

**CONVEYANCE DEED**

**THIS INDENTURE** made this \_\_\_\_ day of \_\_\_\_\_ Two  
Thousand \_\_\_\_\_

**BETWEEN**

### **PART I OWNERS**

1. SRIJAN COMPLEX PRIVATE LIMITED (PAN AAQCS9535H)
2. SRIJAN ESKAY STUDIOS LLP (PAN ABZFS6326B)
3. BADRINATH INFRABUILD PRIVATE LIMITED (PAN AADCB9834D)
4. WATERTOWN ESTATES LLP (PAN AACFW1929N)
5. MORVEN REALTY LLP (PAN: ABDFM8667R)
6. SILVERLING REALTY LLP. (PAN: ADEFS1596G)
7. TANVI DEALERS PRIVATE LIMITED (PAN: AAECT0063B)
8. KYAL HIRISE LLP (PAN: AARFK0384Q);
9. MANYA AGENCIES PRIVATE LIMITED (PAN AAHCM4515M)
10. BALAJI RETAILERS PRIVATE LIMITED (PAN: AACCB3792K)
11. UDAY NIWAS PVT LTD (PAN AAACU8216F)
12. TANVI TOWER PRIVATE LIMITED (PAN AACCT5076A)
13. DAFFODIL VYAPAR PRIVATE LIMITED (PAN: AACCD0400E);
14. N K ABAAS PRIVATE LIMITED (PAN AABCN7821Q),
15. ARJUN DEALERS PRIVATE LIMITED (PAN: AAKCA2388L)
16. INTENT BUILDERS PRIVATE LIMITED (PAN AACCI3336A),
17. NORTH EAST CONSUMER GOODS PVT LIMITED (PAN AABCN9126A),
18. NEW WAYS CONSUMER GOODS PRIVATE LIMITED(PAN AABCN9879J)
19. UDAY INFOTECH PRIVATE LIMITED (PAN AABCU0640C)
20. SIGMA CONSUMER GOODS PRIVATE LIMITED (PAN AAICS0644M)
21. SHRADDHA NIKETAN PRIVATE LIMITED. (PAN: AAJCS9577N)
22. TANVI AGENCIES PRIVATE LIMITED.(PAN: AAECT0067F);
23. LILY ADVISORY SERVICES LLP (PAN: AAGFL4560Q);
24. TANVI DEALCOM PRIVATE LIMITED (PAN: AAECT0066C)
25. TANVI DEALTRADE PRIVATE LIMITED (PAN: AAECT0076C);
26. TANVI DEALMARK PRIVATE LIMITED (PAN: AAECT0074A)
27. SHEROWALI DISTRIBUTORS LLP(PAN: ADEFS1908C)
28. DUMONT REALTY LLP (PAN: AAMFD8009Q)
29. TANVI TIE-UP PRIVATE LIMITED (PAN: AAECT0065H)
30. SITALA INFRADEV PRIVATE LIMITED (PAN AANCS8446G)
31. N.K. NIKETAN PRIVATE LIMITED (PAN: AAHCM4517C)
32. FOXTAIL REALTY LLP (PAN AAEFF9017G)
33. SALASAR DISTRIBUTORS PRIVATE LIMITED (PAN AAICS0643N)
34. SHRADDHA PROPERTIES PRIVATE LIMITED. (PAN AADCS7082E)
35. MAIPO COMPLEX LLP (PAN ABKFM6578J)
36. AQUABLUE REALTY LLP (PAN ABGFA4579D)
37. ARIT DEALCOM LLP (PAN ABGFA4580J)

38. EXCELLENT CONCLAVE PRIVATE LIMITED (PAN AACCE3099E)
39. BHAGWATI INFRAREALTY PRIVATE LIMITED (PAN AADCB9832F)
40. NEELKANTH INFRAPROMOTERS PVT. LIMITED(PAN AADCN1862F)
41. LANSDOWN MEDICALS PRIVATE LIMITED (PAN AAACL8776H)
42. ADINATH DEVCON PRIVATE LIMITED (PAN AAICA2134Q)
43. AKSHI VYAPAR LLP (PAN ABGFA4581K)
44. TRIMUKH REGENCY LLP (PAN AALFT6823H)
45. BHOOTNATH INFOTECH PRIVATE LIMITED (PAN AADCB6920E)
46. BHUVI DEALTRADE LLP (PAN AAQFB9535R)
47. VINAYAK GARDENS PRIVATE LIMITED (PAN AACCV2412L)
48. EXPRESS COMMODITIES PRIVATE LIMITED (PAN AABCE3068Q)
49. BALGOPAL REALDEV PRIVATE LIMITED (PAN AADCB9840K)
50. KAMRUP DISTRIBUTORS PRIVATE LIMITED (PAN AACCK3394E)
51. SHAGUN INFRAPROMOTERS PRIVATE LIMITED (PAN AANCS8455P)
52. SHIVAM RETAILERS PRIVATE LIMITED (PAN AAICS0646K)
53. TRIPACK ESTATES LLP (PAN AALFT6776H)
54. UTILITY COMPLEX PRIVATE LIMITED (PAN AABCU1589N)
55. INCREDIBLE BUILDERS PRIVATE LIMITED (PAN AACCI4801J),
56. MANYA DISTRIBUTORS PRIVATE LIMITED (PAN: AAHCM4517C)
57. ANGELICA REALTY LLP (PAN ABGFA4583M)
58. PARMATMA TIE UP LLP. (PAN: AAPFP1906F)
59. TANVI NIWAS PRIVATE LIMITED (PAN: AAECT0075B);
60. KYAL RESIDENCY LLP (PAN: AARFK0385R);
61. TANVI DISTRIBUTORS PRIVATE LIMITED. (PAN: AAECT0064G);
62. TANVI TRADECOM PRIVATE LIMITED (PAN: AAECT0079P)
63. LIBERAL BARTER LLP. (PAN: AAGFL5580N);
64. ELIGIBLE PROCON PRIVATE LIMITED (PAN AACCE5652P)
65. SHAGUN REALDEV PRIVATE LIMITED (PAN AANCS8454N)
66. SITALA DEVCON PRIVATE LIMITED (PAN AANCS8445F)
67. JAMPUI HEIGHTS LLP (PAN AAOFJ9051E)
68. INDRALOK COMPLEX PRIVATE LIMITED (PAN AACCI2194N),
69. NEELKANTH INFRAREALTY PRIVATE LIMITED (PAN AADCN1861G),
70. ELINA DEALERS LLP (PAN AAGFE0567A),
71. WISECRACK TOWERS LLP (PAN AACFW4142P)
72. DELMON REALTY LLP (PAN: AAMFD8063G);
73. N.K. PLAZA PRIVATE LIMITED (PAN: AACCN2963J)
74. TIRUPATI ADVISORY SERVICES PRIVATE LIMITED
75. LINWOOD HIRISE LLP (PAN AAGFL5579H)
76. EVERGROW DEVELOPERS PRIVATE LIMITED (PAN AACCE3101H),
77. IMPERIAL PLAZA PRIVATE LIMITED (PAN AACCI2193M),
78. REDMAPLE REALTORS LLP (PAN AATFR3959C)
79. EKDANT PROJECTS PRIVATE LIMITED (PAN AACCE3509K),
80. SILVERBELL REALTY LLP. (PAN: ADEFS1602H);

81. RIDHI SIDHI NIKETAN PVT LTD (PAN AADCR2855A),
82. IDEAL CONCLAVE PRIVATE LIMITED, (PAN AACCI4798N
83. BADRINATH INFRABUILD PRIVATE LIMITED (PAN AADCB9834D),
84. KAMRUP MARKETING PRIVATE LIMITED (PAN AACCK3396G)
85. BASUKINATH VINIMAY PRIVATE LIMITED (PAN AACCB4717C),
86. N.K. REGENCY PRIVATE LIMITED (PAN: AACCN2962K);
87. ELITE CONSUMER GOODS PRIVATE LIMITED (PAN AABCE3067B)
88. MAYFAIR VYAPAAR PRIVATE LIMITED (PAN AAECM0340C)
89. BALGOPAL INFRAPROMOTERS PRIVATE LIMITED (PAN AADCB9841J),
90. KAMRUP COMMERCIAL PRIVATE LIMITED (PAN AACCK3395F),
91. EXPRESS CONSUMER GOODS LLP (PAN AAHFE7569H
92. MILKWEED ESTATES LLP (PAN (PAN ABKFM6579K)
93. TRIEYE PROPERTIES LLP (PAN AALFT6825B)
94. TIRUPATI CONSUMER GOODS PRIVATE LIMITED (PAN AACCT0183E),
95. MILKWEED ESTATES LLP (PAN ABKFM6579K)
96. SUPERNOVA REALTORS LLP (PAN ACYFS6635B),
97. ROLCON FINVEST PRIVATE LIMITED (PAN AABCR3611C),
98. N.K. TOWER PRIVATE LIMITED (PAN AABCN7588E),
99. SHIVAM CONSUMER GOODS PRIVATE LIMITED (PAN AAICS0642P)
100. N.K. HIRISE PRIVATE LIMITED (PAN AACCN1231D),
101. EKDANT INFRAPROPERTIES PRIVATE LIMITED (PAN AACCE3168N),
102. IMPERIAL RESIDENCY PRIVATE LIMITED (PAN AACCI2192L),
103. INDEX DEVELOPERS PRIVATE LIMITED (PAN AACCI3578A),
104. SALASAR CONSUMER GOODS LLP (PAN ADYFS1563R)
105. ISOLATE REALESTATE PRIVATE LIMITED (PAN AACCI3577R),
106. ADINATH INFRACON PRIVATE LIMITED (PAN AAICA2133K),
107. NORTH EAST RETAILERS LLP (PAN AAQFN5608K),
108. MURLIDHAR TRADING PRIVATE LIMITED (PAN AADCM8779N)
109. RAJRAMBHA HEIGHTS LLP (PAN AAZFR1423R),
110. YELAGIRI REALTY LLP (PAN AACFY3211D)

