

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE (Deed) executed on this _____ day of _____, 20____.

By and Between

1) **ADARSH TECHNOCOM PVT LTD (PAN AADCA7350B)**, a company incorporated under the Companies Act, 1956 having its registered office at Ghoshpara, Balitukri, P.O. Balitukri Naskarpara, P.S. Bali, Howrah, PIN 711402, represented by its Director namely **Mrs. Abhishek Birla** (PAN AWFPPB3978F, AADHAR No. 933575225055), son of Vijay Kumar Birla, residing at Flat 1C/6, 93 Deshpran Sasmal Road, Post Office: Tollygunge, Police Station: Charu Market, Kolkata 700033,

2) **BANKE BEHARI ESTATE LLP (PAN AAPFB2197L) (FORMERLY KNOWS AS BANKE BEHARI ESTATE PVT LTD)**, a company incorporated under the Companies Act, 1956 having its registered office at 33A Jawaharlal Nehru Road, 9th Floor, Room No 9A, P.O. Middleton Street, P.S. Shakespeare

Sarani Kolkata-700071, represented by its Director namely **Mr. Rajendra Kumar Agarwal (PAN ACYPA2103Q, AADHAR No: 606708534302, PH NO- 9331007000)**, son of Sri Hulash Chand Agarwal, residing at 1/D 11, Aasha Apartment, 93 Deshpran Shasmal Road, P.O. Tollugunge, P.S. Charu Market, Kolkata – 700033

3) **MUCHMORE PROMOTERS PRIVATE LIMITED (PAN AAICM1054F)** a company incorporated under the Companies Act, 1956 having its registered office at 6/1 Burtulla Street, 2nd Floor, P.O. Barabazar, P.S. Jorasanko Kolkata-700 007, represented by its Director namely **Mr. Abhishek Birla, (PAN AWFPE3978F, AADHAR:933575225055, PH NO- 9831511722)**, son of Vijay Kumar Birla, residing at Flat 1C,/6, 93, Deshpran Sasmal Road, P.O. Tollygunj, P.S. Charu Market, Kolkata 700033,

4) **ENDIVE TRADELINK PRIVATE LIMITED (PAN AADCE0474G)** a company incorporated under the Companies Act, 1956 having its registered office at P6 Kalakar Street, 3rd Floor, P.O. Barabazar, P.S. Barabazar Kolkata-700007, represented by its Director namely **Mrs. Shila Rathi (PAN ADIPR2718P, AADHAR:938323412978, PH NO- 9831014103)**, wife of Rajkumar Rathi, residing at 20, Round Tank Lane, P.O. Howrah, P.S. Shibpur, Howrah 711101 ,

5) **BIJAY KUMAR DOKANIA (PAN ADTPD4887C, AADHAR:990341426417, PH. NO. 9433015833)**, son of Ramawtar Dokania, 179/A/1A Maniktala Main Road, Kankurgachi, P.O. Kankurgachhi, P.S.- Phool Bagan, Kolkata 700054,

6) **HAPPY AGENCY PRIVATE LIMITED (PAN AACCH4887K)**, a company incorporated under the Companies Act, 1956 having its registered office at 9, Lalbazar Street, P.O. Kolkata GPO, P.S. Hare Street, Kolkata 70001, represented by its signatory authority namely **Sandip Bhattacharya (PAN BHOPB6999K, AADHAR: 248459590060; PH. No. 9331645558)**, s/o Kartick Chandra Bhattacharya Panchanantala, Purba Ukil Para, Baruipur, P.O. Baruipur, P.S. Baruipur Kolkata- 700144;

7) **MATASHREE PROJECTS PRIVATE LIMITED, (PAN AAGCM2150G)**, a company incorporated under the Companies Act, 1956 having its registered office at Jalan House, 8 B.B.D Bag (East), 1st Floor, P.O. Kolkata GPO, P.S. Hare Street, Kolkata 700001 represented by its Director namely **Mr. Binod**

Kumar Dugar, (PAN ADTPD2023Q, AADHAR: 487216965341, PH NO- 9830126107), s/o Late Ashkaran Dugar, residing at P-257, Block –B, Lake Town, P.O. & P.S. Lake Town, Kolkata- 700089;

8) **PANCHMUKHI REALTY PRIVATE LIMITED (PAN AAFCP9801L)**, a company incorporated under the Companies Act, 1956 having its registered office at 4 Fairlie Place, 2nd floor, Room No. 207, P.O. Kolkata GPO, P.S. Hare Street, Kolkata 70001, represented by its authorized signatory namely **Manisha Dokania (PAN AGIPD0232H, AADHAR:676774320162, PH NO- 9903629595),** wife of Sunil Kumar Dokania, residing at Rukmani Parasmani, Flat No-2PF, 92/1/B, Moulana Abul Kalam Azad Sarani, Kankurgachi, P.O. & P.S. Phoolbagan, Kolkata- 700054,

9) **JGD VYAPAR PRIVATE LIMITED (PAN AACCJ6784F)**, a company incorporated under the Companies Act, 1956 having its registered office at at 29-B, Rabindra Sarani, 3rd Floor, Room No 6W P. O. - C. R. Avenue, P. S. - Hare Street, Kolkata 700 073, represented by its Director namely **Mr. Rajesh Kumar Somani, (PAN AKPVPS1291C, AADHAR NO: 708915388524, PH NO- 983005540)** son of Prem Sukh Somani, residing at residing at 38/E Palm Avenue, P.O. Ballygunge, P.S. Karaya, Kolkata- 700019,

10) **ANANDDHARA VANIJYA PRIVATE LIMITED (PAN AALCA1057B)**, a company incorporated under the Companies Act, 1956 having its registered office at at 29-B, Rabindra Sarani, 3rd Floor, Room No 6W, P. O. - C. R. Avenue, P. S. - Hare Street, Kolkata 700 073, represented by its Director namely **Mr. Rajesh Kumar Somani, (PAN AKPVPS1291C, AADHAR NO: 708915388524, PH NO- 983005540)** son of Prem Sukh Somani, residing at residing at 38/E Palm Avenue, P.O. Ballygunge, P.S. Karaya, Kolkata- 700019,

11) **NAMOSHIVAM COMMOSALES PRIVATE LIMITED (PAN AAECN1774B)**, a company incorporated under the Companies Act, 1956 having its registered office at at 29-B, Rabindra Sarani, 3rd Floor, Room No 6W, P. O. - C. R. Avenue, P. S. - Hare Street, Kolkata 700 073, represented by its Director namely **Mr. Narayan Prasad Somani (PAN AJIPS8214K, AADHAR:815366639286, PH NO- 9830023760),** son of Prem Sukh Somani, residing at residing at 38/E Palm Avenue, P.O. Ballygunge, P.S. Karaya, Kolkata- 700019,

12) **SUNHEAVEN COMMOSALES PRIVATE LIMITED (PAN AASCS3013N)**, a company incorporated under the Companies Act, 1956 having its registered office at 29-B, Rabindra Sarani, 3rd Floor, Room No 6W, P. O. - C. R. Avenue, P. S. - Hare Street, Kolkata 700 073, represented by its Director namely **Mr. Narayan Prasad Somani (PAN AJIPS8214K, AADHAR: 815366639286;PH NO- 9830023760)**, son of Prem Sukh Somani, residing at residing at 38/E Palm Avenue, P.O. Ballygunge, P.S. Karaya, Kolkata- 700019,

13) **HIRAJULI TEA COMPANY LIMITED, (PAN AABCH0479E)** a company incorporated under the Companies Act, 1956 having its registered office at Sri Sri Kutir, 14, Jatin Bagchi Road, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata 700029, represented by its Director namely **Mr. Jitendra Kumar Thirani, (PAN ABVPT7559F, AADHAR:523165200858;PH NO- 9830055540)**, son of Late Brijmohan Thirani, residing at 14, Jatin Bagchi Road, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata 700029,

14) **THIRANI VYAPAAR PRIVATE LIMITED (PAN AAKCT9946M)** a company incorporated under the Companies Act 1956, having its registered office at F-609, Titenium City Centre, Near Sachin Tower, 100 Feet, Ring Road, Anandnagar, Police Station: Satellite, Post Office: SAC Gujrat, Ahmedabad 380015, [merged from **(i) Thirani Enterprises Private Limited, (ii) Thirani Resources Private Limited, (iii) Hi-Tech Holdings Private Limited, (iv) Lucky-Dhan Vyapaar Private Limited, (v) Jay Gopal Fiscal Services Private Limited**] represented by its Director namely **Mr. _____**, (PAN _____) (AADHAR No. _____) son of _____, residing at _____, Post Office: _____, Police Station: _____, Kolkata _____;

