map annexed hereto marked **ANNEX-A** and internally bordered in **'GREEN'** hereinafter referred to as **FIRST PHASE LAND**.
- E.** The Second Phase /Project is being developed on land measuring 6.14 Acres more or less in the Said Row House Complex more fully described in Part-V of Schedule-A delineated in the Map annexed hereto marked ANNEX-A and internally bordered in BLUE'.
- F.** Further Phases/Projects will be developed in future at the discretion of the Promoter on land measuring 10.94 Acres more or less out of the Said Entire Housing/Row House Complex as and when the Promoter decides.
- G.** The Owners and the Promoter have entered into two joint development agreements both dated 7th April, 2021 registered in the Office of DSR-II, Alipore in Book No. I, Volume No. 1602/2021, Pages 160817 to 160985 Being No 160203660 for the year 2021 AND in Book No. I, Volume No. 1602/2021, Pages 160986 to 161385 Being No 160203661 for the year 2021 and granted necessary Power and authority to the Promoter to undertake the Development.
- H.** Subsequently the Owners and the Developer entered into a Supplemental Agreement dated 9th December 2022 recorded in Book No.I, Volume No.1602-2022, Pages from 602314 to 602465 Being No.160216341 for the year 2022 registered in the

Office of DSR-2 Alipore whereby and whereunder the names of new Owners were incorporated in the deal

- I. All The Facilities and Amenities, roadways, internal pathways, infrastructure etc. irrespective of their location in any of the phases will be mutually shared by all the phases of the entire Row House/Building Complex as part of a common integrated development.
- J. The Rajpur Sonarpur Municipality has sanctioned the Building Plan vide Sanction Plan No. 233/CB/26/26 dated 19.03.2021 which was subsequently revised by Building Permit No. SWS-OBPAS/2207/2023/1652 dated 21.12.2023 to develop this project/phase. The Promoter may, if required, modify the Said Plan to the following extent :
- (i)** Changes in dimension of Doors and Windows;
 - (ii)** Provision of additional window in living area;
 - (iii)** Removal of interior non load bearing wall in the toilet.
 - (iv)** Design of the Stairway in the Row Houses.
 - (v)** Other permissible changes
- I) The promoter has registered the project under the provision of the Real Estate (Regulation & Development Act, 2016) at Kolkata on..... under registration no.....;
- J) The Promoter has since completed the construction of Row House/Bungalow No.----- in Phase-II and obtained Completion Certificate No._____ dated _____ from the Competent Authority.

- K) Pursuant to Expression of Interest by the Allottee dated ----- the Promoter granted allotment by issuing a Provisional Booking Letter dated _____ to the allottee and thereafter by an Agreement for Sale dated _____ executed by and between the Owners/Vendors of the First Part, the Promoter of the Second Part and the Allottee of the Third Part, and registered in the Office of the _____ and recorded in Book No.____, Volume No._____, Pages _____ to _____ Being No._____ for the year _____, the Owners and the Promoter had agreed to sell and the Purchaser had agreed to purchase ALL THAT the two storied (G+2) Row House / Bungalow no.....having carpet area of square feet corresponding to Built-up area of _____ square feet more fully described in the **SCHEDULE - B** hereunder written and demarcated in the Block Plan annexed hereto and marked **ANNEX-A** and pro rata share (in the “common areas” (user right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities and also user right in the land beneath the building as defined under clause (n) of section 2 of the Act which includes exclusive use of the Balcony admeasuring _____ Sq.Ft and also exclusive use of the front yard open area(which includes Car Parking Area) admeasuring _____ Sq.Ft and the backyard area admeasuriung _____ Sq.Ft and the Roof admeasuring _____ Sq.Ft. and Additional Backyard admeasuring _____ Sq.Ft appertaining to the Unit (hereinafter referred to as the **“Row House /Bungalow** “ at and for a consideration of **Rs. _____/- (Rupees _____ only).**
- L) Other than the project land promoter has plan to add more Land in the entire project land and extend the complex by

purchasing more adjacent land for various other phases herein after referred to as Future Phases.