## **PART II OWNERS**

111. ELITE COMMODITIES PRIVATE LIMITED(PAN: AABCE3069R)
112. EKDANT PROCON PRIVATE LIMITED (PAN;AACCE3167D)
113. ELECT REAL ESTATE PRIVATE LIMITED(Pan:AACCE4465E)
114. ELITE DEVCON PRIVATE LIMITED(PAN: AACCE4464F)
115. EXPRESS COMMODITIES PRIVATE LIMITED (PAN AABCE3068Q)
116. INTERCITY PROJECTS PRIVATE LIMITED(PAN:AACCI2660K)
117. SOLIMANA REALTY LLP(PAN:ADVFS8182R)

All the Companies incorporated under the Companies Act 1956 and All the Limited Liability Partnerships incorporated under the Limited Liability Partnership Act 2008 having their regd. Offices at 36/1A, Elgin Road, Kolkata – 700 020 hereinafter jointly referred to as the **GROUP-A OWNERS**

**AND**

**118.** M/S SWAN ENGINEERING COMPANY (PAN: AAUFS2310P) A Partnership Firm having its principal place of Business at 36/1A, Elgin Road, Kolkata – 700 020 hereinafter referred to as the **GROUP-B OWNERS**

**AND**

**119.** MAHESHTALA MUNICIPALITY (PAN:AAALM0867B) having its Office at Maheshtala Municipality, Budge Budge Trunk Road, P.O & P.S Maheshtala, District South 24 Parganas , Pin: 700141 represented by authorized signatory, Mr.Dulal Chandra Das(PAN:AJZPD0044K), (AADHAR No.\_\_\_\_\_), son of Late Mukunda Das hereinafter referred to as the **GROUP-C OWNERS**

The Group-A , Group-B and Group-C Land Owners are collectively referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in so far as the Companies are concerned shall include their respective successors and /or successors in interest and assigns; in so far as the LLPs are concerned they shall mean the present Partners and their respective successor or successors-in-interest and assigns and in respect of the Partnership Firm it shall mean its present Partners and such other Partners who may be admitted in future and their respective successor or successors-in-interest and assigns) of the **FIRST PART**

**AND**

**SRIJAN RESIDENCY LLP (LLPIN: AH2815) (PANADEFS1907P)** 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 Ram Naresh Agarwal** (PAN No:ACYP A1903G) (AADHAR No.5948 8963 0890), son of Late N K Agarwal, by faith Hindu, by nationality Indian, by occupation Business, residing “South City Galaxy” Flat No – 5A, 2 Justice Chandra Madhab Road, Post Office: L R Sarani, Police Station: Bhawanipur, Pin Code: 700 020, hereinafter referred to as the “**PRINCIPAL DEVELOPER/CONFIRMING PARTY**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and/or successors-in-interest and assigns) of the **SECOND PART**.

AND

**SRIJAN PRIMUS SENIOR LIVING PRIVATE LTD, (PAN:ABMCS4835M)** a Company within the meaning of the Companies Act, 2013 having its registered office at premises No 36/1A, Elgin Road, Police Station: Bhowanipore, Post Office: Lala Lajpat Rai Sarani, Kolkata - 700020, represented by one of its authorised signatory Shri Sushant Bihani (PAN No: ANAPB9325J) (AADHAR No. 848299089153), son of Suresh Kumar Bihani, by faith Hindu, by nationality Indian, , residing at 38 Kaveriappa Layout, Bengaluru 560052 Post Office: Vasanthnagar, Police Station: High Grounds, Pin Code: 560052 hereinafter referred to as the **PROMOTER** (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 and assigns) of the **THIRD 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 as .....HUF,

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 FOURTH PART:

**WHEREAS:**

1. **SRIJAN COMPLEX PRIVATE LIMITED AND 118 OTHERS (“Group A Land Owners”)** are seized and possessed of and / or otherwise well and sufficiently entitled to All That a large tract of land measuring **13.26 Acres**, more or less, situate lying at and amalgamated in various R.S / L.R Dags of Krishnagar Mouza, J.L No.1, constituted within Municipal Holding Number C-4-173/New, Ganga Bandh Road, Maheshtala Municipality, under Police Station Maheshtala in the District of South 24 Parganas more fully described in **Part-I of Schedule A** hereunder written (“**Group A Land**”).
2. **SWAN ENGINEERING COMPANY**, a Partnership Firm (“**Group B Land Owners**”) is seized and possessed of and/or otherwise well and sufficiently entitled to All That the land measuring **9.69 Acres**, more or less, situate lying at and amalgamated in various R.S/L.R Dags in Mouza Krishnagar, JL No. 1, constituted within Municipal Holding Number D 5-177/New, Ganga Bandh Road, Maheshtala Municipality, under Police Station Maheshtala, in the District South 24 Parganas more fully described in **Part-II of Schedule A** hereunder written (“**Group B Land**”) .
3. **MAHESHTALA MUNICIPALITY (“Group C Land Owners”)** is seized and possessed of and/or otherwise well and sufficiently entitled to All That the land measuring **6.73 Acres**, more or less ,situate lying at and amalgamated in various R.S/L.R Dags in Mouza Krishnagar, JL No. 1, out of which the Principal Developer/Confirming Party shall develop land admeasuring **4.14 Acres**, more or less, for providing infrastructure and amenities such as guest house, banquet hall, park, children play area, landscaped zone, picnic area etc. for the benefit and common use of the people of the Maheshtala municipal area and hand over the same to the Maheshtala municipality and in consideration thereof Maheshtala municipality has permitted the Principal Developer/Confirming Party to construct and develop a multi-storied residential complex on the remaining land measuring **2.35 Acres**, more or less, comprised in various R.S/L.R Dags constituted within Municipal Holding Number C4/171/New, Ganga Bandh Road Mouza Krishnagar , Maheshtala Municipality, under Police Station Maheshtala, in the District of South 24 Parganas more fully described in **Part-III of Schedule A** hereunder written (“**Group C Land**”).

4. All That the land parcels owned by the Group A Landowners, Group B Land Owners and Group C Land Owners being collectively the Group A Land, Group B Land and Group C Land aggregating to **25.30 Acres**, be the same a little more or less, are more fully described in **Part-IV of Schedule A** hereunder written (collectively "**Entire Land**").
5. The Group A Land Owners, Group B Land Owners and Group C Land Owners have although decided to make separate projects on their respective land parcels, however, each of them have appointed a common developer, i.e., the Principal Developer/Confirming Party herein. It is agreed that each of project of the said Group A Land Owners, Group B Land Owners and Group C Land Owners respectively on Group A Land, Group B Land and Group C Land shall be distinct and separate and shall also be separately named as **Royal Ganges –1; Royal Ganges-2 and Royal Ganges-3** respectively (collectively "**Said Entire Housing Complex**"). It is further agreed by and between the Parties herein that if the Principal Developer/Confirming Party deems it beneficial in future, the Principal Developer/Confirming Party shall cause the said Group A Land Owners, Group B Land Owners and Group C Land Owners, at any time in future, to amalgamate their respective parcel of land and/or the separate projects thereon, as the case may be and for that purpose , the Principal Developer/Confirming Party shall be under an obligation to obtain the consent of the said Ground A Land Owners, Group B Landowners, Promoter and the said Group C Land Owners and/or occupiers of any of the 2 (Two) separate projects.
6. The Group A Land Owners, by a development agreement dated 21<sup>st</sup> April 2021 registered in the office of Additional District Sub Registrar – Behala (ADSR – Behala) and recorded in Book No. I, CD Volume No. 1607 – 2021, Pages 213137 to 213304 Being no. 160705940 for the year 2021 granted the exclusive right of development unto and in favor of the Principal Developer/Confirming Party on the Group A Land. On account of some factual corrections and change in land schedule, the aforesaid development Agreement was modified by way of a fresh development agreement dated 11<sup>th</sup> April 2023 executed by and between the Group A Land Owners and Principal Developer/Confirming Party and was registered in the office of Additional Registrar of Assurances – IV (A.R.A – IV) and recorded in Book No. I, CD Volume No. 1904 – 2023, Pages 255273 to 255458 Being no. 190405175 for the year 2023 and also granted necessary power and authority to the Principal Developer/Confirming Party to undertake such development on the Group A Land. On account of an inadvertent error in the development agreement dated 11<sup>th</sup> April 2023 as regards personal details of the authorized signatory of the Principal Developer/Confirming Party, a deed of declaration dated 18<sup>th</sup> April 2023 was executed by and between the Group A Land Owners and Principal Developer/Confirming Party for the rectification of the said error which was registered in the office of Additional Registrar of

