

OPTIMA-PHASE-2
CONVEYANCE DEED

THIS INDENTURE made this ____ day of _____ Two
Thousand _____

BETWEEN

- (1) **PICHOLA AAWAS LLP (PAN ABBFP1176C)** the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, 3RD FLOOR, FLAT NO. 3S, KOLKATA, WEST BENGAL, P.S. PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

- (2) **PICHOLA ABASAN LLP (PAN ABBFP1175B)** the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, 3RD FLOOR, FLAT NO. 3S, KOLKATA, WEST BENGAL, P.S. PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

- (3) **PICHOLA BUILDERS LLP (PAN ABBFP1173H)** the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, 3RD FLOOR, FLAT NO. 3S, KOLKATA, WEST BENGAL, P.S. PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

- (4) **PICHOLA COMPLEX LLP (PAN ABBFP1174A)** the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, 3RD FLOOR, FLAT NO. 3S, KOLKATA, WEST BENGAL, P.S. PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory

PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(5) PICHOLA CONCLAVE LLP (PAN ABBFP1179P) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, 3RD FLOOR, FLAT NO. 3S, KOLKATA, WEST BENGAL, P.S. PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(6) PICHOLA CONSTRUCTIONS LLP (PAN ABBFP1568N) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, 3RD FLOOR, FLAT NO. 3S, KOLKATA, WEST BENGAL, P.S. PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(7) PICHOLA DEVCON LLP (PAN ABBFP1178N) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, 3RD FLOOR, FLAT NO. 3S, KOLKATA, WEST BENGAL, P.S. PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(8) PICHOLA DEVELOPERS LLP (PAN ABBFP1177D) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, 3RD FLOOR, FLAT NO. 3S, KOLKATA, WEST BENGAL, P.S.

PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(9) PICHOLA ENCLAVE LLP (PAN ABBFP1185D) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A,LOUDON STREET,3RD FLOOR,FLAT NO. 3S, KOLKATA,WEST BENGAL, P.S. PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(10) PICHOLA ESTATES LLP (PAN ABBFP1186A) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A,LOUDON STREET,3RD FLOOR,FLAT NO. 3S, KOLKATA,WEST BENGAL, P.S. PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(11) PICHOLA INFRABUILD LLP (PAN ABBFP1187B) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A,LOUDON STREET,3RD FLOOR,FLAT NO. 3S, KOLKATA,WEST BENGAL, P.S. PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(12) PICHOLA INFRACON LLP (PAN ABBFP1288M) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A,LOUDON STREET,3RD FLOOR,FLAT NO. 3S, KOLKATA,WEST BENGAL, P.S.

PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(13) PICHOLA INFRAPROMOTERS LLP (PAN ABBFP1181H) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A,LOUDON STREET,3RD FLOOR,FLAT NO. 3S, KOLKATA,WEST BENGAL, P.S. PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(14) PICHOLA INFRAPROPERTIES LLP (PAN ABBFP1180G) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A,LOUDON STREET,3RD FLOOR,FLAT NO. 3S, KOLKATA,WEST BENGAL, P.S. PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(15) PICHOLA INFRAREALTY LLP (PAN ABBFP1269Q) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A,LOUDON STREET,3RD FLOOR,FLAT NO. 3S, KOLKATA,WEST BENGAL, P.S. PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(16) PICHOLA INFRASTRUCTURE LLP (PAN ABBFP1188Q) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A,LOUDON STREET,3RD FLOOR,FLAT NO. 3S, KOLKATA,WEST BENGAL, P.S.

PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(17) PICHOLA NIKETAN LLP (PAN ABBFP1184C) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, 3RD FLOOR, FLAT NO. 3S, KOLKATA, WEST BENGAL, P.S. PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(18) PICHOLA NIRMAN LLP (PAN ABBFP1183F) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, 3RD FLOOR, FLAT NO. 3S, KOLKATA, WEST BENGAL, P.S. PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(19) PICHOLA PLAZA LLP (PAN ABBFP1182E) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 22A, LOUDON STREET, 3RD FLOOR, FLAT NO. 3S, KOLKATA, WEST BENGAL, P.S. PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(20) SAHARSH YARN PRIVATE LIMITED (PAN AAECs6299L) A Company incorporated under The Companies Act, 1956 having its regd. Office at 22A, LOUDON STREET, 3RD FLOOR, FLAT NO. 3S, KOLKATA, WEST BENGAL, P.S. PARK STREET, P.O PARK STREET