- M) Further phases will be added in future at the discretion of the Promoter as per land already acquired and further to be acquired. And also future phases and all phases will share the common amenities, facilities and services amongst each other as per Rule 10 of the Act..
- N) The Owners and the Promoter have further decided that the aggregate FAR sanctioned for the entire Row House/Bungalow Complex need not be uniformly utilized in all the different projects/ phases and the Promoter may vary the utilization of the sanctioned FAR from phase to phase without exceeding the total sanctioned FAR for the First and Second Phase.
- O) Till such time the Mother/Apex Association takes over the entire administration, the Allottees who have taken possession in completed phases will be required to pay the Common Expenses pertaining to their own phase as well as the Common Area Maintenance expenses(CAM) and common services of all common amenities and club which is as and when made available for the benefit, use and enjoyment of the Allottees of each phase of the entire complex including those parts which are under construction by separate bills towards maintenance of common pathways, basic infrastructure etc. and in this regard the Allottee is made aware that the said charges shall at all times be calculated on the basis of total expenses on amenities, club and common services divided by the area for which notice of possession has been issued by the builder for and including all the phases and by reason thereof

the initial CAM charges may be relatively higher which may progressively become less as more and more Allottees take up possession (Notice of Possession) in subsequent phases. The Mother/Apex Association will ultimately take over the administration of all the facilities and other common purposes as several service connections/facilities will be common to all the phases.

- P) The occupants of Row Houses/Bungalows in other phases of the Project including future phases shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually.
- Q) It is clarified that Project's Infrastructure, services, facilities and amenities together with all common areas, easements, rights and appurtenances belonging thereto shall be available mutually for use and enjoyment of the Allottees of the entire Row House/Bungalow Project with further future extensions.
- R) The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is _____ Square meters only and Promoter has planned to utilize more Floor Space Index by availing of FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations. The Promoter has disclosed as proposed above his intention to use more FAR to be utilized by him on the Project Land and Allottee has agreed to purchase the Said Row House/Bungalow based on the proposed construction and sale

of Row House/Bungalow to be carried out by the Promoter by utilizing the proposed FAR and on the understanding that the declared proposed FAR shall belong to the Promoter only. If any FAR remains unutilized in the earlier phases, the Promoter will be at liberty to consume the same in later phases at its discretion.

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

T) RESERVED RIGHTS OF THE PROMOTER:

Since the entire Row House/Bungalow Complex is being developed phase-wise and this phase is among the earlier phases,

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

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

and connections of lines shall not materially impair or interfere with the use of any Row House/Bungalow

The Allottee has : -

- i) fully satisfied himself/herself/themselves as to the title of the Owners/Vendors and the right of the Promoter in respect of the said land.
- ii) inspected the said Development Agreement entered into between the Owner/Vendor and the Promoter.
- iii) inspected the plan sanctioned by the authorities concerned in respect of the Row House/Bungalow constructed by the Promoter and agreed not to raise any objection with regard thereto.
- iv) verified the location and site of the Row House/Bungalow including the egress and ingress hereof, specifications of the Row House/Bungalow and of the complex and also the area of the Row House/Bungalow .
- v) confirmed that the right of the Allottee shall remain restricted to the said Row House/Bungalow and the Properties Appurtenant Thereto.
- vi) Examined and satisfied themselves about the Terms and Conditions as contained in the Agreement for sale dated _____ and agrees to abide by it at all times in future and be bound by the Rules, Regulations and Restrictions contained therein.
- vii) If the plan sanctioned by Sanctioning Authority /Municipal Authority is required to be modified and/or amended due to any change in law and/or statutory requirement/at the sole discretion of the Developer in such event the promoter agrees and undertakes that save and except constructing additional Row House/ Bungalow if permitted by law, it shall not make any changes to First Phase layout

plans except in strict compliance with section 14 of the RERA Act, 2016 and other laws as applicable and Plan of the Allottee should not change to a major extent and also all the common facilities should be available to the Allottee ultimately for which the Promoter may change the location.

- viii) satisfied himself/herself / themselves as to the carpet area and the built-up area to comprise in the said Row House/Bungalow .
- ix) Structural stability of the Row House/Bungalow
- x) Construction of the Row House/Bungalow.
- xi) The fittings and fixtures installed at the said Row House/Bungalow.
- xii) Completion and finishing of the Row House/Bungalow.
- xiii) The situation of car parking space.
- xiv) The supply of water and electricity to the Row House/Bungalow.
- xv) The common facilities and amenities of the Phase/Complex.
- xvi) Examined the Completion Certificate issued by the Competent Authority in respect of the Row House/Bungalow/Phase.