15) **PSD INFRA PROJECTS PRIVATE LIMITED (PAN AAGCP3406Q)**, a company incorporated under the Companies Act, 1956 having its registered office at 29/1 Kalabagan Lane, Block 2, 2nd floor, Lemon Fresh Complex, Domurjola, P.O. Santragachi, P.S. Chaterjeehat, Howrah -711 104 represented by its Director namely **Mrs. Abhishek Birla (PAN AWFPPB3978F, AADHAR No. 933575225055)**, son of Vijay Kumar Birla, residing at Flat 1C/6, 93 Deshpran Sasmal Road, Post Office: Tollygunge, Police Station: Charu Market, Kolkata 700033 ;

16) **MRS. SUDHA BIRLA (PAN AEAPB6391P) (AADHAAR No. 529097085997)** wife of Satish Kumar Birla, residing at Flat No. 1C/6, 93, Deshpran Shashmal Road, Post Office: Tollygunge, Police Station: Charu Market, Kolkata 700033;

17) **Mr. ASHOK KUMAR AGRAWALLA (PAN ACVPA7413J, AADHAR: 932999345130; PH. NO. 9830070160)**, son of Satya Naryan Agarwal, residing at Asha Tower 5D, 34/1 Bondel Road, P.O. Ballygunj & P.S. Karya, Kolkata 700019;

18) **MADHU BIRLA (PAN AEAPB6263L, AADHAR: 733917494648)** wife of Vijay Kumar Birla, residing at Aasha Apartments, Flat 1C/6, 93, Despran Shasmal Road, P.O. Tollygunge, P.S. Charumarket, Kolkata 700033,

19) **PD INFRA REALTY PRIVATE LIMITED (PAN AAGCP3618J)**, a company incorporated under the Companies Act, 1956, having its registered office at 11A, Dover Lane, Triveni Apartment, P.O. Dover Lane, P.S. Gariahat, Kolkata 700029, represented by its Director namely **Mr. Abhishek Birla** (PAN AWFPB3978F) (AADHAR No. 933575225055), son of Vijay Kumar Birla, residing at Flat No. 1C/6, 93, Deshpran Shashmal Road, Post Office: Tollygunge, Police Station: Charu Market, Kolkata 700033;

20) **SRNT REALTORS PRIVATE LIMITED (PAN ABICS6023P)**, a company incorporated under the provisions of the Companies Act 1956, having its registered office at 156C Maniktala Main Road, Post Office: Kankurgachi & Police Station: Maniktala, Kolkata 700054, represented by its Director _____ (PAN: _____) (AADHAR No. _____) son of Mr. _____, residing at _____, Post Office: _____ & Police Station: _____, Kolkata _____;

21) **PRAGATI REALTORS PRIVATE LIMITED (PAN AADCP0981H)**, a company incorporated under the Companies Act, 1956 having its registered office at 98A, Syed Abdul Rahaman Road, P.O. Haridevpur, P.S. Tollygunj, Kolkata 700082, represented by its Director namely **Mr. Abhishek Birla** (PAN AWFPB3978F) (AADHAR No. 933575225055), son of Vijay Kumar Birla, residing at Flat No. 1C/6, 93, Deshpran Shashmal Road, Post Office: Tollygunge, Police Station: Charu Market, Kolkata 700033;

22) **APOLLO VINIMAY PRIVATE LIMITED (PAN AACCA2624D)**, a company incorporated under the Companies Act, 1956 having its registered office at 16, Rameshwar Malia, 1st Bye Lane, P.O. Howrah, P.S. Howrah, PIN 711101, represented by its Director namely **Mr. Yash Vardhan Birla, (PAN: AORPB6008G, AADHAR: 435594717241;PH NO- 9831873748)**, son of Satish Kumar Birla, residing at Flat 2C16, 93, Deshpriya Sasmal Road, P.O. Tollygunj, P.S. Charu Marketa, Kolkata 700033,

23) **RIDHI SIDHI FINTRADE PRIVATE LIMITED (PAN AABCR4992A)**, a company incorporated under the Companies Act, 1956 having its registered office at 40 Strand Road, Room No 44, 1st Floor, P.O. Kolkata (G.P.O.), P.S. North Port, Kolkata-700001, represented by its Director namely **Mr. Krishna Kumar Agarwal, (PAN BWVPA6426J, AADHAR:621124132021;PH NO- 9831091232)** son of Late Ramawtar Agarwal, residing at 36A, S.N. Roy Road, New Awaz, Block – B, 2nd Floor, P.O._Behala, P.S._Behala Kolkata 700 038,

24) **NIHON MERCHANTS PRIVATE LIMITED (PAN AAACN8720H)**, a company incorporated under the Companies Act, 1956 having its registered office at 36A, S.N. Roy Road, New Awaz, Block – B, 2nd Floor, P.O._Behala, P.S._Behala Kolkata-700 038, represented by its Director namely **Mr. Krishna Kumar Agarwal(PAN BWVPA6426J, AADHAR:621124132021;PH NO- 9831091232)**, son of Late Ramawtar Agarwal, residing at 36A, S.N. Roy Road, New Awaz, Block – B, 2nd Floor, P.O.-Behala, P.S.-Behala, Kolkata 700038,

25) **RAM COMPLEX PRIVATE LIMITED (PAN AAECR3891H)**, a company incorporated under the Companies Act, 1956 having its registered office at Shibtolla Industrial Estate, Balitukri, Shibtola, P.O. Balitukri, P.S. Jagachha, Howrah, PIN 711113 represented by its Director namely **Mr. Krishna Kumar Agarwal, (PAN BWVPA6426J, AADHAR: AADHAR:621124132021; PH NO- 9831091232)**, son of Late Ramawtar Agarwal, residing at 36A, S.N. Roy Road, New Awaz, Block – B, 2nd Floor, P.O.-Behala, P.S.-Behala, Kolkata 700038,

26) **MINA AGARWAL (PAN: ABFPA3531N) (AADHAAR No. 412909649332)**, daughter of Mahabir Prasad Matharan, residing at 188/1E Maniktala Main Road, P.O. Kankurgachi & P.S. Phool Bagan, Kolkata 700054;

27) **MR. PRAMOD KUMAR AGRAWAL (PAN AERPA2675J, AADHAR:813857977868;PH NO- 9748453252)**, son of Late Om Prakash Agrawal, residing at 210 Jamunalal Bajaj Street, Shop No 54, Ground Floor, P.O. Burrabazar, P.S.- Burra Bazar, Kolkata 700007;

28) **PRAMOD KUMAR AGRAWAL (HUF) (PAN AAEHP8253N)**, of 210 Jamunalal Bajaj Street, Shop No 54, Ground Floor, P.O. Burrabazar, P.S.- Burra Bazar, Kolkata 700 007 represented by its Karta namely **Mr. Pramod Kumar Agrawal, (PAN AERPA2675J, AADHAR: 813857977868;PH NO- 9748453252)** son of Late Om Prakash Agrawal, residing at 210 Jamunalal Bajaj Street, Shop No 54, Ground Floor, P.O. Burrabazar, P.S.- Burra Bazar, Kolkata 700007.

29) **MR. ABHISHEK AGARWAL (PAN ADDPA2877R, AADHAR: 587149568668;PH NO- 9831674622)**, son of Pramod Kumar Agrawal, residing at 188/1E Maniktala Main Road, 3rd Floor, P.O. Kankurgachhi, P.S.- Phool Bagan, Kolkata 700054;

30) **R P TRADELINK PRIVATE LIMITED, (PAN AADCR3564J)** a company incorporated under the Companies Act, 1956 having its registered office at Shibtolla Industrial Estate, Balitukri, Shibtola, P.O. Balitukri, P.S. Jaigaacha, Howrah, PIN 711113, represented by its Director namely **Mr. Krishna Kumar Agarwal,(PAN BWVPA6426J, AADHAR: AADHAR:621124132021; PH NO- 9831091232)**, son of Late Ramawtar Agarwal, residing at 36A, S.N. Roy Road, P.O.-Behala, P.S.-Behala, Kolkata 700038,

31) **MR. RAJESH KUMAR SOMANI (PAN AKVPS1291C, AADHAR NO: 708915388524; PH NO- 9830055540)**, son of Prem Sukh Somani, residing at 38/E Palm Avenue, P.O. Ballygunge, P.S. Karaya, Kolkata- 700019,

32) **MRS. SEEMA SOMANI (PAN BTUPS0387Q, AADHAR NO: 712564602326;_PH NO- 9830055540)**, wife of Rajesh Kumar Somani, residing at residing at 38/E Palm Avenue, P.O. Ballygunge, P.S. Karaya, Kolkata- 700019;

33) **MR. NIRMAL JAIN (PAN ACQPJ8739D, AADHAR: 907380529342;PH NO- 9331027785)**, son of Late Ratan Lal Bardia, residing at 20B Kabir Road, Kalighat, P.O. Kalighat, P.S. Tollygunj, Kolkata 700026 ;

34) **MR. BIJOY GHOSH (PAN ADYPG4183B, AADHAR NO: 407983521391, PH NO- 9674541799)**, s/o Late Lalmohan Ghosh, residing at C/9 Rajnarayan Park, Boral, P.O. Boral, P.S. Sonarpur, Kolkata 700154