Assurances – IV (A.R.A – IV) and recorded in Book No. I, CD Volume No. 1904 – 2023, Pages 282116 to 282166 Being no. 190405727 for the year 2023. On account of another inadvertent error in the development agreement dated 11<sup>th</sup> April 2023 in the land schedule, i.e., the first schedule enclosed therewith, a deed of declaration dated 3<sup>rd</sup> July 2023 was executed by and between the Group A Land Owners and Principal Developer/Confirming Party for the rectification of the said error which was registered in the office of Additional Registrar of Assurances – IV (A.R.A – IV) and recorded in Book No. I, CD Volume No. 1904 – 2023, Pages 465719 to 465757 Being no. 190409724 for the year 2023. Lastly, a supplementary development agreement dated 6<sup>th</sup> October 2023 was executed by and between the Group A Land Owners and Principal Developer/Confirming Party as an addendum to the development agreement dated 11<sup>th</sup> April 2023 and was registered in the Office of the ARA - IV, recorded in Book No. I, Volume No.1904 - 2023, Pages 788622 to 788708 Being No.190414770 for the year 2023. The said supplementary development agreement was executed to rectify the land schedule i.e., the first schedule enclosed with the development agreement dated 11<sup>th</sup> April 2023 by incorporating the converted land use and also the newly recorded khatian numbers of the Group A Land Owners. The said supplementary development agreement duly recorded that the development agreement dated 11<sup>th</sup> April 2023 along with the related power of attorney shall remain valid and binding on the parties therein, i.e., the Group A Land Owners and Principal Developer/Confirming Party herein. In view of the aforesaid documents, the Group A Land Owners granted the exclusive right of development unto and in favor of the Principal Developer/Confirming Party for construction of the housing complex namely Royal Ganges-1, as referred in this Agreement, in various phases, on the Group A Land which is proposed to be a part of the Said Entire Housing Complex and has also granted necessary power and authority to the Principal Developer/Confirming Party to undertake the development of the housing complex namely Royal Ganges - 1.

7. The Group B Land Owners, by an agreement dated 17<sup>th</sup> April, 2023 and registered in the Office of the ARA - IV, recorded in Book No. I, Volume No. 1904 - 2023, Pages 281976 to 282048 Being No. 190405728 for the year 2023, have granted the exclusive right unto and in favor of the Principal Developer/Confirming Party for construction of the housing complex namely Royal Ganges-2, as referred in this Agreement, in various phases, on the Group B Land which is proposed to be part of the Said Entire Housing Complex and has also granted necessary power and authority to the Principal Developer/Confirming Party to undertake the development of the housing complex namely Royal Ganges-2.
8. The Group C Land Owners, by an agreement dated 30<sup>th</sup> September 2021 and registered in the Office of the DSR - III, South 24 Parganas recorded in Book No. I, Volume No. 1603/2021, Pages 282483 to 282520 Being No. 09570 for the year

2021, have granted the exclusive right unto and in favor of the Principal Developer/Confirming Party for construction of the housing complex namely Royal Ganges -3, as referred in this Agreement, in various phases, on the Group C Land which is proposed to be part of the Said Entire Housing Complex and has also granted necessary power and authority to the Principal Developer/Confirming Party to undertake the development of the housing complex namely Royal Ganges -3.

9. The Group A, Group B and Group C Owners have decided to make separate Projects on their respective Land Parcels. Although each Group of Owners have appointed a Common Developer, each Project shall be distinct and separate namely **Royal Ganges -1; Royal Ganges-2 and Royal Ganges-3**. It is however agreed by and between the Owners that at any time in future, the Promoter may amalgamate the separate Projects if it feels beneficial in future and for that purpose shall not require to obtain any consent of the Owners and occupiers of any of the Projects.
10. The Promoter was interested in acquiring the development rights in respect of a demarcated portion of the Group B Land, more fully described in **Schedule B** hereunder written and tentatively demarcated in the plan annexed ("**Project Development Land**") for the purpose of undertaking a project containing residential apartments and facilities for the use of senior living ("**Senior Living Project**") approached the Group B Land Owners and also the Principal Developer/Confirming Party herein and upon being so approached, the Group B Land Owners and the Principal Developer/Confirming Party have agreed to grant the Promoter herein the development rights of the Project Development Land
11. This Application Form(EOI) specifically relates to a portion of the Land parcel Owned by Group B Owners admeasuring about **26 Cottahs, more or less(Project Development Land ) more fully described in the SCHEDULE B hereunder whereupon the Owner and the Principal Developer/Confirming Party have planned to develop a Senior Living Complex**. The Senior Living Project would be operated and managed by the Primus Group(Promoter) after completion of the Senior Living Project
12. Besides the Entire land Promoter may add more adjacent/contiguous Land in future to extend the Complex.
13. The Facilities and amenities may be located in various Projects namely Royal Ganges -I; Royal Ganges-2 and Royal Ganges-3.inter-alia in various Phases of a particular Project. It is agreed by and between the Group A, Group B and Group C Owners and the Promoter that if the Developer decides to integrate Royal Ganges -1, 2 and 3, the Unit Owners and the Occupiers of all the separate Projects shall be entitled to all such facilities and amenities irrespective of their location.

14. The Allottee further agrees to allow and hereby gives his consent to the Promoter for modification of plan to incorporate such Future Development and/or the constructions to be made thereon and also sharing of common amenities, facilities, services amongst each other. Developer may also create few more facilities in the future development which will also be shared by Allottees of all phases/projects.
15. The Allottees of Units in any one phase/project 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/projects and shall be entitled to the use of common entrance and also the facilities and amenities irrespective of their location
16. The Owner/ Developer and Promoter are fully competent to enter into Agreement for sale and all the legal formalities connected with the Project and all preliminary work have been completed;
17. The Owners and the Promoter have further decided that the aggregate Ground Coverage / FAR sanctioned for the entire Housing Complex need not be uniformly utilized in all the different projects/phases and the Promoter may vary the utilization of the permissible Ground Coverage /FAR from phase to phase.
18. All The Facilities and Amenities as would be provided in the various phases/projects will be mutually shared by all the phases/projects of the entire Royal Ganges Housing Complex including the owners and occupiers of Senior Living Apartment and with the progression of development of the different phases/projects the common facilities, amenities, roadways, internal pathways, infrastructure will be shared by each phase/project, both current and future, as part of a common development. The Promoter is creating enough services and infrastructure keeping in mind all the future phases/projects .all the common Facilities and Amenities may not be made available as soon as the initial phases are completed as some of the Facilities will be made available only upon completion of the entire Complex and further the Promoter will have the right to shift the situation of a particular Facility from one phase/project to another for convenience without curtailing the facilities committed to the Allottee and also giving the facilities in committed time . In the absence of local law only, each Phase/Project will have a separate Association of Apartment Owners and each Phase/Project will be under the mother/apex association. The mother/apex Association shall synergise all the individual Associations and

the formation of the Mother/Apex Association will be progressive and concurrent with the completion of the entire Royal Ganges-2 Housing Complex. 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/project 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 all phases/projects of the entire complex 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 of all phases for which notice of possession has been issued by the builder (3 months before) 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 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 mutually common to all the phases. It is further provided that till such time the Mother/Apex Association is formed, the Promoter shall act as the Apex Association and on the formation of the Mother/Apex Association, the Promoter shall withdraw itself from such role and hand over the responsibility to the new body.

19. It is further provided that in case of completed phases/Incomplete Phases/Future Extensions, the access rights and all other rights of easement through the completed pathways passing through the completed phases and progressing to the incomplete phases, enjoyment of common facilities etc shall be provided by the Promoter to the Allottees of all phases including future phases and the Promoter may at its option add more facilities in future resulting in the increase in Maintenance cost which the Allottee accepts.,
  
18. Maheshtala Municipality has sanctioned the Building Plan No. \_\_\_\_\_ dated \_\_\_\_\_ to develop "**Primus Ganges**" (The Royal Ganges-2 Phase III).
  
19. The Developer/promoter has obtained the final layout plan approvals for various parts of this project/phase from Sanctioning Authority. The promoter agrees and undertakes it shall not make any changes to First Phase layout

plans except in strict compliance with section 14 of the Act and other laws as applicable. If the plan sanctioned by Sanctioning Authority is required to be modified and/or amended due to any change in law and/or statutory requirement in such event the Building 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 Developer/Promoter may change the location.

20. The Developer/Promoter shall also take out proposed lay-out plan showing proposed development in future phases as would be disclosed by the Developer/Promoter in his application / registration before RERA Authority and further to be disclosed on the website as mandated by the Promoter. The Developer/Promoter will take up construction and development of other phases of construction of the other portions of the Complex in due course as per the Said Plan and/or as per further future land purchased in due course and add to the entire project and also future phases as described herein.
  
21. It is agreed by the Allottee that the Developer/Promoter shall not make any additions and alteration in the sanctioned plans, layout plans of First Phase/Project. Provided that the Developer/Promoter may make such minor changes, additions or alterations due to some practical problems or some minor planning error or requirement of more parking or for some other minor practical consideration which does not affect the Unit and the common facilities after proper declaration and intimation to the Allottee, the Developer/Promoter will be allowed to do such change and for that the Allottee hereby gives his consent,.
  
22. The Allottee is made aware that the occupants of Apartment Units in other phases of the Complex shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project.
  
23. The Developer/Promoter shall provide the amenities for the use and enjoyment of the Allottee. The description of the tentative amenities and/or facilities will be provided in **Schedule - D** hereunder. No substantial or significant changes will be done. Since the entire Residential Complex will be developed project-wise/phase-wise the description and location of the Common areas /amenities pertaining to the entire Complex may change but

so far as this phase is concerned no change will take place and facilities will not be curtailed and will be timely delivered.

24. The Allottee agrees and understands that All the standard fitting, interiors furniture, kitchenette and fixtures and dimension provided in the show/model Apartment Units exhibited at the site only provides a representative idea and the actual Apartment agreed to be constructed may not include the fittings and fixtures of the model unit and even if such fittings and fixtures are provided they may vary as to make , colour, shade, shape and appearance from the ones provided in the model unit and the Allottee shall not put any claim for such variation. The Developer/Promoter shall ensure that only approved specifications mentioned in **Schedule- E** hereunder are used.
  