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

NOW THIS INDENTURE WITNESSETH that pursuant to the said Agreement and in consideration of the sum of **Rs. _____/- (Rupees _____ only)** of the

lawful money of the Union of India well and truly paid by the Allottee to the Promoter (the receipt whereof the Promoter doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Allottee and the said Row House/Bungalow and properties appurtenant thereto the Vendors doth and each of them do hereby grant, transfer, convey, assign and assure and the Promoter doth hereby confirm and assure unto and in favour of the Allottee ALL THAT THE two storied (G+1) or three storied (G+2) Row House / Bungalow no.....having carpet area of square feet corresponding to Built-up area of _____ square feet more fully described in the **SCHEDULE- B** hereunder written and demarcated in the Block Plan annexed hereto and marked **ANNEX-A** and pro rata share (in the “common areas” (user right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities and also user right in the land beneath the building as defined under clause (n) of section 2 of the Act which includes exclusive use of the Balcony admeasuring _____ Sq.Ft and also exclusive use of the front yard open area(which includes Car Parking Area) admeasuring _____ Sq.Ft and the backyard area admeasuring _____ Sq.Ft and the Roof admeasuring _____ Sq.Ft. and Additional Backyard admeasuring _____ Sq.Ft appertaining to the Unit all of which are here to fore as well as hereinafter collectively referred to as the **SAID ROW HOUSE/BUNGALOW AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO**), absolutely and forever free from all encumbrances, charges, liens, attachments, trusts, whatsoever or howsoever **AND TOGETHER WITH** the right to use the common areas installations and facilities as described in detail in the Schedule-E to the Agreement for

Sale dated _____ in common with the other Row Houses/Bungalow Owners **AND TOGETHER WITH** all easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Row House/Bungalow And the Rights And Properties Appurtenant thereto **TO HAVE AND TO HOLD** the said Row House/Bungalow and the Rights and Properties Appurtenant thereto hereby granted, transferred and conveyed and every part or parts thereof unto and to the use of the Allottee.

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

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

b) Notwithstanding any act deed or thing whatsoever done as aforesaid the Owners/Vendors and the Promoter now have good right full power and absolute authority to grant convey transfer sell and assign all and singular the Said Row House/Bungalow And The Rights And Properties Appurtenant thereto hereby conveyed transferred or

expressed so to be unto and to the use of the Allottee in the manner as aforesaid.

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

d) The Allottee shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said Row House/Bungalow And The Rights And Properties Appurtenant thereto and receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Owners/Vendors or the Promoter or any person or persons having or lawfully or equitably claiming as aforesaid.

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

f) **AND FURTHER THAT** the Owners/Vendors or the Promoter and all persons having or lawfully or equitably claiming any estate or interest in the Said Row House/Bungalow And the Rights And Properties Appurtenant thereto or any part thereof through under or in trust for the Owners/Vendors or the Promoter shall and will from

time to time and at all times hereafter at the request and cost of the Allottee make do and execute or cause to be made done and executed all such further lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said Row House/Bungalow And The rights And Properties Appurtenant thereto and every part thereof unto and to the use of the Allottee in the manner as aforesaid as shall or may be reasonably required.

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

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

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

OWNERSHIP AND POSSESSION OF THE SAID ROW HOUSE/BUNGALOW AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO HEREBY CONVEYED HEREBY COVENANT WITH THE OWNERS/VENDORS AND THE PROMOTER as follows :-

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

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

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

THE SCHEDULE -A ABOVE REFERRED TO

PART -I

(THE PURCHASED LAND)

ALL THAT the piece and parcel of land containing an area of 583 decimal equivalent to 352.72 Cottah Acres (more or less) lying at 336, Dr B C Roy Road, Under Ward No. 25 of Rajpur Sonarpur Municipality under various RS & LR Dags of **Mouza Elachi (J.L.No.70)** and Mouza Jagaddal (J.L. No. 71) under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos. as per Plan annexed hereto.

MOUZA:**ELACHI**

Sl. No.	Mouza	JL No.	CS/ RS Dag No	LR Dag No.	Total Area	Purchased Area
1	Elachi	70	1654	1676	51	51
2	Elachi	70	1638	1660	10	10
3	Elachi	70	1639	1661	19	19
4	Elachi	70	1636	1658	51	51
5	Elachi	70	1646	1668	59	59
6	Elachi	70	1661	1683	28	28
7	Elachi	70	1662	1684	39	39
8	Elachi	70	1660	1682	37	37
9	Elachi	70	1647	1669	32	32
10	Elachi	70	1649	1671	44	44
11	Elachi	70	1650	1672	22	22
12	Elachi	70	1672	2204	35	35
13	Elachi	70	1651	1673	36	36
14	Elachi	70	1652	1674	36	36
15	Elachi	70	1653	1675	36	36
16	Elachi	70	1657	1679	34	6
Total					569	541