H.O. represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(21) SHYAMA WEALTH MANAGEMENT PRIVATE LIMITED (PAN AAMCS3051J) A Company incorporated under The Companies Act,1956 having its regd. Office at 22A,LOUDON STREET,3RD FLOOR,FLAT NO. 3S, KOLKATA,WEST BENGAL, P.S. PARK STREET, P.O PARK STREET H.O., represented by Authorised Signatory PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(22) SHYAMA BIO-CONS PRIVATE LIMITED (PAN AAJCS8346K) A Company incorporated under The Companies Act,1956 having its regd. Office at 22A,LOUDON STREET,3RD FLOOR,FLAT NO. 3S, KOLKATA,WEST BENGAL, P.S. PARK STREET, P.O PARK STREET H.O., represented by Director PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(23) ADHUNIK DEALCOM PRIVATE LIMITED (PAN AAGCA9341K) A Company incorporated under The Companies Act,1956 having its regd. Office at 22A,LOUDON STREET,3RD FLOOR,FLAT NO. 3S, KOLKATA,WEST BENGAL, P.S. PARK STREET, P.O PARK STREET H.O., represented by Director PRADEEP KUMAR PODDAR (PAN AEKPP9383H) (AADHAR No. 9547-5883-2850) son of LATE KAJORMAL PODDAR, residing at 386, S.K.DEB ROAD, SIREEBHUMI, NORTH 24 PARAGANAS , WEST BENGAL-700048, P.S. LAKE TOWN, P.O. SHREEBHUMI.

(24) BACALAR ABASAN LLP (PAN AAYFB6458K) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R N MUKHERJEE ROAD, SUITE F, 4TH FLOOR, KOLKATA - 700001, WEST BENGAL

P.S. HARE STREET, P.O. RN KUKHERJEE ROAD, represented by Authorised Signatory SUBHASH KUMAR ROONGTA (PAN ADEPR0760M) (AADHAR No. 685484152039) son of LATE JUGAL KISHORE ROONGTA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S BIDHANNAGAR, P.O. BIDHANNAGAR.

(25) BACALAR BUILDERS LLP (PAN AAYFB6381P) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R N MUKHERJEE ROAD, SUITE F, 4TH FLOOR, P.O. R.N.MUKHERJEE RD., P.S. HARE STREET KOLKATA - 700001, WEST BENGAL, represented by Authorised Signatory SUBHASH KUMAR ROONGTA (PAN ADEPR0760M) (AADHAR No. 685484152039) son of LATE JUGAL KISHORE ROONGTA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S BIDHANNAGAR, P.O. BIDHANNAGAR.

(26) BACALAR CONSTRUCTION LLP (PAN AAYFB6382Q) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R N MUKHERJEE ROAD, SUITE F, 4TH FLOOR, P.O. R.N.MUKHERJEE RD., P.S. HARE STREET KOLKATA - 700001, WEST BENGAL, represented by Authorised Signatory SUBHASH KUMAR ROONGTA (PAN ADEPR0760M) (AADHAR No. 685484152039) son of LATE JUGAL KISHORE ROONGTA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S BIDHANNAGAR, P.O. BIDHANNAGAR.

(27) BACALAR DEVELOPERS LLP (PAN AAYFB6383R) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R N MUKHERJEE ROAD, SUITE F, 4TH FLOOR, P.O. R.N.MUKHERJEE RD., P.S. HARE STREET KOLKATA - 700001, WEST BENGAL, represented by Authorised Signatory SUBHASH KUMAR ROONGTA (PAN ADEPR0760M) (AADHAR No. 685484152039) son of LATE JUGAL KISHORE ROONGTA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S BIDHANNAGAR, P.O. BIDHANNAGAR.

- (28) **BACALAR NIRMAN LLP (PAN AAYFB6385K)** the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R N MUKHERJEE ROAD, SUITE F, 4TH FLOOR, P.O. R.N.MUKHERJEE RD., P.S. HARE STREET KOLKATA - 700001, WEST BENGAL, represented by Authorised Signatory SUBHASH KUMAR ROONGTA (PAN ADEPR0760M) (AADHAR No. 685484152039) son of LATE JUGAL KISHORE ROONGTA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S. BIDHANNAGAR, P.O. BIDHANNAGAR.
- (29) **BACALAR INFRABUILD LLP (PAN AAYFB6384J)** the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R N MUKHERJEE ROAD, SUITE F, 4TH FLOOR, P.O. R.N.MUKHERJEE RD., P.S. HARE STREET KOLKATA - 700001, WEST BENGAL, represented by Authorised Signatory SUBHASH KUMAR ROONGTA (PAN ADEPR0760M) (AADHAR No. 685484152039) son of LATE JUGAL KISHORE ROONGTA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S. BIDHANNAGAR, P.O. BIDHANNAGAR.
- (30) **BACALAR PROJECTS LLP (PAN AAYFB6386L)** the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R N MUKHERJEE ROAD, SUITE F, 4TH FLOOR, P.O. R.N.MUKHERJEE RD., P.S. HARE STREET KOLKATA - 700001, WEST BENGAL, represented by Authorised Signatory SUBHASH KUMAR ROONGTA (PAN ADEPR0760M) (AADHAR No. 685484152039) son of LATE JUGAL KISHORE ROONGTA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S. BIDHANNAGAR, P.O. BIDHANNAGAR.
- (31) **JAYRADHA REALTY LLP (PAN AARFJ6572D)** the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R N MUKHERJEE ROAD, SUITE F, 4TH FLOOR, P.O. R.N.MUKHERJEE RD., P.S. HARE STREET KOLKATA - 700001, WEST BENGAL, represented by Authorised Signatory SUBHASH KUMAR ROONGTA (PAN ADEPR0760M) (AADHAR No. 685484152039) son of LATE JUGAL

KISHORE ROONGTA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S BIDHANNAGAR, P.O. BIDHANNAGAR.