35) **MR. SWAPAN KUMAR GHOSH (PAN ADOPG0788J, AADHAR NO: 776407485445), PH NO- 9433556723)**, son of Late Haridas Ghosh, residing at A/17, Rajnarayan Park, Boral, P.O. Boral, P.S. Sonarpur, Kolkata 700154

36) **MR. SUBRATA MAJUMDER (PAN AITPM8668D, AADHAR NO: 560460511603, PH NO- 9830297994)**, son of Thakurdas Majumdar, residing at 29, Southend Garden, Garia, P.O. Garia, P.S. Patuli, Kolkata Kolkata 700 084,

37) **MRS MALA PAUL (PAN ALTPP6195M, AADHAAR NO- 244556316546, PH NO- 7980432836)**, w/o Late Babulal Paul, residing at P21, Velly Park, Garia, P.O.- Garia, P.S. -Patuli, Kolkata- 700084,

38) **MS ARPITA PAL (PAN AXDPP4709R, AADHAAR NO- 778961371723, PH NO-9836505179)**, d/o Late Babulal Paul, W/O- Mr Jitan Pal, residing at 1/1B, Madan Dutta Lane, P.O.- Bowbazar, P.S. -Muchipara, Kolkata- 700084,

39) **MR JOY PAUL (PAN BYJPP0653C, AADHAAR NO- 689377198758, PH NO- 9674307355)**, s/o Late Babulal Paul, residing at P21, Velly Park, Garia, P.O.- Garia, P.S. -Patuli, Kolkata- 700012,

40) **MR NILOY PAUL (PAN DVVPP2247B, AADHAAR NO- 913604606797, PH NO- 9836519884)**, s/o Late Babulal Paul, residing at P21, Velly Park, Garia, P.O.- Garia, P.S. -Patuli, Kolkata- 700084 ;

41) **MR. NIMAI GHOSE (PAN ARMPG5721H, AADHAR NO: 876533386360, PH NO- 9836425623)**, son of Late Haridas Ghosh, residing at A/17, Rajnarayan Park, Boral, P.O.-Boral, P.S.-Sonarpur, Kolkata 700154, Proprietor of Aditya Construction having its office at A/17,

Rajnarayan Park, Boral, P.O.-Boral, P.S.-Sonarpur, Kolkata 700 154, hereinafter referred to as the,

hereinafter referred to as the **A GROUP OWNERS** (which expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successor or successors-in-interest) of the **FIRST PART**

AND

(42) SRI DILIP GHOSH S/o Late Jitendra Ghosh (PAN – AOAPG2183C) Aadhaar NO- 9161 0768 7212 by faith – Hindu, by occupation – Self-employed, by Nationality – Indian, residing at 1414 Survey Park, PO- Sontashpur, PS – Survey Park, Kolkata – 700075,

(43) SMT SHIPRA GHOSH D/o Late Haripada Ghosh & w/o Dilip Ghosh (PAN – AYBPG7952N) Aadhaar No – 9138 4443 9257 by faith – Hindu, by occupation – House wife, by Nationality – Indian, residing at 1414 Survey Park, PO- Sontashpur, PS – Survey Park, Kolkata – 700075,

(44) SMT. SUPRIYA GHOSH w/o Uttam Kumar Ghosh (PAN – AWPPG0125N) Aadhaar No – 3145 2575 1947 by faith – Hindu, by occupation – House wife, by Nationality – Indian, residing at 155/A Gourbabu Road, Kachrapara, Amdanga, North 24 Pargana, WB – 743145.

(45) SMT. NILIMA GHOSH D/o Haridas Ghosh (PAN –AJLPG3350M) Aadhaar No – 5097 3001 4562 by faith – Hindu, by occupation – Service, by Nationality – Indian, residing at B/5 Survey Park, PO & PS – Santoshpur, Kolkata -700075

(46) SMT SANGHAMITRA GHOSH w/o Rajib Ghosh (PAN – AROPG6876D) Aadhaar No – 7670 7207 4632 (**MOBILE NO.**- 9832092630) by faith – Hindu, by occupation – business, by Nationality – Indian, residing at “Kamala Nibas”, A/17, Raj Narayan Park, Rangkal, P.O. – Boral, P.S. – Narendrapur, Kolkata – 700154, District – South 24 Parganas,

(47) M/s TRIPURESHWARI CONSTRUCTION PRIVATE LIMITED, having Income Tax Permanent Account (PAN) No. AAJCT1035C incorporated under the Companies Act, 1956 having its registered office at 42, Sreerampur East, Garia, P.S. Patuli, P.O. - Garia , Kolkata-700084, represented by its Director **Sri Swapan Kumar Ghosh** (PAN: ADOPG0788J), AADHAAR No. – 7764 0748 5445 (**MOBILE NO.**-9433556723) son of late Haridas Ghosh, by Nationality Indian, residing at A/17, Raj Narayan Park, Boral, P.S. – Narendrpur (Earlier –Sonarpur), P.O. - Boral, Kolkata-700 154, Dist South 24 Parganas ;

(48) M/s RITURA REALTY PRIVATE LIMITED, having Income Tax Permanent Account (PAN) No. AALCR5540G incorporated under the Companies Act, 1956 having its registered office at 42, Sreerampur East,

Garia, P.S. Patuli, P.O. - Garia , Kolkata-700084, represented by its Director **Sri Rajib Ghosh** (PAN: ANEPG3083A), AADHAAR No. -5965 0115 5706, (**MOBILE NO.- 8697704836**) son of Swapan Kumar Ghosh, by Nationality Indian, residing at Kamal Nibas A/17, Raj Narayan Park, Boral, P.S. – Narendrpur (Earlier –Sonarpur), P.O. - Boral, Kolkata-700154, Dist South 24 Parganas.

(49) SRI RAJAT GHOSH S/o Sri Rajendra Kumar Ghosh (PAN – ALBPG6209P) Aadhaar No - 8523 4933 3647 (**MOBILE NO.- 9901611844**) by faith – Hindu, by occupation – Service, by Nationality – Indian, residing at Narayanpur, Tetultala, Digantika, Rajarhat Gopalpur, North 24 Pargana, WB – 700136

hereinafter referred to as the **B GROUP OWNERS** (which expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successor or successors-in-interest) of the **SECOND PART**

AND

50. MR. BIJAY GHOSH (PAN ADYPG4183B, AADHAR NO: 407983521391, PH NO- 9674541799), son of Late Haridas Ghosh, residing at C-9, Rajnarayan Park, Rangkal Boral, Police Station- Sonarpur, Post Office: Boral, Kolkata- 700154, South 24 argannas,

51. MR. SWAPAN KUMAR GHOSH (PAN ADOPG0788J, AADHAR NO: 776407485445), PH NO- 9433556723), son of Late Haridas Ghosh, residing at A/17 Rajnarayan Park, Rangkal Boral, Police Station- Sonarpur, Post Office: Boral Kolkata- 700154, South 24 Pargannas,

52. MR. SUBRATA MAJUMDER (PAN AITPM8668D, AADHAR NO: 560460511603, PH NO- 9830297994) son of Thakurdas Majumder, residing at 29, Southern Garden, Police Station- Patuli, Post Office: Garia, Kolkata-700084

53. MRS MALA PAUL (PAN ALTPP6195M, AADHAAR NO- 244556316546, PH NO- 7980432836), w/o Late Babulal Paul, residing at P21, Velley Park, Garia, P.O.- Garia, P.S. –Patuli, Kolkata- 700084,

54. MS ARPITA PAL (PAN AXDPP4709R, AADHAAR NO- 778961371723, PH NO-9836505179), d/o Late Babulal Paul, W/O- Mr Jitan Pal, residing at 1/1B, Madan Dutta Lane, P.O.- Bowbazar, P.S. –Muchipara, Kolkata- 700084,

55. MR JOY PAUL (PAN BYJPP0653C, AADHAAR NO- 689377198758, PH NO- 9674307355), s/o Late Babulal Paul, residing at P21, Velley Park, Garia, P.O.- Garia, P.S. -Patuli, Kolkata- 700012,

56. MR NILOY PAUL (PAN DVVPP2247B, AADHAAR NO- 913604606797, PH NO- 9836519884), s/o Late Babulal Paul, residing at P21, Velley Park, Garia, P.O.- Garia, P.S. -Patuli, Kolkata- 700084

57. MRS. SUCHITRA GHOSH (PAN AKUPG6485F), (ADHAAR NO.8685 1975 0738), wife of Late Haripada Ghosh, residing at B-5, Survey Park, Santoshpurh, Police Station- Purba Jadavpur, Post Office:Santoshpur, Kolkata- 700075.