27. 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 Housing Project with further future extensions.
  
28. The Developer/Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **2.75** as per Municipal law 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 Unit based on the proposed construction and sale of Units 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 either in the present phase or in later phases at its discretion .

Subject to the terms that the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by

the bye-laws, FAR and density norms and provisions prescribed by the Act and shall not have an option to make any major variation / alteration / modification in this phase except rise in the floors , that too if possible before giving possession to the Allottee and also within Scheduled time of delivery.

29. Besides the Additional FAR/FSI as stated above the Promoter may also extend the Project in contiguous land in future which the Promoter may acquire and obtain development permission including for re-development project and thereupon may also obtain phase-wise approvals from the relevant competent authorities to sanctioned plans under applicable laws, rules and regulations wherein all the provisions of common facilities such as roads, gates, drainage, ingress and egress, sewerage, underground reservoir, pumps, club, gym, community hall, playgrounds and other amenities shall all be part of a common integrated development and some amenities and facilities may for the sake of convenience be relocated on such extended area. and the Allottee shall not have any objection to it and further, the Allottee(s) hereby give consent to the Promoter that the Promoter shall have full right , title, interest to use and utilize the additional FSI/FAR in respect of the land which may be made available even after the Deed of Conveyance of the Apartment Unit have been executed the Allottee(s) or any member of the Association shall not raise any objection of whatsoever nature for the same. The extra FSI/FAR sanctioned may necessitate some changes and/or modifications in respect of subsequent phases/projects to be constructed no extension will be permitted and in respect of present project under construction. In future phases it can be utilized in the manner the Promoter decides. The Allottee is also notified that the Promoter may at any subsequent period undertake development of a separate Complex on land which is adjacent but not part of this Apartment Complex and in that case the Promoter may decide to provide for a passage way across this Building Complex and for this purpose the Promoter shall enter into an irrevocable License deed with the Owners of the Adjoining land which shall be perpetually binding upon the Unit Owners of this Building Complex and their Association . The Developer/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 Developer/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.

30. After handing over possession of the current project/phase, if the market conditions deteriorate or the title of the Owners of the land comprised in the subsequent projects/phases is found to be defective the promoter may be forced to restructure the other sanctioned / non - sanctioned phases/projects out of the entire Housing Complex and even consider abandonment of development of further phases but without curtailing the facilities and specifications committed by the Promoter to the Allottee .
31. The Promoter will hand over possession of the Unit to the Allottee and also the Common facilities on the committed date of 30<sup>th</sup> April 2030 with a grace period of six months (**Completion date**)
32. After obtaining possession, the Unit Owners shall cooperate with other Unit Owners and the Promoter in the management and maintenance of the said new building.
33. To observe the rules framed from time to time by the Promoter and upon the formation of the Association by such Association. The covenants agreed herein to the Promoter shall mean and include towards Association also, as and when applicable.
34. To use the said Unit for residential purposes and not for other purposes whatsoever without the consent in writing of the Promoter/ Association.
35. Taking into account any extra FAR sanction if any becoming available on account of GREEN BUILDING/Metro/any other sanctionable provision including any unused FSI, the Promoter will be entitled to and would be well within their right to undertake any further and/or additional construction in accordance with the plan which may be sanctioned by the concerned sanctioning authorities. However, the Promoter can use the FAR only in other phases. Further the Allottee agrees that the additional construction shall connect with all common parts and portions and other amenities and facilities of the said Phase/project including the staircases, lifts, entrances , sewerages, drains and others.

36. The Unit along with open parking, if allotted shall be treated as a single indivisible unit for all purposes. It is agreed that the Entire Housing Project 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 and for the purpose of integration of infrastructure and facilities for the benefit of the Allottees like Club House etc.. It is clarified that Project's Infrastructure, services, facilities and amenities shall be available for use and enjoyment of the Allottees of the entire Complex with further future extensions.

37 'CLUB' / (A 'CLUB' type facilities) shall be set up as part of the entire Residential Housing Complex including the Senior Living Apartment 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. 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 membership and the right to use the club facilities shall always be subject to payment of charges and observance of regulations.

38. 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 and Monthly subscription charges and other 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 (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:

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

39. The Club shall have the recreational facilities as more fully described in the Agreement.
40. The Allottees shall observe and strictly abide by the Rules, Regulations, Restrictions and User Rules Fire safety Rules, Maintenance Rules framed from time to time by the Promoter and upon the formation of the Association by such Association for proper management of the Housing Complex. The covenants agreed herein to the Promoter shall mean and include towards Association also. A detailed list of such rules will be provided in the Agreement for Sale.
41. The allottees are notified that the set format of the agreement for sale shall not be amendable under any circumstances.
42. The Promoter will not entertain any request for any internal / external change in the layout. The allottee is however can do the changes of its own after getting the possession with prior permission from the concern authority.

#### **43. RESERVED RIGHTS OF THE PROMOTER:**

##### **(RESERVED RIGHTS)**

##### **The Promoter will be entitled to following reciprocal easements and other reserved rights as provided hereunder:**

- (1) The right to the free and uninterrupted passage and running of all appropriate services and supplies from and other parts of the building in and through the appropriate conduits/trenches and through any structures of a similar use or nature that may at any time be constructed in, on over or under the building.

- (2) The right to establish such additional easements, reservations, exceptions and exclusions as the Promoter, in its sole discretion deems necessary or appropriate.
- (3) The right of non-exclusive easement for ingress and egress over through across such streets, walks, paths, stairways, lanes and other rights of way serving the Units and the common areas as may be necessary to provide reasonable pedestrian access thereto, as well as an easement for ingress and egress over through and across such paved portions of the common areas as may be necessary to provide necessary vehicular access thereto, provided however that the latter easement shall not give or create in any person the right to park upon any portion of the property not designated as a parking area.
- (4) The right to gift and/or transfer by any other means any small part or portion of the land within the Project unto and in favor of any Service Provider to facilitate the Said Service Provider in setting up a Centre from where the said services to complex shall be provided like electricity, water, gas, etc.
- (5) Until the sale and transfer of all the Units the Vendor shall have and retain for itself, its successors and assigns the right to maintain one or more business and sales offices at the Project to enable the Vendor to market the Units and also the right to place signs in and around the common areas for marketing.
- (6) The right to construct and to maintain at any time pipes, sewers, drains, mains, ducts, conduits, gutter, wires, cables(Laser optical fibers, data or impulse transmission communication or reception systems) channels, flues and other necessary conducting media for the provision of services or supplies.
- (7) The right of the Promoter/Association and all persons authorized by it at reasonable times and on reasonable notice to enter the demised unit for Carrying out work for which the Promoter/Association is responsible like installation/repair of common services. In case of emergency no notice will be required and the Allottee will give immediate access.
- (8) The right of support, shelter and protection which each portion of the building gives to other parts of the Building.
- (9) The right to build or alter or deal with the building even if this affects the light and air coming to the demised unit or causes

- nuisance, damages, annoyance or inconvenience to the Allottee by noise, dust, vibration or otherwise, provided this does not affect the Allottee's ability to use the demised unit.
- (10) The right and liberty at any time to alter, raise the height or rebuild Building/Project or to erect any new building **in accordance with sanctioned plan** in such manner as the Promoter may think fit and proper.
  - (11) The Promoter shall have the right at all times to refuse access to any person or persons whose presence in the Complex may in the judgment of the Promoter be prejudicial to the safety, character, reputation and interest of the Complex and its Occupiers.
  - (12) To the 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 required under or over the Premises and/or Unit
  - (13) To erect scaffolding for the purpose of repair, cleaning or painting the **any Building block** notwithstanding that such scaffolding may temporarily restrict the access to or enjoyment and use of the Demised Unit
  - (14) Alteration in the beams and columns passing through the Building's Common Portions for the purpose of making changing or repairing the concealed wiring and piping or otherwise.
  - (15) The Promoter shall retain for itself , its successors and assigns including all of the Unit Owner, a non-exclusive easement for ingress and egress over, through and across such streets, walks, paths, stairways, lanes and other rights of way serving the Units and common elements as may be necessary to provide reasonable pedestrian access thereto, as well as an easement for ingress and egress, over, through and across such paved portions of the common elements as may be necessary to provide reasonable vehicular access thereto, provided however that the latter easement shall not give or create in any person the right to park upon any portion of the property not designated as a parking area.

- (16) The Promoter its successors and assigns are hereby permitted , at its own expense to construct further and/or additional floors and/or to undertake development of any adjacent property and to utilize easements over, across and under the common elements for utilities, sanitary and storm sewers, security or other types of monitors , cable television lines, walk ways, road ways, and right of way over, across and under the common elements including without limitation any existing utilities, sanitary lines , sewer lines and cable television and to connect the same over, across and under the common elements provided that such utilization , easement, relocation and connections of lines shall not materially impair or interfere with the use of any Unit.
- (17) The Promoter shall have the right in perpetuity free of any charges for putting up signages and hoardings including neon sign of its name as well as of its products on the Common roof and the identified wall surfaces within the lobby of the buildings. The Promoter will be responsible for its maintenance and remain liable to pay the electricity charges separately.
- (18) The Promoter reserves the right to allot available Parking space in one phase of the Housing Complex to any Allottee of a Unit in any other phase of the Complex.