(32) KALIMAA REALTY LLP (PAN AAYFK0809K) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R N MUKHERJEE ROAD, SUITE F, 4TH FLOOR, P.O. R.N.MUKHERJEE RD., P.S. HARE STREET KOLKATA - 700001, WEST BENGAL, represented by Authorised Signatory SUBHASH KUMAR ROONGTA (PAN ADEPR0760M) (AADHAR No. 685484152039) son of LATE JUGAL KISHORE ROONGTA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S BIDHANNAGAR, P.O. BIDHANNAGAR.

(33) TARAMAA REALTY LLP (PAN AASFT2947F) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R N MUKHERJEE ROAD, SUITE F, 4TH FLOOR, P.O. R.N.MUKHERJEE RD., P.S. HARE STREET KOLKATA - 700001, WEST BENGAL, represented by Authorised Signatory SUBHASH KUMAR ROONGTA (PAN ADEPR0760M) (AADHAR No. 685484152039) son of LATE JUGAL KISHORE ROONGTA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S BIDHANNAGAR, P.O. BIDHANNAGAR.

(34) SHIVAPRIYA REALTY LLP (PAN AEOFS3919J) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R N MUKHERJEE ROAD, SUITE F, 4TH FLOOR, P.O. R.N.MUKHERJEE RD., P.S. HARE STREET, KOLKATA - 700001, WEST BENGAL, represented by Authorised Signatory SUBHASH KUMAR ROONGTA (PAN ADEPR0760M) (AADHAR No. 685484152039) son of LATE JUGAL KISHORE ROONGTA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S BIDHANNAGAR, P.O. BIDHANNAGAR.

(35) PARBATI REALTY LLP (PAN ABBFP1266B) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 25, R N MUKHERJEE

ROAD, SUITE F, 4TH FLOOR, P.O. R.N.MUKHERJEE RD., P.S. HARE STREET,KOLKATA - 700001, WEST BENGAL, represented by Authorised Signatory SUBHASH KUMAR ROONGTA (PAN ADEPR0760M) (AADHAR No. 685484152039) son of LATE JUGAL KISHORE ROONGTA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S BIDHANNAGAR, P.O. BIDHANNAGAR.

(36) SCIENTIFIC APPARATUS MANUFACTURING COMPANY

PRIVATE LIMITED (PAN AADCS8747E) A Company incorporated under The Companies Act,1956, having its regd. Office at 25, R N MUKHERJEE ROAD, SUITE F, 4TH FLOOR, P.O. R.N.MUKHERJEE RD., P.S. HARE STREET KOLKATA - 700001, WEST BENGAL, represented by Director SUBHASH KUMAR ROONGTA (PAN ADEPR0760M) (AADHAR No. 685484152039) son of LATE JUGAL KISHORE ROONGTA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S BIDHANNAGAR, P.O. BIDHANNAGAR.

(37) SHREY ROONGTA HUF (PAN ABIHS2941F)

having its principal business at 25, R N MUKHERJEE ROAD, SUITE F, 4TH FLOOR, KOLKATA - 700001, P.O. R.N.MUKHERJEE RD., P.S. HARE STREET WEST BENGAL, represented by Karta SHREY ROONGTA (PAN ADNPR4012R) (AADHAR No. 341984551904) son of KAILASH ROONGTA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S BIDHANNAGAR, P.O. BIDHANNAGAR.

(38) SUBHASH KUMAR ROONGTA (PAN ADEPR0760M) (AADHAR

No. 685484152039), son of LATE JUGAL KISHORE ROONGTA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S BIDHANNAGAR, P.O. BIDHANNAGAR.

(39) KAILASH ROONGTA (PAN ACIPR3837J) (AADHAR No.

253104196113), son of LATE JUGAL KISHORE ROONGTA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S BIDHANNAGAR, P.O. BIDHANNAGAR.