Sl. No.	Mouza	JL No.	CS/ RS Dag No	LR Dag No.	Total Area	Purchased Area
1	Jagaddal	71	806	956	37	8
2	Jagaddal	71	803	953	14	14
3	Jagaddal	71	809	959	6	5
4	Jagaddal	71	760	913	33	15
Total					90	42

PART-II

ALL THAT the piece and parcel of land containing an area of 12.13 Acres equivalent to 733.26 Cottahunder various RS & LR Dags of Mouza Elachi (J.L.No.70) and Mouza Jagaddal (J.L. No. 71) under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos as per Plan annexed hereto

MOUZA: JAGADDAL

Sl No	R.S.Dag No	L.R. Dag No	Total Area in Dag in Decimal	Purchased Area in Decimal
1	757	910	37	37
2	758	911	35	35
3	759	912	9	9
4	760	913	33	18
5	763	916	5	5
6	765	918	29	29
7	766	909	7	7
8	769	919	42	42
9	772	922	20	20
10	773	923	5	5
11	773/1362		2	2

12	774	924	6	6
13	776	926	4	4
14	781	931	22	22
15	783	933	27	27
16	784	934	37	37
17	786	936	12	12
18	787	937	12	12
19	790	940	47	39.5
20	791	941	21	21
21	793	943	9	9
22	794	944	9	9
23	795	945	11	11
24	796	946	7	7
25	797	947	18	18
26	799	949	16	16
27	800	950	18	18
28	801	951	15	15
29	804	954	17	17
30	805	955	25	25
31	806	956	37	29
32	807	957	11	11
33	808	958	19	19
34	809	959	6	1
35	810	960	3	3
36	811	961	3	3
37	812	962	26	26
38	815	965	23	23
39	816	966	27	27
40	817	967	4	4

41	818	968	37	37
42	820	969	29	29
		Total =	782	746.5
MOUZA ELACHI				
Sl No	R.S.Dag No	L.R. Dag No	Total Area in Dag in Decimal	Purchased Area in Decimal
1	1612	1636	18	18
2	1614	1638	141	44
3	1615	1639	30	30
4	1616	1640	17	17
5	1617	1641	9	9
6	1618	1642	6	6
7	1619	1643	3	3
8	1620	1644	10	10
9	1621	1645	10	10
10	1622	1646	12	12
11	1623/2142	1647	7	7
12	1623	1648	9	9
13	1624	1649	9	9
14	1637	1659	26	16.42
15	1640	1662	22	11
16	1642	1664	20	10
17	1644	1666	16	16
18	1645	1667	16	16
19	1655	1677	5	5
20	1656	1678	14	14
21	1657	1679	34	28
22	1658	1680	35	23
23	1659	1681	26	21

24	1663	1685	46	46
25	1664	1686	14	7
26	1666	1688	31	31
27	1667	1689	39	39
	Total =		625	467.42

PART-III

ADDITIONAL LAND

ALL THAT the piece and parcel of land containing an area of 4.52 Acres equivalent to 274 Cottahunder various RS & LR Dags of Mouza Elachi (J.L.No.70) and Mouza Jagaddal (J.L. No. 71) under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos as per Plan annexed hereto

MOUZA - JAGADDAL, J.L.NO - 71, DAGWISE LAND DETAIL, L.R.K - 2595					
Sl No	R.S.Dag No	L.R. Dag No	Total Area in Dag in Decimal	Purchased Area in Decimal	Balance Area to be Purchased
1	761	914	7	0	7
2	762	915	6	0	6
3	764	917	4	0	4
4	767	908	7	0	7
5	768	907	12	0	12
6	770	920	22	0	22
7	771	921	17	0	17
8	775	925	6	0	6
9	777	927	25	0	25

ALL THAT the piece and parcel of land containing an area of 543 decimal equivalent to 5.43 Acres (more or less) lying at 336, Dr B C Roy Road, Under Ward No. 25 of Rajpur Sonarpur Municipality under various RS & LR Dags of Mouza Elachi (J.L.No.70) and Mouza Jagaddal (J.L. No. 71) under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos. as per Plan annexed hereto.