**NOW THIS INDENTURE WITNESSETH** that pursuant to the said Agreement and in consideration of the sum of **Rs. \_\_\_\_\_ / - ( Rupees \_\_\_\_\_ only)** of the lawful money of the Union of India well and truly paid by the Allottee to the Promoter (the receipt whereof the Promoter doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Allottee and the said Unit and properties appurtenant thereto the Vendors doth and each of them do hereby grant, transfer, convey, assign and assure and the Promoter doth hereby confirm and assure unto and in favour of the Allottee ALL THAT THE Apartment Unit/Nursing Unit No..... type ....., on .....floor in Building Block No.....("Building") having carpet area of ..... square feet corresponding to Built-up area of \_\_\_\_\_

square feet demarcated in the Floor Plan annexed hereto and marked **ANNEX-C** and pro rata share (in the “common areas” of Project/First Phase (user right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities and also user right in the land beneath the building as defined under clause ( n) of section 2 of the Act working out to a Super Built up area of \_\_\_\_\_ square feet, alongwith exclusive use of the Terrace admeasuring \_\_\_\_\_ Sq.Ft alongwith the right to use \_\_\_\_\_ Garage / Covered (Dependent/Independent) / Mechanical Parking Space (Dependent/Independent) /Uncovered Car Parking Space (Dependent/Independent)**No.\_\_\_\_\_ admeasuring\_\_\_\_\_ square feet ( Car Parking Space)** located on the Basement/Ground/\_\_\_ Floor of or around the Building Block for his own use and not otherwise as permissible under the applicable law (hereinafter referred to as the “Apartment/Unit “ as per Unit Plan and Parking Plan annexed hereto and collectively marked **Annex-B** and described in **SCHEDULE B**) hereinafter collectively referred to as the **SAID UNIT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO**), absolutely and forever free from all encumbrances, charges, liens, attachments, trusts, whatsoever or howsoever **AND TOGETHER WITH** the right to use the common areas installations and facilities as described in detail in the Schedule-E to the Agreement for Sale dated \_\_\_\_\_ in common with the other unit Owners **AND TOGETHER WITH** all easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said unit And the Rights And Properties Appurtenant thereto **TO HAVE AND TO HOLD** the said unit and the Rights and Properties Appurtenant thereto hereby granted, transferred and conveyed and every part or parts thereof unto and to the use of the Allottee.

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

a) Notwithstanding any act deed matter or thing whatsoever by the Owners/Vendors or the Promoter done or executed or knowingly suffered to the contrary the Owners/Vendors are or the Promoter are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to Said Unit And The Rights

And Properties Appurtenant thereto hereby granted sold conveyed, transferred, assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.

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

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

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

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

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

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

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

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

**III. AND THE ALLOTTEE SHALL TO THE END AND INTENT THAT THE OBLIGATIONS AND COVENANTS HEREINAFTER CONTAINED SHALL AT ALL TIMES HEREAFTER RUN WITH THE OWNERSHIP AND POSSESSION OF THE SAID UNIT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO HEREBY CONVEYED HEREBY COVENANT WITH THE OWNERS/VENDORS AND THE PROMOTER as follows :-**

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

b) To become member and/or 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 unit.

**THE SCHEDULE -A ABOVE REFERRED TO**  
**(LAND OWNED BY GROUP A LAND OWNERS)**

**ALL THAT** the pieces and parcels of land containing an area of **1326 Decimals (13.26 Acres)**, be the same a little more or less, situate lying at Krishnagar Mouza, J.L No.1 constituted within Municipal Holding Number C-4-173/New, Ganga Bandh Road, Maheshtala Municipality under P.S Maheshtala Kolkata -700140 in the District of South 24 Parganas as per following details.

| Sl. No | R.S. Dag No | L.R. Dag No | Area in decimal |
|--------|-------------|-------------|-----------------|
|        | 315         | 315         | 165             |
|        | 317         | 317         | 8               |
|        | 324         | 324         | 20              |
|        | 380         | 380         | 429             |
|        | 381         | 381         | 64              |
|        | 323         | 323         | 28              |
|        | 314/1217    | 314/1217    | 17              |

|  |          |                |             |
|--|----------|----------------|-------------|
|  | 314      | 314            | 20          |
|  | 315/1473 | 315/1473       | 44          |
|  | 313      | 313            | 41          |
|  | 312      | 312            | 178         |
|  | 312/1222 | 312/1222       | 12          |
|  | 312/1474 | 312/1474       | 54          |
|  | 153/1475 | 153/1475       | 18          |
|  | 316      | 316            | 46          |
|  | 318      | 318            | 32          |
|  | 319      | 319            | 24          |
|  | 320      | 320            | 27          |
|  | 321      | 321            | 37          |
|  | 322      | 322            | 14          |
|  | 312/1157 | 312/1157       | 48          |
|  |          | <b>Total =</b> | <b>1326</b> |

**(PART-II)****(LAND OWNED BY GROUP B LAND OWNERS – THE OWNER HEREIN)**

**ALL THAT** the piece and parcel of land containing an area of **969 Decimals (9.69 Acres)**, be the same a little more or less, situate lying at Krishnagar Mouza, J.L No.1, holding No. D5/177 & D5/177A(New) Gangabandh Road, ward no.20, within Maheshtala Municipality under P.S Maheshtala Kolkata -700140 in the District of South 24 Parganas in the following Dag Nos.:

| Sl. No | R.S. Dag No | L.R. Dag No | Area in decimal |
|--------|-------------|-------------|-----------------|
|--------|-------------|-------------|-----------------|

|   |     |                |                     |
|---|-----|----------------|---------------------|
| 1 | 382 | 382            | 233                 |
| 2 | 383 | 383            | 215                 |
| 3 | 419 | 419            | 45                  |
| 4 | 429 | 429            | 476                 |
|   |     | <b>Total =</b> | <b>969 Decimals</b> |

**(PART-III)****(LAND OWNED BY GROUP C LAND OWNERS)**

**ALL THAT** the piece and parcel of land containing an area of **235 Decimals (2.35 Acres)** situate lying at Krishnagar Mouza (J.L No.1) Holding no. C/171, (New) Ganga Bandh Road, ward no.20, within Maheshtala Municipality under P.S Maheshtala, Kolkata -700140 in the District of South 24 Parganas in the following Dag Nos.

| Sl. No | R.S. Dag No | L.R. Dag No    | Area in decimal     |
|--------|-------------|----------------|---------------------|
| 1      | 153/1219    | 153/1219       | 48                  |
| 2      | 153/1218    | 153/1218       | 116                 |
| 3      | 153         | 153            | 71                  |
|        |             | <b>Total =</b> | <b>235 Decimals</b> |

**(PART -IV)****(ENTIRE LAND)**

**ALL THAT** the land parcels owned by the Group-A, Group-B and Group-C Land Owners aggregate to **25.30 Acres** be the same a little more or less situate lying at amalgamated in various R.S and L.R Dags of Krishnagar Mouza (J.L No.1) hereinafter referred to as the “**ENTIRE LAND**”

| <b>RS/LR<br/>DAG<br/>NO.</b> | <b>L.R KHATIAN</b>                                                                                                                                                                                                                  | <b>AREA IN<br/>DEC<br/>IMA<br/>L</b> |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 315                          | 10149,10150,10152,10167,10168,10175,10177,10187,10188,10202,10203,10219,10255,10256,10257,10128,10293,10225,10294                                                                                                                   | 165                                  |
| 317                          | 10234,10164,10183,10220,10223,10255,10231,10232,10294                                                                                                                                                                               | 8                                    |
| 324                          | 10224,10245                                                                                                                                                                                                                         | 20                                   |
| 380                          | 10234,10176,10125,10130,10131,10132,10134,10135,10136,10139,10140,10141,10145,10151,10153,10154,10153,10156,10157,10158,10159,10160,10161,10165,10174,10192,10193,10194,10195,10196,10197,10198,10199,10210,10211,10212,10218,20242 | 429                                  |
| 381                          | 10125,10126,10142,10145,10200,10220,10223,10231,10232,10243,10254                                                                                                                                                                   | 64                                   |
| 323                          | 10176,10139,10182,10183,10190,10220,10223,10237,10231,10232                                                                                                                                                                         | 28                                   |
| 314/1217                     | 10175,10182,10142,10220,10237,10231,10232                                                                                                                                                                                           | 17                                   |
| 314                          | 10175,10178,10184,10128,10293,10225,10294                                                                                                                                                                                           | 20                                   |
| 315/1473                     | 10170,10171,10175,10178,10181,10183,10184,10208,10220,10223,10230,10231,10232                                                                                                                                                       | 44                                   |
| 313                          | 10166,10173,10180,10208,10230,10128,10293,10225                                                                                                                                                                                     | 41                                   |
| 312                          | 10133,10138,10147,10148,10172,10180,10183,10191,10201,10207,10214,10215,10217,10220,10235,10204,10293,10225                                                                                                                         | 178                                  |
| 312/1222                     | 10254, 10596                                                                                                                                                                                                                        | 12                                   |
| 312/1474                     | 10146,10184,10185,10206,10128,10225,10292,10244                                                                                                                                                                                     | 54                                   |
| 153/1475                     | 10597, 10596                                                                                                                                                                                                                        | 18                                   |

|              |                                                                               |             |
|--------------|-------------------------------------------------------------------------------|-------------|
| 316          | 10166,10180,10147,10183,10186,10213,10216,10220,10223,10255,10231,10232,10128 | 46          |
| 318          | 10176,10179,10186,10220,10223,10238, 10253,10231,10232                        | 32          |
| 319          | 10179,10183,10186,10220,10223,10228,10231,10232                               | 24          |
| 320          | 10179,10189,10220,10223,10236,10231,10232,10244                               | 27          |
| 321          | 10129,10205,10209,10220,10223,10231,10232,10164                               | 37          |
| 322          | 10169,10205,10243                                                             | 14          |
| 312/1157     | 10143,10207,10233,10243,10231,10292,10244                                     | 48          |
| 382          | 3930                                                                          | 233         |
| 383          | 3930                                                                          | 215         |
| 429          | 3930                                                                          | 476         |
| 419          | 3930                                                                          | 45          |
| 153          | 10404                                                                         | 71          |
| 153/1219     | 10404                                                                         | 48          |
| 153/1218     | 10404                                                                         | 116         |
| <b>Total</b> |                                                                               | <b>2530</b> |