- (40) **BELA ROONGTA (PAN ADOPR8481R) (AADHAR No. 671520812150)**, daughter of LATE JUGAL KISHORE SARAF residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S BIDHANNAGAR, P.O. BIDHANNAGAR.
- (41) **ANITA ROONGTA (PAN ADIPR1963N) (AADHAR No. 996976812659)**, daughter of LATE VISHWANATH KEDIA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S BIDHANNAGAR, P.O. BIDHANNAGAR.
- (42) **SUBHASH KUMAR ROONGTA HUF (PAN AAFHS3450M)** having its principal business at 25, R N MUKHERJEE ROAD, SUITE F, 4TH FLOOR, KOLKATA - 700001, WEST BENGAL, P.O. R.N.MUKHERJEE RD., P.S. HARE STREET, represented by Karta SUBHASH KUMAR ROONGTA (PAN ADEPR0760M) (AADHAR No. 685484152039) son of LATE JUGAL KISHORE ROONGTA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S BIDHANNAGAR, P.O. BIDHANNAGAR.
- (43) **KAILASH ROONGTA HUF (PAN AACHK5148P)** having its principal business at 25, R N MUKHERJEE ROAD, SUITE F, 4TH FLOOR, KOLKATA - 700001, WEST BENGAL, P.O. R.N.MUKHERJEE RD., P.S. HARE STREET, represented by Karta KAILASH ROONGTA (PAN ACIPR3837J) (AADHAR No. 253104196113) son of LATE JUGAL KISHORE ROONGTA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S BIDHANNAGAR, P.O. BIDHANNAGAR.
- (44) **ABHISHEK ROONGTA (PAN AHZPR6983P) (AADHAR No. 214115785375)**, son of SUBHASH KUMAR ROONGTA residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S BIDHANNAGAR, P.O. BIDHANNAGAR.
- (45) **VIDHII ROONGTA (PAN BLZPB5906M) (AADHAR No. 7027 8736 8461)**, daughter of ANUP BAJAJ residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, WEST BENGAL, PIN-700064, P.S BIDHANNAGAR, P.O. BIDHANNAGAR.

- (46) **ABHISHEK ROONGTA HUF (PAN AATHA1204R)** having its principal business at 25, R N MUKHERJEE ROAD, SUITE F, 4TH FLOOR, KOLKATA, West Bengal, Pin-700001, India, Police Station HARE STREET, Post Office R.N MUKHERJE ROAD, West Bengal – 700 001, represented by Karta ABHISHEK ROONGTA (PAN AHZPR6983P) (AADHAR NO. 2141 1578 5375) son of Subhash Kumar Roongta, residing at AD-29, SALT LAKE, SECTOR-1, BIDHANNAGAR(M), KOLKATA, , Post Office- Bidhannagar,, Police Station- BIDHANNAGAR, West Bengal PIN – 700064
- (47) **GANGAPURNA AAWAS LLP (PAN AAXFG3828R)** the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 36/1A, ELGIN ROAD, KOLKATA – 700020, Post Office- L R SARANI, Police Station- Bhawanipore, represented by authorized signatory Sri Ram Naresh Agarwal, (PAN: ACYPA1903G) (AADHAR: 5948 8963 0890) son of Late N.K. Agarwal, residing at SOUTH CITY GALAXY, FLAT NO. 5A, 2, JUSTICE CHANDRA MADHAB ROAD, BHAWANIPUR, L. R SARANI, KOLKATA – 700020, Post Office- L R SARANI, Police Station- Bhawanipore,.
- (48) **GANGAPURNA ABASAN LLP (PAN AAXFG3827A)** the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 36/1A, ELGIN ROAD, KOLKATA – 700020, Post Office- L R SARANI, Police Station- Bhawanipore,, represented by authorized signatory Sri Ram Naresh Agarwal, (PAN: ACYPA1903G) (AADHAR: 5948 8963 0890) son of Late N.K. Agarwal, residing at SOUTH CITY GALAXY, FLAT NO. 5A, 2, JUSTICE CHANDRA MADHAB ROAD, BHAWANIPUR, L. R SARANI, KOLKATA – 700020, Post Office- L R SARANI, Police Station- Bhawanipore,.
- (49) **GANGAPURNA BUILDERS LLP (PAN AAXFG3829Q)** the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 36/1A, ELGIN ROAD, KOLKATA – 700020, Post Office- L R SARANI, Police Station- Bhawanipore,, represented by authorized signatory Sri Ram Naresh Agarwal, (PAN: ACYPA1903G) (AADHAR: 5948 8963 0890) son of Late N.K. Agarwal, residing at SOUTH CITY GALAXY, FLAT NO. 5A, 2, JUSTICE CHANDRA MADHAB ROAD, BHAWANIPUR, L. R SARANI,

KOLKATA – 700020, Post Office- L R SARANI, Police Station-Bhawanipore,.

(50) GANGAPURNA COMPLEX LLP (PAN AAXFG3826B) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 36/1A, ELGIN ROAD, KOLKATA – 700020, Post Office- L R SARANI, Police Station-Bhawanipore,, represented by authorized signatory Sri Ram Naresh Agarwal,(PAN: ACYPA1903G) (AADHAR: 5948 8963 0890) son of Late N.K.Agarwal, residing at SOUTH CITY GALAXY, FLAT NO. 5A, 2, JUSTICE CHANDRA MADHAB ROAD, BHAWANIPUR, L. R SARANI, KOLKATA – 700020, Post Office- L R SARANI, Police Station-Bhawanipore,.

(51) GANGAPURNA CONCLAVE LLP (PAN AAXFG3825C) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 36/1A, ELGIN ROAD, KOLKATA – 700020, Post Office- L R SARANI, Police Station-Bhawanipore,, represented by authorized signatory Sri Ram Naresh Agarwal,(PAN: ACYPA1903G) (AADHAR: 5948 8963 0890) son of Late N.K.Agarwal, residing at SOUTH CITY GALAXY, FLAT NO. 5A, 2, JUSTICE CHANDRA MADHAB ROAD, BHAWANIPUR, L. R SARANI, KOLKATA – 700020, Post Office- L R SARANI, Police Station-Bhawanipore,.