58. MR. VASKAR CHANDRA GHOSH (PAN – AGYPG2509C), (ADHAAR NO. 3901 7729 0540), (MOBILE NO.-9674175623), son of Late Haripada Ghosh, residing at B-110, Survey Park, Santoshpurh, Police Station- Purba Jadavpur, Post Office:- Santoshpur, Kolkata- 700075

59. MRS. MUNMUN GHOSH (PAN-ADGPG4094H), (ADHAAR NO.- 4753 1201 1876), (MOBILE NO.- 9674175623),wife of Vaskar Chandra Ghosh, residing at B/110, Survey Park, Santoshpurh, Police Station- Purba Jadavpur, Post Office: Santoshpur, Kolkata- 700075

60. MR. PRAVAKAR GHOSH (PAN-AMMPG0850A),(ADHAAR NO.4505 0690 7550), (MOBILE NO. -9681257763), Son of Santi Ranjan Ghosh, residing at B-5, Survey Park, Santoshpur, Police Station- Purba Jadavpur, Post Office: Santoshpur, Kolkata- 700075

61. MR. NIMAI GHOSE,(PAN ARMPG5721H, AADHAR NO: 876533386360, PH NO- 9836425623) son of Late Haridas Ghosh, residing at A/17 Rajnarayan Park, Rangkal Boral, Police Station- Sonarpur, Post Office: Boral, Kolkata- 700154, South 24 Parganas,

62. MRS. GITA GHOSH, (PAN –ADXPG9873D), (ADHAAR NO. -5006 1733 9787), (MOBILE NO. 9903941518), Wife of Swapan Kumar Ghosh, residing at A/17 Rajnarayan Park, Rangkal Boral, Police Station- Sonarpur, Post Office:Boral, Kolkata- 700154, South 24 Parganas,4

63. MR. RAJIB GHOSH, (PAN –ANEPG3083A), (ADHAAR NO.-5965 0115 5706), (MOBILE NO.869704836), son of Swapan Kumar Ghosh, residing at A/17 Rajnarayan Park, Rangkal Boral, Police Station- Sonarpur, Post Office: Boral, Kolkata- 700154, South 24 Parganas,

64. Mrs. RUPALI GHOSH (PAN- AJIPG6166G), (ADHAAR NO. -9041 9333 5414), (MOBILE NO.- 9874032250), wife of Nimai Ghose, residing at A/17 Rajnarayan Park, Rangkal Boral, Police Station- Sonarpur, Post Office: Boral, Kolkata- 700154, South 24 Parganas,

65. MR. KESAB CHANDRA SAHA, (PAN – BSPPS0350F), (ADHAAR NO.- 7703 2592 7140), son of Late Satis Chandra Saha, residing at Pyari Babur Bagan, Joynagar, Agartala, Post Office – Agartala – West Tripura – Pin - 799001.

66. MRS. UMA GHOSH SAHA, (PAN- CYLPS1230F), (ADHAAR NO.- 3471 4648 5505), , wife of Kesab Chandra Saha, residing at 185 Pyari Babu Bagan, Agartala, Post Office – Agartala, West Tripura , Pin -799001,

67. MR. TULSHI KUMAR DEB, (PAN- AXSPD5790P), (ADHAAR NO. -7251 0497 2883), (MOBILE NO.- 9163991150), son of Late Nibaran Chandra Deb, residing at A/17 Rajnarayan Park, Rangkal Boral, Police Station- Sonarpur, Post Office: Boral, Kolkata- 700154, South 24 Parganas

68. MR. DILIP KUMAR GHOSH, (PAN ADOPG0795M), (ADHAAR NO.- 5776 7333 0058), (MOBILE NO. 9038710900), son of Late Khitish Chandra Ghosh, residing at Madhya Balurai (Gupta Colony), Nabapally, Police Station- Barasat, Post Office: Nabapally, Kolkata- 700126, North 24 Parganas

69. MRS. REKHA GHOSH, (PAN – AVRPG3966D), (ADHAAR NO.- 8482 2291 7652), (MOBILE NO.-9831820678), wife of Dilip Ghosh, residing at Madhya Balurai (Gupta Colony), Nabapally, Police Station- Barasat, Post Office: Nabapally, Kolkata- 700126, North 24 Parganas

70. MRS. LUNA GHOSH, (PAN –ANOPG7218D), (ADHAAR NO.-3647 3451 3086), (MOBILE NO. 8971959205), wife of Rajat Ghosh, residing at Digantika, Tetultala Narayanpur, , Police Station- Airport, Post Office: Rajarhat, Kolkata- 700136, North 24 Parganas

hereinafter referred to as the **C GROUP OWNERS** (which expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successor or successors-in-interest) of the **THIRD PART**

AND

SRIJAN RESIDENCY LIMITED. (PAN ABSC276161E) (Earlier known as Srijan Residency LLP), a Limited Company within the Companies Act, 2013

having its regd. Office at 36/1A, Elgin Road, Kolkata – 700 020 represented by Sri Ram Naresh Agarwal(PAN No: ACYPA1903G), (Having Aadhar No. 594889630890) son of Late N.K.Agarwal, by Occupation- Business, by faith-Hindu, residing at 135G, S.P. Mukherjee Road, Police Station- Tollygunge, Post Office- Kalighat, Kolkata- 700026, Designated Partner hereinafter referred to as the **DEVELOPER/PROMOTER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include successor and/or successors-in-interest and assigns) of the **FOURTH PART**.

AND

[If the Allottee is an individual]

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

or

[If the Allottee is the company]

_____(CIN no. _____), a company incorporated under the provision of the companies act , [1956 or 2013 , as the case may be], having its registered office at _____ (PAN - _____), represented by its authorized signatory _____ (Aadhar No. _____) duly authorized vide board resolution dated _____ hereinafter referred to as the “**Allottee** “ (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor in interest , executors, administrators, and permitted assignees) of **the OTHER 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 / Purchaser** “ (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the present Partners for the time being of the Firm/LLP, the survivor or survivors of them, their heirs, executors and administrators of the last surviving Partner and his /her/ their assigns.) of **the OTHER 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 OTHER PART**.

(Please insert details of other Purchaser(s) in case of more than one Purchaser)

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

WHEREAS:

- A. The owner nos 1 to 41 are the Owners of a Land measuring **492.9** decimal equivalent to **298 Cottahs**. more or less comprised in various Dags of Mouza Jagaddal (J.L.No.71) hereinafter referred to as the **A Group** Land morefully and particularly stated in **Schedule-A Part I** hereunder.
- B. The Owner Nos 42 to 49 are the Owners of adjacent land measuring **117 decimal equivalent to 70 Cottah 12 Chittak 25 sqft** more or less comprised in various Dags of Mouza Jagaddal (J.L.No.71) hereinafter referred to as the **B Group** Land morefully and particularly stated in **Schedule A Part II** hereunder.
- C. The Owner Nos 50 to 70 are the Owners of further adjacent land measuring **204 decimal equivalent to 123 Cottah 6 Chitak 32**

Sq.Ft more or less comprised in various Dags of Mouza Elachi (J.L.No.70) hereinafter referred to as the **C Group** Land morefully and particularly stated in **Schedule A Part III** hereunder;

- D. Altogether 3 separate Owners/ group of owners own the Entire Housing Complex Land wherein each Owner / group of owners own separate and adjacent land parcels of varying sizes in contiguity to each other all of whom have come together and get their lands developed by the Promoter named herein. All the different owners/groups of land Owners of contiguous plots of land have amalgamated their separate land parcels and develop the Entire Complex in different phases on the consolidated land aggregating to 813.9 decimal equivalent to 492 Cottah 6 Chittak 24 sqft more or less is collectively referred to as the “SAID HOUSING COMPLEX” more fully described in Part-IV of SCHEDULE-A AND DEMARCATED and externally bordered in COLOR RED in the Plan annexed hereto and marked Annexure-**A**.

- E The Promoter shall endeavor to utilize the maximum permissible FAR available as per applicable laws for the time being in force and try to obtain and consume the maximum constructed area permissible to be constructed at the said entire Complex Land and get the plans sanctioned accordingly. The Unused FSI in any phase of the Project shall form part of the Global FSI which shall remain vested with the Promoter and the Promoter shall have the liberty to utilize this unused FSI forming part of Global FSI for any such construction in any other phase of the Project.

- F. Out of the Said Entire Housing Coplex the Developer has made a free gift of the land measuring 482.93 Sq.Mtr from Holding No. 305, 306, 307, 315, 316, 76, 177, 182 Ram Chand Dey Street, Ward No.26, under Rajpur Sonarpur Municipality in the District of South 24 Parganas more fully described and written in **Part-V of Schedule-A**.

- G. The various phase/project land is earmarked for the purpose of building a Multi-storied residential/commercial building Project comprising multiple residential towers at present which can vary from time to time.

- H) The **First Phase /Project** of the Housing Complex will come up on land

measuring **4.74 Acres** more or less out of the Said Entire Housing Complex more fully described in **Part-VI** of the Schedule -A and hereinafter referred to as the **FIRST PHASE LAND**.