**THE SCHEDULE -B ABOVE REFERRED TO**  
**(PROJECT DEVELOPMENT LAND)**

**ALL THAT** the piece and parcel of land being a demarcated portion containing an area of 42.97 Dec equivalent to 26 Cottah out of total land of 969 Decimals of Group B Land situate lying Under LR Plot No. 429 & Khatian No LR-3930 situated at Mouza Krishnagar (J.L. 1) holding No. D5/177 & D5/177A(New) Gangabandh Road, ward no.20, within Maheshtala Municipality under P.S Maheshtala Kolkata -700140 in the District of South 24 Parganas Additional District Sub-Registry Office - Behala, District – South 24-Parganas as per Plan annexed bordered in RED and butted and bounded as follows:

**ON THE NORTH** : By Part of LR Dag No 429 & River Hooghly

**ON THE SOUTH** : By Part of LR Dag No 429 & LR Dag No. 419

**ON THE EAST** : By Part of LR Dag No 429 & Ashram

**ON THE WEST** : By Part of LR Dag No 429 & LR Dag No 383.

**THE SCHEDULE-C ABOVE REFERRED TO**

**SPECIFICATIONS FOR APARTMENT**

|                                       |                                                                                   |
|---------------------------------------|-----------------------------------------------------------------------------------|
| <b><u>Structure</u></b>               | RCC Frame Structure                                                               |
| <b><u>Flooring &amp; Tiling</u></b>   |                                                                                   |
| Living & Dining                       | Antiskid Vitrified tile                                                           |
| Kitchen                               | Antiskid Vitrified tile                                                           |
| Bedrooms                              | Antiskid Vitrified tile                                                           |
| All Bathroom                          | Antiskid Vitrified for flooring and Antiskid / Glossy Ceramic tile for wall dado. |
| Balcony                               | Antiskid finish Vitrified for flooring                                            |
| Roof Area                             | Solar Reflection tiles                                                            |
| <b><u>Sanitary &amp; Plumbing</u></b> |                                                                                   |
| Water Closets -                       | EWC of reputed brand like Varmora or equivalent.                                  |
| Wash Basins -                         | Wall mounted wash basin for all Toilets.                                          |

|                                   |                                                                                                                                      |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Overhead Showers -                | Reputed brand like Jaquar or equivalent                                                                                              |
| Geyser-                           | Provision for Geyser points in all Bathroom.                                                                                         |
| Faucet-                           | Reputed brand like Jaquar or equivalent<br>(Provision can be kept, added at additional cost)                                         |
| Other accessories -               | Hand shower, Shower seat, Grab bars – (To be added at additional cost)                                                               |
| <b><u>Doors &amp; Windows</u></b> |                                                                                                                                      |
| Frames -                          | Engineered wood frames                                                                                                               |
| Door shutters                     | Main door – Engineered wood door/ Flush Door and Other doors – Engineered wood door/ Flush Door.                                     |
| Finish -                          | Main door – Engineered door with veneer and melamine polish. Other doors – Engineered frame and engineered shutter with Paint finish |
| Hardware -                        | Finish as per availability                                                                                                           |
| Door stopper -                    | Finish as per availability                                                                                                           |
| Windows-                          | Anodized/powder coated Aluminium windows. (Grill optional at an extra cost.)                                                         |
| Roof Main Doors-                  | Wood plastic composite (WPC) door with enamel paint.                                                                                 |

| <b><u>Kitchen</u></b>                                                                                                                                                                                                                            |                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Counter                                                                                                                                                                                                                                          | Vitrified Counter with a stainless steel sink,<br>Kitchen Dado to be ceramic slab up to 2ft. |
| Electrical point for water filter point,<br>Exhaust fan point or chimney point.                                                                                                                                                                  |                                                                                              |
| <b><u>Electrical</u></b>                                                                                                                                                                                                                         |                                                                                              |
| Wiring -                                                                                                                                                                                                                                         | As per IS code                                                                               |
| Earthing -                                                                                                                                                                                                                                       | As per IS code                                                                               |
| Switches -                                                                                                                                                                                                                                       | Concealed copper wiring with modular<br>switches of reputed Make                             |
| Provision for telephone in living area                                                                                                                                                                                                           |                                                                                              |
| Provision for AC in Master Bedrooms and Living area                                                                                                                                                                                              |                                                                                              |
| Provision for Geyser in Bathroom.                                                                                                                                                                                                                |                                                                                              |
| <b><u>Paint</u></b>                                                                                                                                                                                                                              |                                                                                              |
| Internal – Smooth Pop Finish                                                                                                                                                                                                                     |                                                                                              |
| External – Superfine Texture /weather coat/Paint                                                                                                                                                                                                 |                                                                                              |
| <b><u>Utilities / Services</u></b>                                                                                                                                                                                                               |                                                                                              |
| Back-up Power -                                                                                                                                                                                                                                  | Power back-up for units at additional cost.                                                  |
| Note: All specifications above are subject to change & decisions taken from time to time by the <i>Developers</i> shall be final and binding. In the brands mentioned above, the <i>Developers</i> may use equivalent brands at their discretion |                                                                                              |

Lift- 3 (Three) nos Passenger & 1 (One) nos service cum stretcher.

**THE SCHEDULE-D ABOVE REFERRED TO:**

**AMENITIES**

**(Common Parts, Portions and Amenities)**

1. **The Common Portions are at 2 (Two) levels, which are:**  
**LEVEL: Those which are common to all the segments and are collectively**  
**called the "Service Zone" and includes the following:**

**Applies to present project/phase and all projects /phases both future and past.**  
**Some facilities may be located in other projects/phases which will be**  
**available to residents of this Phase.**

- 1 Sewerage treatment Plant / Septic Tank if provided
- 2 Common generators, its installation and its allied accessories, lighting of the common areas, pumps, and common utilities.
- 3 Electric Sub-Station
- 4 Garbage Disposal area/Waste Disposal system
- 5 Roads including passages providing easement rights, installations, and security arrangements not exclusive to any segment.
- 6 Drains and sewers from the premises to the Municipal Duct /STP.
- 7 Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
- 8 Boundary walls of the premises including outer side of the walls of the building and main gates.
9. water pump and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
10. Transformer electrical wiring meters and fittings and fixtures for lighting common areas
11. Management/Maintenance Office
12. Round the Clock Security arrangements with CCTV and intercom
- 13 Fire Fighting Equipment and Extinguishers and Protection system
14. 24 Hrs water supply
15. Rain water harvesting may be created by Promoter at its sole option.

16. Dedicated communication system for telephone
17. The water pump, the pump room, water reservoir, tube-well, and distribution pipes
18. Durwans Room
19. Cable connection/ Cable TV System

### **GREEN BUILDING**

1. Low Flow Water Fixture
2. Certified Wood
3. Natural Daylight and Fresh Air
4. Light Fixtures as per Green building Compliance
5. Provision for Electrical Charging Point for Cars
6. Low VOC Point
7. Waste Water Recycling
8. Solar to meet Electricity Generation as per PCB

**LEVEL-2 :Those which are to remain common to all the Unit Owners of the residential complex of all the phases including the Senior Living Apartment, present and in future as well as in the extensions. All the Owner shall have proportionate share therein. These include the following:**

### **SPECIAL AMENITIES:**

#### **FIRST FLOOR**

1. Health station
2. Doctors Room
3. Indoor Games
4. Multi hall with stage and green rooms
5. Dining hall
6. Kitchen with dish washer and cold store
7. Office with toilets
8. Reading lounge

### **CLUB AMENITIES:**

1. Health Club with Steam, Massage, Jacuzzi and sauna
2. Well Equipped Multi GYM and aerobics
3. AC Indoor children's playing zone
4. AC Banquet hall for hosting parties with attached lawn

5. AC Home Theatre
6. AC indoor games room with Pool & Snooker tables, Table Tennis, Dart, Air hockey, Carrom, chess, card room & other board game.
7. Library cum reading room
8. Yoga / Meditation Area
9. AC guest rooms / Isolation rooms
10. Squash Court
11. Multipurpose AC Community hall with indoor sports facilities
12. Business centre with workstations and conference rooms
13. Video game parlour
14. River Lounge with Café & Alfresco Dining Area with Outdoor Seating
15. Party Lounge with Outdoor Deck

#### **OUTDOOR AMENITIES:**

1. Infinity edged swimming pool with attached kids pool
2. Aqua gym
3. Children play area
4. Basketball, Badminton court, Volleyball, Lawn Tennis & Multipurpose courts
5. Walkways, Jogging and cycling track
6. Central Lawn for community gathering and organizing festival.
7. Rock climbing for adults and children
8. Skating track
9. Riverview Deck
10. Sloped River Front Grand Lawn
11. Riverfront Promenade
12. Pirate's Ship Play Tree House
13. River facing cabanas for seating
14. Mini Golf Putting Area
15. Fishing Deck (subject to Kolkata Port Trust NOC)
16. Senior Citizen Friendly Gym
17. Senior citizen Park with Meditation Zone
18. Ghat (subject to Kolkata Port Trust NOC)
19. Jetty (subject to Kolkata Port Trust NOC)
20. River Terrace on Riverbank (subject to Kolkata Port Trust NOC)