(52) GANGAPURNA DEVCON LLP (PAN AAXFG3807E) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 36/1A, ELGIN ROAD, KOLKATA – 700020, Post Office- L R SARANI, Police Station-Bhawanipore,, represented by authorized signatory Sri Ram Naresh Agarwal,(PAN: ACYPA1903G) (AADHAR: 5948 8963 0890) son of Late N.K.Agarwal, residing at SOUTH CITY GALAXY, FLAT NO. 5A, 2, JUSTICE CHANDRA MADHAB ROAD, BHAWANIPUR, L. R SARANI, KOLKATA – 700020, Post Office- L R SARANI, Police Station-Bhawanipore,.

(53) GANGAPURNA ENCLAVE LLP (PAN AAXFG3806F) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 36/1A, ELGIN ROAD, KOLKATA – 700020, Post Office- L R SARANI, Police Station-

Bhawanipore,, represented by authorized signatory Sri Ram Naresh Agarwal,(PAN: ACYPA1903G) (AADHAR: 5948 8963 0890) son of Late N.K.Agarwal, residing at SOUTH CITY GALAXY, FLAT NO. 5A, 2, JUSTICE CHANDRA MADHAB ROAD, BHAWANIPUR, L. R SARANI, KOLKATA – 700020, Post Office- L R SARANI, Police Station-Bhawanipore,.

(54) GANGAPURNA ESTATES LLP (PAN AAXFG3805G) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 36/1A, ELGIN ROAD, KOLKATA – 700020, Post Office- L R SARANI, Police Station-Bhawanipore,, represented by authorized signatory Sri Ram Naresh Agarwal,(PAN: ACYPA1903G) (AADHAR: 5948 8963 0890) son of Late N.K.Agarwal, residing at SOUTH CITY GALAXY, FLAT NO. 5A, 2, JUSTICE CHANDRA MADHAB ROAD, BHAWANIPUR, L. R SARANI, KOLKATA – 700020, Post Office- L R SARANI, Police Station-Bhawanipore,.

(55) GANGAPURNA HIGH PROPERTIES LLP (PAN AAXFG3804H) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 36/1A, ELGIN ROAD, KOLKATA – 700020, Post Office- L R SARANI, Police Station-Bhawanipore,, represented by authorized signatory Sri Ram Naresh Agarwal,(PAN: ACYPA1903G) (AADHAR: 5948 8963 0890) son of Late N.K.Agarwal, residing at SOUTH CITY GALAXY, FLAT NO. 5A, 2, JUSTICE CHANDRA MADHAB ROAD, BHAWANIPUR, L. R SARANI, KOLKATA – 700020, Post Office- L R SARANI, Police Station-Bhawanipore,.

(56) GANGAPURNA INFRABUILD LLP (PAN AAXFG3803A) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 36/1A, ELGIN ROAD, KOLKATA – 700020, Post Office- L R SARANI, Police Station-Bhawanipore,, represented by authorized signatory Sri Ram Naresh Agarwal,(PAN: ACYPA1903G) (AADHAR: 5948 8963 0890) son of Late N.K.Agarwal, residing at SOUTH CITY GALAXY, FLAT NO. 5A, 2, JUSTICE CHANDRA MADHAB ROAD, BHAWANIPUR, L. R SARANI, KOLKATA – 700020, Post Office- L R SARANI, Police Station-Bhawanipore,.

(57) GANGAPURNA INFRACON LLP (PAN AAXFG3802B) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 36/1A, ELGIN ROAD, KOLKATA – 700020, Post Office- L R SARANI, Police Station- Bhawanipore,, represented by authorized signatory Sri Ram Naresh Agarwal,(PAN: ACYPA1903G) (AADHAR: 5948 8963 0890) son of Late N.K.Agarwal, residing at SOUTH CITY GALAXY, FLAT NO. 5A, 2, JUSTICE CHANDRA MADHAB ROAD, BHAWANIPUR, L. R SARANI, KOLKATA – 700020, Post Office- L R SARANI, Police Station- Bhawanipore,.

(58) GANGAPURNA LAND AND BUILDING LLP (PAN AAXFG3801C) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 36/1A, ELGIN ROAD, KOLKATA – 700020, Post Office- L R SARANI, Police Station- Bhawanipore,, represented by authorized signatory Sri Ram Naresh Agarwal,(PAN: ACYPA1903G) (AADHAR: 5948 8963 0890) son of Late N.K.Agarwal, residing at SOUTH CITY GALAXY, FLAT NO. 5A, 2, JUSTICE CHANDRA MADHAB ROAD, BHAWANIPUR, L. R SARANI, KOLKATA – 700020, Post Office- L R SARANI, Police Station- Bhawanipore,.