- I) The **Future Phases** will be developed on land measuring **3.40 Acres** more or less more fully described in **Part-VII** of the Schedule-A and hereinafter referred to as the **FUTURE PHASE LAND**.

Provided that the Present Phases, sanctioned phases, future non sanction acquired and future non sanctioned not acquired phases will also become part of the same Housing Complex/Project.

All phases presently envisaged and also future developments will share the common amenities, facilities and services amongst each other .

- J.** It is within the knowledge of the Purchaser that the Promoter will be developing the said First Phase of the project which is a part of a larger project, herein defined as the entire project land in a phase wise manner including future phases to be developed from time to time depending upon business viability and market conditions. The Purchaser agrees to allow and hereby gives his consent to the Promoter for modification of plan to incorporate any Future Development and/or the constructions to be made thereon and also sharing of common amenities, facilities, services amongst each other. Promoter may also create few more facilities in the future development which will also be shared by Purchasers of all phases entire Housing Complex/Township. The promoter also reserves the right to retain any specific portion of land at any stage of development to be developed now or on such future date as the promoter may deem fit and necessary. In addition, the promoter also reserves the right to use driveways, pathways, common areas, amenities, and other infrastructure facility in the said entire project land for the purpose of future development and / or maintenance of the project, the Purchaser hereby giving his consent that the nature of easement coupled with interest shall run as a covenant with the entire project land.

- K.** The Promoter has informed the Purchaser that the Promoter reserves the right, to sell, transfer and assign in favor of any third party any future development potential that may be made available on the said entire project land, any future rights, any other rights which may accrue in respect to the said entire project land including but not limited to advertisement, signage and hoarding in the compound /

common areas and/or façade of the said Building Block. The Promoter is solely entitled to deal with in any of the rights stated herein and the Purchaser undertake not to seek any rebate / concession/ reduction in the Purchase Price in respect to such rights either being utilized by the Promoter and / or its nominees or assigns. The Purchaser also agrees that the Promoter will solely be entitled to use the Common Areas and the façade of the said Building Blocks in the said entire project land including the terrace of the Proposed Building for Promoter's advertising purposes

- L. The Allottees of Units in any one phase will be entitled to have right of ingress to and egress from and through all the common passages and pathways running through all the phases and shall be entitled to the use of common entrance and also the facilities and amenities irrespective of their location for the beneficial use of the owners of the Units and other spaces located in all the phases including Future Phases as defined herein / to be defined and identified in the plan annexed hereto and marked Annex-A. The Promoter as aforesaid has reserved for itself and the Owners of the First phase of residential development, the right of usage of driveways, roads, passages, amenities, facilities and other infrastructure in the 'Entire Building Complex' in perpetuity.
- M. There are road/passage , services provided by the Promoter and such passage will keep on extending with the extension of the complex/township through all future phases and also for access to Club and common amenities. The Promoter will utilize this passage during the construction of the *Entire Housing Complex*. The Promoter may hand over the usage and easement rights of the passage and the services running alongwith it to the Apex Body/Complex/Township Management Body covering all the phases of Housing Complex after completion of all Future Phases. The Owners and the Promoter have now decided to develop the First Phase/Project out of the said entire Housing Complex.
- N. The First Phase will consist of three residential Towers more fully described in Part-VI of Schedule-A. The amenities and facilities such as club, gymnasium, banquets, sporting and/or leisure facilities, fitness centre and entertainment facilities, etc as may be permitted under the law (s). Shall be provided in the this phase. The other phases will be defined by Promoter time to time and the said Entire Building Complex will be registered under RERA phase-wise. However, the Promoter shall

be developing the Entire Building Complex depending upon business viability and market conditions, whereas under any circumstances, the facilities and amenities committed to the Purchaser of this phase or the then developed phases shall not be curtailed however the location of such facilities and amenities is subject to change due to change in planning.

- O. The Purchaser/s hereby acknowledge and consent that the Promoter has absolute right and complete discretion to develop or integrate or amalgamate or exclude or sell or assign or lease any part of the Entire Building Complex and obtain one or more municipal Assessment/s/E-Assessments and one or more development plan/s and modify the existing Assessment /s/ E- Assessment and/or current or future development plan/s to achieve the aforesaid purpose such developments shall be in one or more Phases.
- P. The Owners and the Promoter have entered into a joint development agreement cum Power of Attorney with Group A and B Owners dated 25.09.2021 registered in the Office of ADSR Sonarpur in Book No-I, Volume No._1608 of 2021, Pages 180748 to 181084 ; Being No._ 05914 for the year 2021.
- Q. Subsequently another comprehensive Development Agreement cum Power of Attorney dated 25th August, 2022 comprising all the Owners of Groups A, B and C covering the entire gamut of land was registered in the office of the District sub-registrar-I, South 24 Parganas in Book No.- I, Volume No. 1602-2022, Pages 499688 to 499861 , Being No.13589 for the year 2022; The Allotee has been made aware that Development agreement for any further land that may be added to the Complex shall be executed in future.
- R. Municipality has sanctioned the Building Plan No. _____ dated _____ to develop the entire Housing Complex / this project/phase.
- S. The promoter has obtained the layout plan, sanctioned plan, services, specifications and approvals for the Project and also for the Apartment, from Sanctioning Authority.
- T. The Promoter has also disclosed lay-out plan showing development in its registration before RERA Authority and further disclosed on the web-site as mandated by the Promoter.
- U. 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 Promoter in such event the promoter agrees and undertakes that it shall try and modify the plan to the extent that save and except raising additional floors if permitted by law, it shall not make any changes to _____ Phase layout plans except in strict compliance with **section 14** of the Act and other laws as applicable to Apartment, , 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. Moreover, The Promoter shall have the sole right and entitlement to decide on all aspects of construction of the buildings or wings or apartments comprised in various phases of the development in Entire Building Complex including but not limited to change of layout, building plan, development plan or any method of construction or name, style, design, materials, labour, technology, color, façade, etc. and the Allottee/s shall not be entitled to object to the same.

- V. The promoter has registered the Project/ Phase under the provision of the RERA and the authenticated copy of the Registration Certificate of the Project is annexed hereto and marked ANNEX-_____.
- W. The Purchaser being aware of the Project and its details through advertisements made by the Promoter and/or on visiting the model Apartment, /building and based on the title assurance by the Promoter and/or their Advocate and after referring to the papers and documents supplied by them or available on the link of the Project / RERA website and after prima facie satisfying himself /herself/ itself/ themselves about the rights of the Promoter and inspection of the Plan, designs and specifications prepared by the Promoter's Architects and sanctioned by the Competent Authorities in respect of the Project/ Phase and all other permissions necessary for construction and development of the First Phase applied for an Apartment vide EOI/application No.....dated.....and has been allotted/Booked Apartment No..... type, onfloor in Building Block No.....("Building") having carpet area of square feet corresponding to Built-up area of _____ square feet demarcated in the Floor Plan annexed hereto and marked **ANNEX-C** and pro rata share (in the "common areas" of Project/____ Phase (user right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities and also user right in the land beneath the building as defined under clause (n) of section 2 of the Act working out to a Super Built up area of _____ square feet, alongwith exclusive

use of the Terrace admeasuring _____ Sq.Ft alongwith _____ Garage / Covered (Dependent/Independent) / Mechanical Parking Space (Dependent/Independent) / Open Car Parking Space (Dependent/Independent) **No.** _____ admeasuring **123.5 square feet (Car Parking Space)** located on the Basement/Ground/____ Floor of or around the Building Block *for his own use and not otherwise* as permissible under the applicable law (hereinafter referred to as the “Apartment, , /Unit “ as per Unit Plan and Parking Plan annexed hereto and collectively marked **Annex-B** and described in **SCHEDULE B**);

X. Pursuant to such allotment the Parties entered into an Agreement for Sale on _____ recording the terms and conditions governing the sale of the said Unit by the Owners and the Promoter unto and in favour of the Purchaser(s). The said Agreement has been registered with the _____ and recorded in Book No. I, Volume No. _____ at pages _____ to _____ and numbered as Deed No. _____ of 20____

Y. The Purchaser have:

- i) Fully satisfied himself/herself/ itself as to the title of the Owners and the right of the Developer in respect of the said land.
- ii) Inspected the said Development Agreement/s entered into between the Owner and the Developer and all other relevant documents in original/copies, as may be applicable/available in respect of the Project.
- iii) Inspected the plan/s and all relevant approvals, permits, sanctions and NOCs issued by the authorities concerned in respect of the Project including the Unit constructed by the Developer and agreed not to raise any objection with regard thereto.
- iv) Verified the location and site of the Unit including the egress and ingress hereof, specifications of the Unit and of the Project and also the area of the Unit and agreed not to dispute the same.
- v) Confirmed his/her/its legal capacity to enter into this Deed.