#### **GARDENS**

1. Seasonal Fruits & Vegetables Garden
2. Pocket Gardens
3. Hammock Garden.
4. Wellness Garden

#### **INFRASTRUCTURE:**

1. Close Circuit TV
2. Efficient Fire detection and fighting system as per WBFS norms

3. Intercom /EPABX connecting each flat and reception with UPS
4. Servant /Drivers toilet in the parking floors of each building.
5. Stretcher length service lifts in each block.
6. Facility Management Office with storage area
7. Barbed/Wireless intruder alarm with CCTV
8. Driver's Lobby/Waiting Area
9. Dedicated Doctors/vendors/visitor parking in different location\_
10. Storm water drainage system. \_
11. Adequate water supply\_
12. 24/7 Continuous power supply with power backup
13. In house Transport Service
14. Mandir
15. Firefighting arrangement in the project as per fire department Norms
16. Earthquake resistant- yes
17. Project lightening resistant- yes
18. Pollution clearance- yes
19. Source of water in the project-Borewell filtered water/ municipal water

#### **CLUB :**

A 'CLUB' type facilities shall be set up 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. 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.

1. *If any Allottee becomes a member of the Club and In the event any Allottee leases or rents out his/her/its 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 Unit 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.*

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 also be open only to all Allottees of the Said Complex (3) Each Unit can opt for 1 (one) membership, irrespective of the number of Owners/Lesseees of such Unit (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 Unit, 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 Unit, 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 Unit, 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 Unit .
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:
- $$\frac{\text{Total Club and other facilities Expenses}}{\text{Total Sq.Ft of all the Allottees who have got deemed possession}}$$
4. Person (who is a member of the club) includes the spouse and dependent children. GST and all other taxes as applicable will be charged extra on the above said charges. Detailed terms and conditions of membership and rules and regulations governing the usage of the club will be formulated in due course and circulate to members before the Club is made operational. All the members will have to abide by these rules and regulations. The intended facilities of the club

*outlined in the application kit are tentative and may vary at the sole discretion of Promoter.*

**THE SCHEDULE - E ABOVE REFERRED TO**  
**(TITLE DEEDS)**  
**THE SCHEDULE D ABOVE REFERRED TO**  
**PART I**  
**(TITLE DEEDS OF GROUP A LANDOWNERS)**

The Group A Landowners purchased the Group A Land by following registered Deeds at the office of ADSR – II, SOUTH 24 PARGANAS in Book No. 1

| <b><i>Sl. No.</i></b> | <b><i>Deed No.</i></b> | <b><i>Date of Deed</i></b> | <b><i>Name of the Company</i></b> |
|-----------------------|------------------------|----------------------------|-----------------------------------|
| 1                     | 160202179              | 01-01-2021                 | SRIJAN COMPLEX PRIVATE LIMITED    |
| 2                     | 160207797              | 19-12-2020                 | ADINATH DEVCON PRIVATE LIMITED    |
| 3                     | 160207792              | 19-12-2020                 | ADINATH INFRACON PRIVATE LIMITED  |
| 4                     | 160200011              | 01-01-2021                 | AKSHI VYAPAR LLP                  |
| 5                     | 160207648              | 26-12-2020                 | ANGELICA REALTY LLP               |
| 6                     | 160200040              | 01-01-2021                 | AQUABLUE REALTY LLP               |
| 7                     | 160200039              | 01-01-2021                 | ARIT DEALCOM LLP                  |
| 8                     | 160207672              | 26-12-2020                 | ARJUN DEALERS PRIVATE LIMITED     |
| 9                     | 160200055              | 01-01-2021                 | BADRINATH INFRABUILD PVT LTD      |
|                       | 160207794              | 19-12-2020                 | BADRINATH INFRABUILD PVT LTD      |

|    |           |            |                                    |
|----|-----------|------------|------------------------------------|
|    | 160717012 | 16-12-2022 | BADRINATH INFRABUILD PVT LTD       |
| 10 | 160207668 | 26-12-2020 | BALAJI RETAILERS PRIVATE LIMITED   |
| 11 | 160207818 | 19-12-2020 | BALGOPAL INFRAPROMOTERS PVT LTD    |
| 12 | 160207778 | 19-12-2020 | BALGOPAL REALDEV PVT LTD           |
| 13 | 160207788 | 19-12-2020 | BASUKINATH VINIMAY PRIVATE LIMITED |
| 14 | 160207641 | 26-12-2020 | BHAGWATI INFRAPROMOTERS LLP        |
| 15 | 160207828 | 19-12-2020 | BHAGWATI INFRAREALTY PVT LTD       |
| 16 | 160207821 | 19-12-2020 | BHOOTNATH INFOTECH PVT LTD         |
| 17 | 160207603 | 25-12-2020 | BHUVI DEALTRADE LLP                |
| 18 | 160207669 | 26-12-2020 | DAFFODIL VYAPAR PRIVATE LIMITED    |
| 19 | 160207695 | 26-12-2020 | DELMON REALTY LLP                  |
| 20 | 160207637 | 26-12-2020 | DUMONT REALTY LLP                  |
| 21 | 160207785 | 19-12-2020 | EKDANT INFRAPROPERTIES PVT LTD     |
| 22 | 160207442 | 19-12-2020 | EKDANT PROCON PRIVATE LIMITED      |
| 23 | 160207441 | 19-12-2020 | EKDANT PROJECTS PRIVATE LIMITED    |
| 24 | 160207440 | 19-12-2020 | ELECT REAL ESATE PRIVATE LIMITED   |
| 25 | 160207447 | 19-12-2020 | ELIGIBLE PROCON PRIVATE LIMITED    |
| 26 | 160200031 | 01-01-2021 | ELINA DEALERS LLP                  |
| 27 | 160207448 | 19-12-2020 | ELITE COMMODITIES PRIVATE LIMITED  |
| 28 | 160207437 | 19-12-2020 | ELITE CONSUMER GOODS PVT LTD       |
| 29 | 160207446 | 19-12-2020 | ELITE DEVCON PRIVATE LIMITED       |
| 30 | 160207793 | 19-12-2020 | EVERGROW DEVELOPERS PVT LTD        |
| 31 | 160207769 | 19-12-2020 | EXCELLENT CONCLAVE PVT LTD         |
| 32 | 160207795 | 19-12-2020 | EXPRESS COMMODITIES PVT LTD        |

|    |           |            |                                     |
|----|-----------|------------|-------------------------------------|
| 33 | 160200020 | 01-01-2021 | EXPRESS CONSUMER GOODS LLP          |
|    | 160717012 | 16-12-2022 | EXPRESS CONSUMER GOODS LLP          |
| 34 | 160202178 | 01-01-2021 | FOXTAIL REALTY LLP                  |
| 35 | 160207838 | 19-12-2020 | IDEAL CONCLAVE PRIVATE LIMITED      |
| 36 | 160200054 | 30-12-2020 | IMPERIAL PLAZA PRIVATE LIMITED      |
| 37 | 160207832 | 19-12-2020 | IMPERIAL RESIDENCY PRIVATE LIMITED  |
| 38 | 160207780 | 19-12-2020 | INCREDIBLE BUILDERS PRIVATE LIMITED |
| 39 | 160207789 | 19-12-2020 | INDEX DEVELOPERS PRIVATE LIMITED    |
| 40 | 160200056 | 19-12-2020 | INDRALOK COMPLEX PRIVATE LIMITED    |
| 41 | 160207445 | 19-12-2020 | INTENT BUILDERS PRIVATE LIMITED     |
| 42 | 160207835 | 19-12-2020 | INTERCITY PROJECTS PRIVATE LIMITED  |
| 43 | 160207831 | 19-12-2020 | ISOLATE REALESTATE PRIVATE LIMITED  |
| 44 | 160200048 | 01-01-2021 | JAMPUI HEIGHTS LLP                  |
| 45 | 160207829 | 19-12-2020 | KAMRUP COMMERCIAL PRIVATE LIMITED   |
|    | 160717013 | 16-12-2022 | KAMRUP COMMERCIAL PRIVATE LIMITED   |
| 46 | 160207791 | 19-12-2020 | KAMRUP DISTRIBUTORS PVT LTD         |
| 47 | 160207779 | 19-12-2020 | KAMRUP MARKETING PRIVATE LIMITED    |
| 48 | 160207640 | 26-12-2020 | KYAL HIRISE LLP                     |
| 49 | 160207638 | 26-12-2020 | KYAL RESIDENCY LLP                  |
| 50 | 160201969 | 23-02-2021 | LANSDOWN MEDICALS PVT LTD           |
| 51 | 160207636 | 26-12-2020 | LIBERAL BARTER LLP.                 |
| 52 | 160207635 | 26-12-2020 | LILY ADVISORY SERVICES LLP          |
| 53 | 160200029 | 01-01-2021 | LINWOOD HIRISE LLP                  |
| 54 | 160200050 | 01-01-2021 | MAIPO COMPLEX LLP                   |