(59) TERRIFIC AAWAS LLP (PAN AASFT3052F) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL,(PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(60) TERRIFIC ABASAN LLP (PAN AASFT2980N) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN

KEJRIWAL,(PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(61) TERRIFIC BUILDCON LLP (PAN AASFT2983R) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL,(PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(62) TERRIFIC BUILDERS LLP (PAN AASFT2981P) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL,(PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(63) TERRIFIC BUILDWELL LLP (PAN AASFT2985K) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL,(PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24

PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(64) TERRIFIC COMPLEX LLP (PAN AASFT2986L) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL,(PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(65) TERRIFIC CONCLAVE LLP (PAN AASFT2950L) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL,(PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(66) TERRIFIC DEVCON LLP (PAN AASFT2979H) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL,(PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(67) TERRIIFIC ENCLAVE LLP (PAN AASFT3051G) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL,(PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(68) TERRIIFIC INFRACON LLP (PAN AASFT2978G) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL,(PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(69) TERRIIFIC NIKETAN LLP (PAN AASFT2977K) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL,(PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(70) TERRIIFIC NIRMAN LLP (PAN AASFT2976J) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND

B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL,(PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(71) TERRIFIC NIWAS LLP (PAN AASFT3050H) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL,(PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(72) TERRIFIC PLAZA LLP (PAN AASFT2953K) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL,(PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(73) TERRIFIC REALCON LLP (PAN AASFT2975M) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL,(PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3,

BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(74) TERRIFIC ELECTRICALS LLP (PAN AAOFT1017C) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL,(PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(75) TERRIFIC REALESTATE LLP (PAN AASFT2984J) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL,(PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(76) TERRIFIC REALTY LLP (PAN AASFT2954Q) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL,(PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(77) TERRIFIC REGENCY LLP (PAN AASFT2952J) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL, (PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(78) TERRIFIC RESIDENCY LLP (PAN AASFT2951M) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL, (PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(79) TERRIFIC SKYVIEW LLP (PAN AASFT2982Q) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at MANGAL BHAWAN, 106, NARKELDANGA MAIN ROAD, GROUND FLOOR, BLOCK A AND B, KOLKATA - 700054, Post Office- NARKELDANGA, Police Station- NARKELDANGA, represented by authorized signatory Sri RAMAN KEJRIWAL, (PAN: AILPK5730A) (AADHAR: 7689 3551 5355) son of KISHAN KUMAR KEJRIWAL, residing at JC 21, SALT LAKE SECTOR-3, BIDHAN NAGAR SAI COMPLEX, BIDHAN NAGAR, NORTH 24 PARGANAS, KOLKATA - 700098, Post Office- IB MARKET, Police Station- BIDHANNAGAR.

(80) BACALAR REALDEV LLP (PAN AAYFB6781F) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 30, SHIBTOLLA STREET, 1ST FLOOR, KOLKATA - 700007, Post Office- BARA BAZAR,

Police Station- BARA BAZAR, represented by authorized signatory RAKESH SHARMA ,(PAN: BTDPS8474D) (AADHAR: 2390 8497 1841) son of VINOD SHARMA, residing at 318, CHITTARANJAN AVENUE, , Kolkata, West Bengal- 700006, Post Office- Beadon Street , Police Station- Girish Park.

(81) BUTTERMERE REALTY LLP (PAN AAYFB6782G) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 30, SHIBTOLLA STREET, 1ST FLOOR, KOLKATA - 700007, Post Office- BARA BAZAR, Police Station- BARA BAZAR, represented by authorized signatory RAKESH SHARMA ,(PAN: BTDPS8474D) (AADHAR: 2390 8497 1841) son of VINOD SHARMA, residing at 318, CHITTARANJAN AVENUE, , Kolkata, West Bengal- 700006, Post Office- Beadon Street , Police Station- Girish Park.

(82) CHAMLANG PROPERTIES LLP (PAN AARFC0359H) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 30, SHIBTOLLA STREET, 1ST FLOOR, KOLKATA - 700007, Post Office- BARA BAZAR, Police Station- BARA BAZAR, represented by authorized signatory RAKESH SHARMA ,(PAN: BTDPS8474D) (AADHAR: 2390 8497 1841) son of VINOD SHARMA, residing at 318, CHITTARANJAN AVENUE, , Kolkata, West Bengal- 700006, Post Office- Beadon Street , Police Station- Girish Park.

(83) GYACHUNG REALDEV LLP (PAN AAXFG4111D) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 30, SHIBTOLLA STREET, 1ST FLOOR, KOLKATA - 700007, Post Office- BARA BAZAR, Police Station- BARA BAZAR, represented by authorized signatory RAKESH SHARMA ,(PAN: BTDPS8474D) (AADHAR: 2390 8497 1841) son of VINOD SHARMA, residing at 318, CHITTARANJAN AVENUE, , Kolkata, West Bengal- 700006, Post Office- Beadon Street , Police Station- Girish Park.