SL NO	CS/RS Dag NO.	LR Dag No.	Total Area	Area in Phase	JL NO	MOUZA
1	806	956	37	08	71	JAGADDAL
2	1636	1658	51	51	70	ELACHI
3	1638	1660	10	10	70	ELACHI
4	1639	1661	19	19	70	ELACHI
5	1646	1668	59	59	70	ELACHI
6	1647	1669	32	32	70	ELACHI
7	1649	1671	44	44	70	ELACHI
8	1650	1672	22	22	70	ELACHI
9	1651	1673	36	36	70	ELACHI
10	1652	1674	36	36	70	ELACHI
11	1653	1675	36	36	70	ELACHI
12	1654	1676	51	51	70	ELACHI
13	1660	1682	37	37	70	ELACHI
14	1661	1683	28	28	70	ELACHI
15	1662	1684	39	39	70	ELACHI
16	1672	2204	35	35	70	ELACHI

PART-V
SECOND PHASE LAND

ALL THAT the piece and parcel of land containing an area of 614 decimal equivalent to 6.14 Acres (more or less) lying at 361, Dr B C Roy Road, Under Ward No. 25 of Rajpur Sonarpur Municipality under various RS & LR Dags of Mouza Elachi (J.L.No.70) and Mouza Jagaddal (J.L. No. 71) under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos. as per Plan annexed hereto.

SL NO	CS DAG NO.	RS Dag NO.	LR Dag No.	Total Area	JL NO	MOUZA
1	1658	1658	1680	23	70	ELACHI
2	1659	1659	1681	21	70	ELACHI
3	1663	1663	1685	46	70	ELACHI
4	1664	1664	1686	7	70	ELACHI
5	1666	1666	1688	31	70	ELACHI
6	1667	1667	1689	39	70	ELACHI
7	1657	1657	1679	34	70	ELACHI
8	1655	1655	1677	5	70	ELACHI
9	1656	1656	1678	14	70	ELACHI
10	757	757	910	37	71	JAGADDAL
11	758	758	911	35	71	JAGADDAL
12	759	759	912	9	71	JAGADDAL
13	760	760	913	33	71	JAGADDAL
14	766	766	909	7	71	JAGADDAL
15	803	803	953	14	71	JAGADDAL
16	804	804	954	17	71	JAGADDAL
17	805	805	955	25	71	JAGADDAL
18	807	807	957	11	71	JAGADDAL
19	808	808	958	19	71	JAGADDAL
20	809	809	959	6	71	JAGADDAL
21	810	810	960	3	71	JAGADDAL
22	811	811	961	3	71	JAGADDAL
23	812	812	962	26	71	JAGADDAL
24	815	815	965	23	71	JAGADDAL
25	816	816	966	27	71	JAGADDAL
26	817	817	967	4	71	JAGADDAL

27	818	818	968	37	71	JAGADDAL
28	820	820	969	29	71	JAGADDAL
29	806	806	956	29	71	JAGADDAL
		Total =		614		

THE SCHEDULE -B ABOVE REFERRED TO
(THE SAID ROW HOUSE/BUNGALOW)

ALL THAT the Ground plus one/Ground plus two floor Row House/Bungalow Unit No.C3/59_____ having carpet area of1974..... square feet corresponding to Built-up area of 2364_____ square feet demarcated in the Block Plan annexed hereto and marked **ANNEX-C** and pro rata share in the common areas(User Right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities and also user right in the land beneath the building as defined under Clause n of Sec 2 of the Act which includes exclusive use of Balcony admeasuring 187____ Sq.Ft and also exclusive use of Front Yard area (which includes Car Parking Area) admeasuring _____ Sq.Ft and the Backyard area admeasuring _283__ Sq.Ft and the Roof admeasuring _936__ Sq.Ft and Additional Backyard admeasuring _77____ Sq.Ft. appertaining to the Unit in Second Phase of the Row House/Building Complex named “BOTANICA” under construction on the Schedule-A Land.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED and DELIVERED by the
OWNERS/VENDORS at Kolkata in the presence of:-

FOR _____

(_____)

**AUTHORISED SIGNATORY AND
CONSTITUTED ATTORNEY**

1.

2.

SIGNED and DELIVERED by the
PROMOTER at Kolkata in the
presence of :

1.

2.

SIGNED and DELIVERED by the

ALLOTTEE at Kolkata in the presence of :

1.

2.

MEMO OF CONSIDERATION

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

(Rupees -----only).

WITNESSES:-

1.

2.

Signature Of The Promoter

Drafted by me