- vi) Confirmed that the right of the Purchaser shall remain restricted to the said Unit.
- vii) Confirmed that the shall be entitled to change and/or alter and/or modify the said Plan including change of use of any part or portion of the various blocks and/or buildings to be constructed erected and completed on the said land and in that event the Purchaser shall have no objection to the application of common facilities to various extensions of the Project.
- viii) Satisfied himself/herself/ itself as to the carpet/built-up/super built up area to comprise in the Unit and also the common parts/portions which would be common for all the occupants of the various Units comprised in the said project and has agreed not to challenge or dispute the same in any manner whatsoever or howsoever.
- ix) Structural stability of the Block;
- x) Construction of the Block and of the Unit.
- xi) The fittings and fixtures installed at the said Unit, Block and the Complex.
- xii) Completion and finishing of the Unit and the Block with all agreed specifications.
- xiii) The location of the car parking spaces.
- (i) The supply of water and electricity to the Unit and the Block.
- xv) The common facilities and amenities of the Block/Project.

NOW THIS INDENTURE WITNESSETH:

- I.** 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 Purchaser to the Developer (the receipt whereof the Developer doth

hereby admit and acknowledge and of from the same and every part thereof forever acquit, release and discharge the Purchaser and the Designated Unit), the Owner and the Developer doth hereby grant, transfer, convey, assign and assure and the Developer doth hereby confirm and assure unto and in favour of the Purchaser **ALL THAT** the said Unit more fully and particularly described in **Schedule - B** hereunder written absolutely and forever free from all encumbrances, charges, liens, attachments, trusts, whatsoever or howsoever made or suffered by the Owners/Developer or any person or persons having or claiming, either lawfully or equitably, claiming any estate or interest therein through under or in trust for the Owners/Developer and completed with all agreed specifications as per **Schedule - C TOGETHER WITH** the right to use the common areas installations and facilities as described in detail in **Schedule - D** and permissible Limited Common Area detailed in **Schedule - E** hereunder written, in common with the Co-Purchaser **BUT SUBJECT TO** the Purchaser complying with the Terms and Conditions morefully set out in the Agreement for Sale **AND TOGETHER WITH** all easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the Unit **TO HAVE AND TO HOLD** the Unit hereby granted, transferred and conveyed and every part or parts thereof unto and to the use of the Purchaser.

II. AND THE OWNER AND THE DEVELOPER DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- a. Notwithstanding any act deed matter or thing whatsoever by the or the Developer done or executed or knowingly suffered to the contrary the Owner is or the Developer are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Unit 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 Owner and the Developer now have good right full

power and absolute authority to grant convey transfer sell and assign all and singular the Unit hereby conveyed transferred or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid.

- c. The Unit 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 Owner or the Developer or any person or persons having or lawfully or equitably claiming any estate or interest thereon through under or in trust for the Owner or the Developer.
- d. The Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Unit and receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Owner or the Developer or any person or persons having or lawfully or equitably claiming as aforesaid.
- e. The Purchaser 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 Owner or the Developer or any person or persons lawfully or equitably claiming as aforesaid.
- f. The Owners or the Developer and all persons having or lawfully or equitably claiming any estate or interest in the Unit or any part thereof through under or in trust for the or the Developer shall and will from time to time and at all times hereafter at the request and cost of the Purchaser 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 Unit and every part thereof unto and to the use of the Purchaser in the manner as aforesaid as shall or may be reasonably required.
- g. The Owners and the Developer have not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby and the Unit 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 Developer doth hereby further covenant with the Purchaser 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 Purchaser shall produce or cause to be produced to the Purchaser or to his/her/its 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 Unit and also shall at the like request and costs of the Purchaser deliver to the Purchaser such attested or other true copies or extracts therefrom as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled.
- i. The Developer has duly paid and discharged all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate has been issued.
- j. The Developer shall be responsible to provide and maintain essential services in the Project by itself or facility management company till the taking over of the maintenance of the project/ phase by the association of Purchaser upon the issuance of the completion certificate of the project. The cost of such maintenance will be proportionately paid/borne by the Purchaser from the date of obtaining completion certificate. In case the formation of the Association is delayed due to no fault of the Developer, the Developer shall provide and maintain only the essential services in the said Project till the Association is formed and the said Project is handed over to the Association and the Purchaser shall be liable to pay to the Developer or facility management company, the charges for such maintenance as fixed by the Developer at actuals

- k. The Developer, at its own cost and effort, shall rectify all reasonable construction related defects in the Unit, if any, brought to the notice of the Developer within five calendar years from the date of issuance of Completion Certificate by the Appropriate Authority, within thirty days. It is clarified that the aforesaid responsibility of the Developer shall not cover defects, damage, or malfunction resulting from (a) misuse (b) modifications or repairs done by the Purchaser or his/her/their/its nominee/agent, (c) cases of force majeure (d) failure to maintain the amenities/equipments (e) accident (f) negligent use (g) normal wear and tear and (h) reasons not solely attributable to the Promoter. Warranty for all consumables or equipments used such as generators, lifts, fittings and fixtures, will be as provided by the respective manufacturers as per their standard terms. Provided that where the manufacturer's warranty as shown by the Developer to the Purchaser ends before the defect liability period and such warranties are covered under the maintenance of the said Complex and if the annual maintenance contracts are not done/renewed by the Purchaser, the Developer shall not be responsible for any defects occurring due to the same. The Project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the Developers/Manufacturers that all equipment, fixtures and fittings shall be maintained and covered by maintenance/warranty contracts so as to be sustainable and in proper working condition to continue warranty in both the Units and the Common project amenities wherever applicable. The Purchaser has been made aware and the Purchaser expressly agrees that the regular wear and tear of the Complex excludes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to shrinkage in concrete, block work/brick work, plaster, which is inherent property of cementitious material and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect. It is expressly agreed that before any liability of defect is claimed by or on behalf of Purchaser it shall be necessary to appoint an expert/surveyor to be nominated by the Architect of the said project, who shall survey and assess the same and then submit

a report to state the defects in material used in the structure of the Unit and in the workmanship executed.

III. AND THE PURCHASER SHALL TO THE END AND INTENT THAT THE OBLIGATIONS AND COVENANTS HEREINAFTER CONTAINED SHALL AT ALL TIMES HEREAFTER RUN WITH THE OWNERSHIP AND POSSESSION OF THE SAID UNIT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO HEREBY CONVEYED HEREBY COVENANT WITH THE AND THE DEVELOPER 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 EOI, the Booking Letter, Agreement for Sale and/or any relevant documents issued by the Developer to the Purchaser in respect of the sale of the Unit as part and parcel of these presents.
- b. To become a member of the Unit Owners Association, upon its formation, without raising any objection whatsoever and also co-operate with the Federation to be formed as be deemed necessary and expedient by the Developer for the maintenance of the common areas and facilities common to all the phases to be constructed in the Said Land and also abide by all the rules and regulations restrictions and bye-laws as be framed and/or made applicable by the Developer and/or the Unit Owners Association for the common purposes and shall also sign and execute all papers, documents and applications for the purpose of formation of the Unit Owners Association and the Federation and to do all the necessary acts deed and things.
- c. Not to hold the Developer liable for rendering any accounts or explanation of any expenses incurred by it in its acts relating to the Common Purposes or to furnish any vouchers, bills, documents etc. in any manner and the Purchaser as well as the Unit Owners Association shall remain liable to indemnify and keep indemnified the Developer and/or any person or persons nominated, appointed and/or authorized by the Developer for all liabilities due to non-fulfillment of their respective

obligations contained herein by the Purchaser and/or the Unit Owners Association.

- d. The Purchaser shall own in common with other Purchaser, the common areas, amenities and facilities of the Complex together with all easements, rights and appurtenances belonging thereto.
- e. The Purchaser hereby confirms to pay additional charges on account of increased development charges payable to the competent authority and/or any other increase in charges, which is applicable but not levied or imposed before the issuance of completion certificate, by the competent authority in future against the notification/order/rule/regulation to that effect along. Further, in case CESC/WBSEDCL decides not to provide individual meters and instead make provision for transfer of bulk supply and developer provide sub meters to the individual Purchaser, the Purchaser hereby confirms pay proportionate Security Deposit to the Developer.
- f. The Purchaser confirms to pay all taxes, dues, outgoings, charges, impositions, rates, penalties, duties and/or levies in whatsoever nature, payable with respect to the said Unit to the competent Authorities after issuance of the completion certificate, from the date of Notice of Possession.
- g. Purchaser confirms that the Warehouse/Godown/Unit along with terrace/ garage/covered parking shall be treated as a single indivisible unit for all purposes. The Purchaser is fully aware that the entire Housing Complex is an independent, self-contained Project covering the said Land underneath the building and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except extension of the same Project on adjacent future land for the purpose of integration of infrastructure and facilities for the benefit of the Purchaser. It is clarified that Project's Infrastructure, services, facilities and amenities shall be available only for use and enjoyment of the Purchaser of the entire Project with further future extensions.