(84) KARIBA TOWER LLP (PAN AAYFK1093M) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 30, SHIBTOLLA STREET, 1ST FLOOR, KOLKATA - 700007, Post Office- BARA BAZAR, Police Station-

BARA BAZAR, represented by authorized signatory RAKESH SHARMA ,(PAN: BTDPS8474D) (AADHAR: 2390 8497 1841) son of VINOD SHARMA, residing at 318, CHITTARANJAN AVENUE, , Kolkata, West Bengal- 700006, Post Office- Beadon Street , Police Station- Girish Park.

(85) KHARTAPHU DEVCON LLP (PAN AAYFK1094N) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 30, SHIBTOLLA STREET, 1ST FLOOR, KOLKATA - 700007, Post Office- BARA BAZAR, Police Station- BARA BAZAR, represented by authorized signatory RAKESH SHARMA ,(PAN: BTDPS8474D) (AADHAR: 2390 8497 1841) son of VINOD SHARMA, residing at 318, CHITTARANJAN AVENUE, , Kolkata, West Bengal- 700006, Post Office- Beadon Street , Police Station- Girish Park.

(86) LADOGA NIRMAN LLP (PAN AAJFL7754K) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 30, SHIBTOLLA STREET, 1ST FLOOR, KOLKATA - 700007, Post Office- BARA BAZAR, Police Station- BARA BAZAR, represented by authorized signatory RAKESH SHARMA ,(PAN: BTDPS8474D) (AADHAR: 2390 8497 1841) son of VINOD SHARMA, residing at 318, CHITTARANJAN AVENUE, , Kolkata, West Bengal- 700006, Post Office- Beadon Street , Police Station- Girish Park

(87) MAILAN REALTY LLP (PAN ABSFM3727H) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 30, SHIBTOLLA STREET, 1ST FLOOR, KOLKATA - 700007, Post Office- BARA BAZAR, Police Station- BARA BAZAR, represented by authorized signatory RAKESH SHARMA ,(PAN: BTDPS8474D) (AADHAR: 2390 8497 1841) son of VINOD SHARMA, residing at 318, CHITTARANJAN AVENUE, , Kolkata, West Bengal- 700006, Post Office- Beadon Street , Police Station- Girish Park.

(88) MELISSANI HEIGHTS LLP (PAN ABSFM3728J) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 30, SHIBTOLLA STREET, 1ST FLOOR, KOLKATA - 700007, Post Office- BARA BAZAR,

Police Station- BARA BAZAR, represented by authorized signatory RAKESH SHARMA ,(PAN: BTDPS8474D) (AADHAR: 2390 8497 1841) son of VINOD SHARMA, residing at 318, CHITTARANJAN AVENUE, , Kolkata, West Bengal- 700006, Post Office- Beadon Street , Police Station- Girish Park.

(89) NAKURU REALTY LLP (PAN AATFN3648J) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 30, SHIBTOLLA STREET, 1ST FLOOR, KOLKATA - 700007, Post Office- BARA BAZAR, Police Station- BARA BAZAR, represented by authorized signatory RAKESH SHARMA ,(PAN: BTDPS8474D) (AADHAR: 2390 8497 1841) son of VINOD SHARMA, residing at 318, CHITTARANJAN AVENUE, , Kolkata, West Bengal- 700006, Post Office- Beadon Street , Police Station- Girish Park.

(90) PICHOLA NIWAS LLP (PAN ABBFP1481G) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 30, SHIBTOLLA STREET, 1ST FLOOR, KOLKATA - 700007, Post Office- BARA BAZAR, Police Station- BARA BAZAR, represented by authorized signatory RAKESH SHARMA ,(PAN: BTDPS8474D) (AADHAR: 2390 8497 1841) son of VINOD SHARMA, residing at 318, CHITTARANJAN AVENUE, , Kolkata, West Bengal- 700006, Post Office- Beadon Street , Police Station- Girish Park.

(91) POYANG PROPERTIES LLP (PAN ABBFP1482F) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 30, SHIBTOLLA STREET, 1ST FLOOR, KOLKATA - 700007, Post Office- BARA BAZAR, Police Station- BARA BAZAR, represented by authorized signatory RAKESH SHARMA ,(PAN: BTDPS8474D) (AADHAR: 2390 8497 1841) son of VINOD SHARMA, residing at 318, CHITTARANJAN AVENUE, , Kolkata, West Bengal- 700006, Post Office- Beadon Street , Police Station- Girish Park.

(92)QINGHAI ENCLAVE LLP (PAN AAAFQ9996R) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 30, SHIBTOLLA STREET, 1ST FLOOR, KOLKATA - 700007, Post Office- BARA BAZAR,

Police Station- BARA BAZAR, represented by authorized signatory RAKESH SHARMA ,(PAN: BTDPS8474D) (AADHAR: 2390 8497 1841) son of VINOD SHARMA, residing at 318, CHITTARANJAN AVENUE, , Kolkata, West Bengal- 700006, Post Office- Beadon Street , Police Station- Girish Park.