|    |           |            |                                    |
|----|-----------|------------|------------------------------------|
| 55 | 160207667 | 26-12-2020 | MANYA AGENCIES PRIVATE LIMITED     |
| 56 | 160207665 | 26-12-2020 | MANYA DISTRIBUTORS PRIVATE LIMITED |
| 57 | 160207833 | 19-12-2020 | MAYFAIR VYAPAAR PRIVATE LIMITED    |
| 58 | 160200051 | 01-01-2021 | MILKWEED ESTATES LLP               |
|    | 160717014 | 16-12-2022 | MILKWEED ESTATES LLP               |
| 59 | 160207634 | 26-12-2020 | MORVEN REALTY LLP                  |
| 60 | 160207796 | 19-12-2020 | MURLIDHAR TRADING PRIVATE LIM ITED |
| 61 | 160207443 | 19-12-2020 | N K ABAAS PRIVATE LIMITED          |
| 62 | 160207787 | 19-12-2020 | N.K. HIRISE PRIVATE LIMITED        |
| 63 | 160207309 | 16-12-2020 | N.K. NIKETAN PRIVATE LIMITED       |
| 64 | 160207310 | 16-12-2020 | N.K. PLAZA PRIVATE LIMITED         |
| 65 | 160207444 | 19-12-2020 | N.K. REGENCY PRIVATE LIMITED       |
| 66 | 160201973 | 23-02-2021 | N.K. TOWER PRIVATE LIMITED         |
| 67 | 160207664 | 26-12-2020 | NEELKANTH INFRAPROMOTERS PVT LTD   |
| 68 | 160207837 | 19-12-2020 | NEELKANTH INFREAREALTY PVT LTD     |
| 69 | 160200035 | 01-01-2021 | NEW WAYS CONSUMER GOODS PVT LTD    |
| 70 | 160200028 | 01-01-2021 | NORTH EAST CONSUMER GOODS PVT LTD  |
| 71 | 160207836 | 19-12-2020 | NORTH EAST RETAILERS LLP           |
| 72 | 160207671 | 26-12-2020 | PARMATMA TIE UP LLP                |
| 73 | 160200018 | 01-01-2021 | RAJRAMBHA HEIGHTS LLP              |
| 74 | 160200046 | 01-01-2021 | REDMAPLE REALTORS LLP              |
| 75 | 160200032 | 01-01-2021 | RIDHI SIDHI NIKETAN PVT LTD        |
| 76 | 160201970 | 23-02-2021 | ROLCON FINVEST PRIVATE LIMITED     |
| 77 | 160207830 | 19-12-2020 | SALASAR CONSUMER GOODS LLP         |

|     |           |            |                                   |
|-----|-----------|------------|-----------------------------------|
| 78  | 160200044 | 01-01-2021 | SALASAR DISTRIBUTORS PVT LTD      |
| 79  | 160207601 | 25-12-2020 | SHAGUN INFRAPROMOTERS PVT LTD     |
| 80  | 160200045 | 01-01-2021 | SHAGUN REALDEV PRIVATE LIMITED    |
| 81  | 160207631 | 26-12-2020 | SHEROWALI DISTRIBUTORS LLP        |
| 82  | 160202177 | 01-01-2021 | SHIVAM CONSUMER GOODS PVT LTD     |
| 83  | 160200014 | 01-01-2021 | SHIVAM RETAILERS PVT LTD          |
| 84  | 160207663 | 26-12-2020 | SHRADDHA NIKETAN PRIVATE LIMITED. |
| 85  | 160207599 | 25-12-2020 | SHRADDHA PROPERTIES PVT LTD       |
| 86  | 160200026 | 01-01-2021 | SIGMA CONSUMER GOODS PVT LTD      |
| 87  | 160207630 | 26-12-2020 | SILVERBELL REALTY LLP             |
| 88  | 160207629 | 26-12-2020 | SILVERLING REALTY LLP.            |
| 89  | 160207604 | 25-12-2020 | SITALA DEVCON PRIVATE LIMITED     |
| 90  | 160200042 | 01-01-2021 | SITALA INFRADEV PRIVATE LIMITED   |
|     | 160717010 | 16-12-2022 | SITALA INFRADEV PRIVATE LIMITED   |
| 91  | 160207628 | 26-12-2020 | SNEHSIL ADVISORY LLP              |
| 92  | 160717011 | 16-12-2022 | SOLIMANA REALTY LLP               |
| 93  | 160201972 | 23-02-2021 | SOLIMANA REALTY LLP               |
| 94  | 160201971 | 23-02-2021 | SRIJAN ESKAY STUDIOS LLP          |
| 95  | 160202175 | 01-01-2021 | SUPERNOVA REALTORS LLP            |
| 96  | 160207627 | 26-12-2020 | SUVRIDHI COMMERCE LLP             |
| 97  | 160207650 | 26-12-2020 | TANVI AGENCIES PRIVATE LIMITED    |
| 98  | 160207626 | 26-12-2020 | TANVI DEAL TRADE PRIVATE LIMITED  |
| 99  | 160207652 | 26-12-2020 | TANVI DEALCOM PRIVATE LIMITED     |
| 100 | 160207654 | 26-12-2020 | TANVI DEALERS PRIVATE LIMITED     |

|     |           |            |                                    |
|-----|-----------|------------|------------------------------------|
| 101 | 160207655 | 26-12-2020 | TANVI DEALMARK PRIVATE LIMITED     |
| 102 | 160207661 | 26-12-2020 | TANVI DISTRIBUTORS PRIVATE LIMITED |
| 103 | 160207659 | 26-12-2020 | TANVI NIWAS PRIVATE LIMITED        |
| 104 | 160207660 | 26-12-2020 | TANVI RESIDENCY LLP                |
| 105 | 160207670 | 26-12-2020 | TANVI TIE-UP PRIVATE LIMITED       |
| 106 | 160207602 | 25-12-2020 | TANVI TOWER PRIVATE LIMITED        |
| 107 | 160207662 | 26-12-2020 | TANVI TRADECOM PRIVATE LIMITED     |
| 108 | 160207598 | 25-12-2020 | TIRUPATI ADVISORY SERVICES PVT LTD |
| 109 | 160202176 | 01-01-2021 | TIRUPATI CONSUMER GOODS PVT LTD    |
| 110 | 160200049 | 01-01-2021 | TRIEYE PROPERTIES LLP              |
| 111 | 160200043 | 01-01-2021 | TRIMUKH REGENCY LLP                |
| 112 | 160200047 | 01-01-2021 | TRIPACK ESTATES LLP                |
| 113 | 160207600 | 25-12-2020 | UDAY INFOTECH PRIVATE LIMITED      |
| 114 | 160200017 | 01-01-2021 | UDAY NIWAS PVT LTD                 |
| 115 | 160200022 | 01-01-2021 | UTILITY COMPLEX PRIVATE LIMITED    |
| 116 | 160200019 | 01-01-2021 | VINAYAK GARDENS PRIVATE LIMITED    |
| 117 | 160200023 | 01-01-2021 | WATERTOWN ESTATES LLP              |
| 118 | 160200016 | 01-01-2021 | WISECRACK TOWERS LLP               |
| 119 | 160200041 | 01-01-2021 | YELAGIRI REALTY LLP                |

#### **TITLE DEEDS OF GROUP B LAND OWNERS**

#### **PART II**

The Group B Landowners purchased the Group B Land by following registered Deeds at the office of A.R.A. I, Kolkata, in Book No. I.

| SL.                                | DEED<br>N<br>C | YEAR | PURCHASER                                                                                                                        |
|------------------------------------|----------------|------|----------------------------------------------------------------------------------------------------------------------------------|
| 1                                  | 2094           | 2001 | Subhash Chandra Ghosh                                                                                                            |
| 2                                  | 2095           | 2001 | Subhash Chandra Ghosh                                                                                                            |
| 3.                                 | 2990           | 2001 | Biswanath Singh                                                                                                                  |
| 4                                  | 2991           | 2001 | Biswanath Singh                                                                                                                  |
| 5                                  | 3452           | 2001 | Buddhadeb Mazumder                                                                                                               |
| 6.                                 | 3453           | 2001 | Ranjit Kumar Ghosh                                                                                                               |
| 7.                                 | 3454           | 2001 | Buddhadeb Mazumder                                                                                                               |
| 8.                                 | 3455           | 2001 | Ranjit Kumar Ghosh                                                                                                               |
| <b>DETAILS OF PARTNERSHIP DEED</b> |                |      |                                                                                                                                  |
| 1.                                 | 2368           | 2001 | Ranjit Kumar Ghosh, Subhash<br>Chandra Ghosh, Biswanath<br>Singh and Buddhadeb<br>Mazumder<br>CONSTITUTED<br>SWAN ENGINEERING CO |
| 2.                                 | 00068          | 2021 | Ranjit Kumar Ghosh, Bishwanath<br>Singh, Srijan Residency LLP,<br>Ram Naresh Agarwal                                             |
| 3.                                 | 00228          | 2022 | Srijan Residency LLP, Ram Naresh<br>Agarwal and Karan Agarwal                                                                    |

### **TITLE DEED OF GROUP C LANDOWNER**

#### **Part III**

The Group C Landowners purchased the Group C Land by registered Deeds, registered in the Office of the DSR - III, South 24 Parganas recorded in Book No. I, Volume No. 1603/2021, Pages 282483 to 282520 Being No. 09570 for the year 2021.

| Sl. No. | Deed No.   | Date of Deed | Name of the Purchaser   |
|---------|------------|--------------|-------------------------|
| 1       | 160710320  | 12.10.2018   | Maheshtala Municipality |
| 2       | 160200640  | 08.02.2019   | Maheshtala Municipality |
| 3       | 160201515  | 21.02.2019   | Maheshtala Municipality |
| 4       | 1602-00436 | 11.09.2019   | Maheshtala Municipality |

**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