- h. The Purchaser shall, after taking possession, be solely responsible to maintain the Unit at his/her/its/their own costs and effort in good repair and condition and shall not do or suffer to be done anything in or to the Building, Block, or the Unit, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound or Complex which may be in violation of any laws or rules of any authority or change or alter or make additions to the Unit and keep the Unit, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Project is not any way damaged or jeopardized.

- i. The Purchaser further undertakes, assures and guarantees that he/she/it/they would not put any sign-board/name-plate, neon light, publicity material or advertisement material etc. anywhere other than the areas specified by the Promoter. 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 of design. Further the Purchaser shall not store any hazardous or combustible goods in the Unit or place any heavy material in the common passages or staircase of the Block/Building. The Purchaser shall also not remove any wall including the outer and load bearing wall of the Unit. It is agreed recorded that the Promoter shall have exclusive right to place Hoarding, Neon Sign on the stair head room and Lift Machine room.

- j. The Purchaser shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of Purchaser and/or maintenance agency appointed by association of Purchaser. The Purchaser shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

- IV.** Simultaneously with the execution of this deed of Conveyance the Developer has made over possession of the Unit to the Purchaser and the Purchaser hereby confirms to the same unconditionally.

THE SCHEDULE -A ABOVE REFERRED TO

PART -I

GROUP A OWNER'S LAND:

ALL THAT the pieces and parcel of land containing an area of 492.9 decimal equivalent to **298 Cottahs** be the same a little more or less situate lying at various R.S and L.R Dags of Mouza Jagaddal (J.L.No 71) and Elaichi (J.L.No. 70),A.D.S.R Sonarpur, Police Station Sonarpur, comprised within Municipal Holding No. 177 Ram Chand Dey Street, Ward No.26, under Sonarpur Municipality in the District of South 24 Parganas as detailed below:

Sl. No.	Mouza	R.S. Dag	RS Kha.	L.R. Dag	LR Kha.	Classification	Total Area in dec	Project Area in dec
1	ELACHI J.L. No 71	2081 (P)	842	2127(P)	2635, 2653- 2663, 2665- 2693, 2697, 2698, 2773- 2774, 3338, 3340, 3403, 3471	BASTU	90	22.7
2	Do	2001	360	2041	2653-2692, 2697, 2698	DANGA	23	23

3	Do	2000	261	2040	2653-2692, 2697, 2698	BAGAN	14	14
						Total	127	59.7
4	Jagaddal J.L. No 71	943	1097	1095	2607, 3160- 3178. 3180- 3202	BAGAN	64	64
5	Do	944	944	1096	2607, 3160- 3178, 3180- 3202	BAGAN	22	22
6	Do	945	971	1097	2607, 3178, 3180-3202	BAGAN	109	109
7	Do	946	1097	1098	2607, 3160- 3178, 3180- 3202	Pond	36	36
8	Do	947	1097	1099	2607, 3160- 3178, 3180- 3202	PUKUR PAR	4	4

9	Do	948	1097	1100	2607, 3160-3178, 3180-3202	BAGAN	51	51
10	Do	952 (P)	951	1104 (P)	3160-3178, 3180-3202	BASTU	51	19.7
11	Do	940		1092	3160-3178, 3180-3202	DANGA	62	62
12	Do	939		1091	3160-3178, 3180-3202	Doba	19	19
13	Do	938 (P)	1113	1090 (P)	3160-3178, 3180-3202	BAGAN	54	31.5
14	Do	935(P)	1100	1086 (P)	3160-3178, 3180-3202	Bastu	66	15
			Total				538	433.2

			Grand Total	665	492.9
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PART -II**GROUP - B OWNERS' LAND**

Sl. No.	Mouza	R.S. Dag	RS Kha.	L.R. Dag	LR Kha.	Classification	Total Area in dec	Project Area in dec
1	Jagad dal	933		1084	1766,4725	Pukur	35	35
2	Jagad dal	934		1084	4507,4726,4765,4508,4509,13,39,818,1175,1069,1093,1153	Danga	82	82
					TOTAL		117	117

PART-III**GROUP - C OWNERS' LAND**

Sl. No.	Mouza	R.S. Dag	RS Kha.	L.R. Dag	LR Kha.	Classification	Total Area in dec	Project Area in dec
1	Elachi	1999		2039	2657,2658,2659,2660,3638	Danga	23	23
2	Elachi	1996		2036	2818,2819,2820,2821,3638	Danga	23	20
3	Elachi	1997		2037	2818,2819,2821,3638	Danga	7	3
4	Elachi	199		2038	2818,2819,2821,3638	Danga	32	9

		8						
5	Jagaddal	918		1069	2847,2848,2849,2850,2851,2852,2854,2855,2856,2857,2853	Shali	129	98
6	Jagaddal	919		1070	2847,2848,2849,2850,2851,2852,2854,2855,2856,2857,2853	Pukur	14	14
7	Jagaddal	920		1071	2847,2848,2849,2850,2851,2852,2854,2855,2856,2857,2853	Pukur par	37	37
							204	204

PART-IV

(ENTIRE HOUSING COMPLEX)

ALL THAT the land measuring **813.9 decimal** equivalent to **492 Cottah 6 Chittak 24 sqft** more or less of Mouza Jagaddal(JL No.71), Elachi (J.L.No.70) and shown in the Plan annexed hereto and marked **Annexure-A**

PART - V

(GIFT TO RSM)

ALL THAT the piece or parcel of Land area measuring about **482.93 Sq.Mtr** out of First Schedule land i.e. 813.9 decimal equivalent to 492 Cottah 6 Chittak 24 sqft (which is equivalent to 32937.09 Sq. mtrs.) (more or less) situate lying at various R.S and L.R Dags of Mouza Jagaddal (J.L.No 71), A.D.S.R Sonarpur, Police Station Sonarpur, comprised within Municipal Holding No. 76 Ram Chand Dey Street, Ward No.26, under Sonarpur Municipality in the District of South 24 Parganas, being butted and bounded by:

ON THE NORTH : RS Dag No. 933 and 934
ON THE SOUTH : 10M Wide Road
ON THE EAST : 10M Wide Road
ON THE WEST : RS Dag No. 932

PART - VI

(FIRST PHASE LAND)

All That the pieces and parcels of land containing an area of **19165.599 Sqm equivalent to 4.74 Acres** be the same a little more or less situate lying at various R.S and L.R Dags in Mouza Jagaddal J.L.No Elachi (J.L.No.70) and shown in the Plan annexed hereto and marked **Annexure-A:**

PART - VI
(FUTURE PHASE LAND)

All That the pieces and parcels of land containing an area of **13771.492 Sqm equivalent to 3.40 Acres** be the same a little more or less situate lying at various R.S and L.R Dags in Mouza Jagaddal J.L.No Elachi (J.L.No.70) and shown in the Plan annexed hereto and marked **Annexure-A:**

THE SCHEDULE -B ABOVE REFERRED TO

(THE SAID APARTMENT/UNIT,)

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

THE SCHEDULE-C ABOVE REFERRED TO

PART-A

(SPECIFICATIONS)

- Fire – Fighting : As per Fire Fighting Norms
- Emergency Evacuation Services: As per fighting norms
- Drinking – Water Facility: 24 Hrs Filtered Water Supply with Water Treatment Plant 24 Hrs. Filtered Water Supply with Water Treatment Plant.
- Use of Renewable Energy: Solar Energy System.
 - Structure - RCC frame structure
 - Outdoor finish - weather coat exterior paint
 - Interior finish – wall and ceiling pop finish
 - Doors and windows
 - Flush doors | nwfc
 - Door frame – engineered wood frame | nwfc
 - Windows - aluminium openable/sliding
 - Balcony Door - aluminium sliding.
 - Kitchen fittings - stainless steel sink, electrical point for water filler point.
 - Provision for chimney or exhaust point.
 - Provision for hot and cold line in shower area only.
 - Electrical fittings - concealed wiring with modular switches.
 - Acs - provision for acs in all bedrooms and living areas.
 - Provision for generator power in flats for partial emergency backup for flat (light, fan & One refrigerator usage)

*1 KVA for 3 bhk

- **General**

- Room (Flooring) - Vitrified Tiles
- Living/Dining Room (Flooring) - Vitrified Tiles
- Kitchen (Flooring) - Vitrified Tiles
- Kitchen (Wall) - Vitrified Tiles
- Toilet (Flooring) - Ceramic Tiles
- Toilet (Wall) - Ceramic Tiles
- Toilet - Basin - Varmora or Equivalent

- Toilet - Commode - Varmora or Equivalent
- Toilet - CP Fittings - Hindware or Equivalent
- Electric Switches - Kolors or Equivalent

■ **Other features**

- Rooftop treatment - waterproofing
- Water source - borewell
- Lifts - 3 in each block with one dedicated for fire exit.

PART-B

TOLERANCE LEVEL

SL. NO.	ITEM DESCRIPTION	TOLERANCE	REFERENCE IS CODE	HAND BOOK
1	COLUMN	CROSS SECTION: (+)12 More (-)5 MM LESS OR	IS456:2000	IN CASE OF VERTICAL DEVIATION OF FORMWORK IS (+) 5 MM PER 2.5 METER AND AS A QHOLE STRUCTURE IT SHOULD NOT BE MORE THAN 10MM.
2	BEAM			
3	VERTICAL WALL			
4	SLAB	Tolerance for Cover Unless specified otherwise, actual concrete cover should not deviate from the required nominal cover + 10mm.	IS456:2000	COMMON TOLERANCE FOR SLAB: MM IN 3 METER
5	FOUNDATION	CROSS SECTION: (+)50 More (-)0.05D FOR THICKNESS	IS456:2000	
6	BRICKWORK	The dimensions of Brick when tested in accordance with 6.2.1 shall be with the following Limit per 20 bricks: a) For modular size (190x90x90mm) Length 3720 to 3880 mm (3800+80 mm) Width 1760 to 1840 mm (1800+40mm) Height 1760 to 1800 (1800+40mm) (for 40mm high bricks) b) For non-modular size (230x110x70MM) Length 4520 to 4680 mm (4600+80MM) Width 2240 to 2160 mm (2200+40 mm) Height 1440 to 1360 mm	IS1077:1992	JOINT THICKNESS WITHIN PERMISSIBLE LIMIT AND NOT MORE THAN 1/5 TH OF SPECIFIED THICKNESS

		(1400+40mm) (For 70mm high brick)		
7	PLASTER	For three-coat plaster work, the local projection shall not exceed 1.2 cm proud of the general surface as determined by the periphery of the surface concerned and local depression shall not exceed 2.0cm. for two-coat plaster, a local projection shall not exceed 0.6cm and local depression 1.2com		

THE SCHEDULE - D ABOVE REFERRED TO

(THE COMMON AREA/COMMON PARTS & FACILITIES)

▪ **Outdoor Amenities:**

- Multipurpose Court, Cricket & football
- Badminton Court
- Pickle Ball
- Half Basketball Court
- Mini Tennis court
- Mini golf
- Kids' play area
- Senior Citizens' corner
- Outdoor Fitness area
- Flower Garden
- Aromatic Garden
- Lawn
- Entry Plaza
- Drop-off
- Water feature for Landscape
- Fountain
- Stage
- Amphitheatre
- Pet Park
- Seating Corner
- Viewing Deck/lookout deck
- Walkways, Jogging & Cycle Track
- Boomerang Seating

- Vertical Garden
- Herbal Garden
- Relaxation Cabana
- Butterfly Garden
- Forest Trail
- Willow Den
- Topiaries
- Fairy Light Garden
- Fish feeding
- Sculpture court
- Barbeque zone
- Star Gazing
- Graffiti wall
- Feature wall
- Pavillion
- Tot Lot
- Outdoor Yoga/aerobics/meditation area
- Toddler zone
- Beautified Gravel Pathway
- Adda zone
- Stage for Puja

▪ **Indoor Amenities:**

- Club Entrance lobby
- Reception
- Banquet Hall
- Lounge
- Gym
- Yoga / meditation Room
- Board Game
- Spa
- Indoor Games room
- Indoor senior citizen room/games
- Squash Court
- Virtual Games Room

- Home Theatre
- Library
- Co-Working Room
- Guest Room
- Swimming Pool
- Kids Pool
- Café/ Bar lounge
- Deck
- Jacuzzi
- Pottery, Cards, Art & Craft Room
- Indoor Kids' playroom
- Smoking room
- Kids Learning

CLUB :

*A 'CLUB' / (A 'CLUB' (Club) type facilities as committed in Schedule- E) shall be set up (The Club) and for this purpose the Promoter **may** propose to develop a club house or community building (as the case may be) as part of the entire Housing Complex comprising of this phase and all the other phases including future phases, the location whereof may be changed by the Promoter who will also have the right to modify the location of the amenities and facilities at the Said Club . The Promoter will have the right to hand over the club to the mother Association at the end of the Project or the entire Complex. The facilities of the Club would be such as be decided by Promoter the tentative description whereof is as given in the brochure and the location of the Club may be varied by the Promoter if required at the time of implementation but the facilities committed will not be curtailed. The Allottees and/or their nominee/s shall automatically be entitled to become member of the (so called) Club. **It is however clarified that the Promoter shall be entitled to grant membership rights to such other persons as they may deem fit and the Allottee shall not object to the same.** The (so called) Club will be run professionally and all members will be required to abide by the rules and regulations which will be framed by Promoter. **The club will be operational before the completion of entirety of the housing complex** but possession of Building Blocks will be given in phases .The membership and the right to use the club facilities shall always be subject to payment of charges and observance of regulations. **The rights and obligations of the Allottee as a member of the Club and the detailed terms and conditions of membership and rules and regulations governing use of the facilities will be formulated by the Promoter or the Property Management Agency , as the case may be in due course and circulated to members before the Club is made operational. There may be changes in future to the terms which are presently circulated.***

On failure of the Allottee to regularly pay all charges, subscription etc. in respect of the Club, the Promoter, Property Management Agency as the case may be , shall be entitled to restrict the Allottee's entry to the Club and withdraw all the privileges .

- 10.1** *If any Allottee becomes a member of the Club and In the event any Allottee leases or rents out his/her/its Apartment, Unit , it will be mandatory of such Allottee to notify the Club/Maintenance In Charge of such leasing/renting. The Allottee will thereafter be barred from using the Club / Common facilities till such time he/she/it is back in possession of the Apartment, and its Lessee/Tenant will be entitled to utilize the Club / Common facilities as per rules. The Allottee and the Lessee/Tenant both cannot be a member of the club simultaneously.*
- 10.2 Club Scheme:** *The detailed terms and conditions of membership and rules and regulations governing use of the Said Club /its facilities will be formulated in due course and circulated to the Allottee (Club Scheme) (1) The Allottee will be required to abide by the Club Scheme (2) Membership of the Said Club shall be open only to all Allottees of the Said Complex **besides the Promoter and 100 members of the Promoter** (3) Each Apartment, can opt for 1 (one) membership, irrespective of the number of Owners/Lessee of such Apartment, (4) Membership is open only to individuals (i.e. no corporate membership) and if the Allottee is a body corporate, it will be required to nominate 1 (one) occupier of its Apartment, , who, for all purposes, shall be treated as the member of the Said Club (5) The Said Club can be used by the member and his/her immediate family who are permanently staying with the member such as spouse, children, parents, brothers and sisters [the names and details of such family, members have to be intimated by the Allottee to the Club Manager as and when required by the Club Manager (6) members may, subject to the reservation of rights of admission and club rules, bring in guests on payment of guest fees (7) in the event of sale/transfer of the Said Apartment, , the membership will stand terminated and the new Owner/Lessee may be nominated/granted a new membership at the then applicable terms and as per the rules and regulations of the Said Club then in force (8) if an Allottee lets out his/her Apartment, , he/she may request a temporary suspension of his/her usage right of the Said Club and permission for usage of the Said Club by the tenant under his/her membership; if such permission is granted, the tenant may use the Said Club only during the tenure of the tenancy subject to payment of all charges as would have been payable by the Allottee and (9) the acceptance by the Allottee of these conditions and the Club Scheme shall be a condition precedent to completion of sale of the Said Apartment, .*
- 10.3** *The allottees of the Complex, are required to pay one time non-refundable Admission Fee / Charges and also monthly subscription charges for maintenance . Maintenance of Club / facilities which are common to the entire complex will be proportionately paid by the Allottees from the date the Club and other facilities becomes operational either in full or in part as the case may be . Allottees of every phase will be entitled to use the Club as and when they get possession (Maximum*

three months from Notice of Possession). Club Maintenance and other facilities Charges will be borne proportionately by all the Allottees who will get possession phase by phase till the entire Project is handed over to the apex body . i.e monthly club charges will be calculated on the basis of the following formula:

$$\frac{\text{Total Club and other facilities Expenses}}{\text{Total Sq.Ft of all the Allottees who have got deemed possession}}$$

THE SCHEDULE - E ABOVE REFERRED TO

(LIMITED COMMON AREAS AND FACILITIES)

(If available in the Complex)

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

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Deed of Conveyance at _____ (*city/town name*) in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Purchaser: (including joint buyers)

(1) Signature _____

Name _____

Address _____

(2) Signature _____

Name _____

Address _____

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Promoter:

(1) Signature _____

Name _____

Address _____

SIGNED AND DELIVERED BY THE WITHIN NAMED:

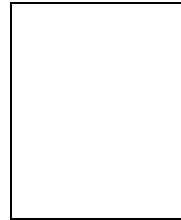
Owner:

(1) Signature _____

Name _____

Address _____

At _____ on _____ in the presence of:



WITNESSES :

1. Signature _____

Name _____

Address _____

2. Signature _____

Name _____

Address _____