(93) SIGUANG AAWAS LLP (PAN AEOFS5320M) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 30, SHIBTOLLA STREET, 1ST FLOOR, KOLKATA - 700007, Post Office- BARA BAZAR, Police Station- BARA BAZAR, represented by authorized signatory RAKESH SHARMA ,(PAN: BTDPS8474D) (AADHAR: 2390 8497 1841) son of VINOD SHARMA, residing at 318, CHITTARANJAN AVENUE, , Kolkata, West Bengal- 700006, Post Office- Beadon Street, Police Station- Girish Park, (hereinafter jointly referred to as the **GROUP A OWNERS** ;

AND

(94) VIRAJ INFRACON PVT LTD,(PAN AAHCV7715M) (CIN U70200WB2020PTC241356),a company incorporated under the Companies Act,1956 having its registered office at 25,R.N.Mukherjee Road, Ground Floor, Kolkata-700001, represented by (i) **Sri Pradip Kumar Agarwal** (PAN:ACMPA5143L)(AADHAR: 482063448893) son of Mr. Babulal Agarwal, residing at EC-172, Salt Lake City, Sector-I, P. O. Bidhannagar C.C Block, P.S Bidhannagar North, Kolkata -700064 and (ii) **Sri Parth Parasramka** (PAN: AIXPP2505L) (AADHAR: 586158597182), son of Mr. Pradip Kumar Agarwal, residing at EC-172, Salt Lake City, Sector-I, P. O. Bidhannagar C.C Block, P.S Bidhannagar North, Kolkata -700064;

(95) PARASRAMKA TOWERS PVT LTD, (PAN AALCP6349K) (CIN U70200WB2020PTC241365),a company incorporated under the Companies Act,1956 having its registered office at 25,R.N.Mukherjee Road, Ground Floor, Kolkata-700001 represented by (i) **Sri. Pradip Kumar Agarwal** (PAN:ACMPA5143L)(AADHAR: 482063448893) son of Mr. Babulal Agarwal, residing at EC-172, Salt Lake City, Sector-I, P. O. Bidhannagar C.C Block, P.S Bidhannagar North, Kolkata -700064 and (ii) **Sri Parth Parasramka** (PAN: AIXPP2505L) (AADHAR: 586158597182), son of Mr. Pradip Kumar Agarwal, residing at EC-

172, Salt Lake City, Sector-I, P. O. Bidhannagar C.C Block, P.S Bidhannagar North, Kolkata -700064;

(96) SUNRISE PROMOTERS PVT LTD (PAN AAICS5444B) (CIN U70109WB1989PTC2046320), a company incorporated under the Companies Act, 1956 having its registered office at 25, R.N. Mukherjee Road, Ground Floor, Kolkata-700001 represented by (i) **Sri. Parth Parasramka** (PAN: AIXPP2505L) (AADHAR: 586158597182), son of Mr. Pradip Kumar Agarwal, residing at EC-172, Salt Lake City, Sector-I, P. O. Bidhannagar C.C Block, P.S Bidhannagar North, Kolkata -700064 and (ii) **Smt. Renu Parasramka** (PAN AFPPP4439N) (ADHAR 948801397272), wife of Mr. Pradip Kumar Agarwal, by faith Hindu, by Occupation Business residing at EC-172, Salt lake Sector-1, Kolkata -700064;

(97) SMS TREXIM PVT LTD (PAN AALCS8133Q) (CIN U 29220WB2007PTC118373) , a company incorporated under the Companies Act, 1956 having its registered office at 25, R.N. Mukherjee Road, Ground Floor, Kolkata-700001 represented by (i) **Mr. Pradip Kumar Agarwal** (PAN:ACMPA5143L)(AADHAR: 482063448893) son of Mr. Babulal Agarwal, residing at EC-172, Salt Lake City, Sector-I, P. O. Bidhannagar C.C Block, P.S Bidhannagar North, Kolkata -700064 and (ii) **Sri. Parth Parasramka** (PAN: AIXPP2505L) (AADHAR: 586158597182), son of Mr. Pradip Kumar Agarwal, residing at EC-172, Salt Lake City, Sector-I, P. O. Bidhannagar C.C Block, P.S Bidhannagar North, Kolkata -700064;

(98) PRADIP B AGARWAL HUF (PAN AAFHP5083B) having its principal place of business at 9, Ganesh Chandra Avenue , 3rd Floor, Kolkata-700013 represented by its Karta Mr. Pradip Kumar Agarwal (PAN:ACMPA5143L)(AADHAR: 482063448893) son of Mr. Babulal Agarwal, residing at EC-172, Salt Lake City, Sector-I, P. O. Bidhannagar C.C Block, P.S Bidhannagar North, Kolkata -700064;

(99) PARTH PARASRAMKA HUF (PAN AAMHP6707M) having its principal place of business at 9, Ganesh Chandra Avenue , 3rd Floor, Kolkata-700013 represented by its Karta Mr. Parth Parasramka (PAN:

AIXPP2505L) (AADHAR: 586158597182), son of Mr. Pradip Kumar Agarwal, residing at EC-172, Salt Lake City, Sector-I, P. O. Bidhannagar C.C Block, P.S Bidhannagar North, Kolkata -700064.

(100) RENU PARASRAMKA (PAN AFPPP4439N) (ADHAR 948801397272), wife of Mr. Pradip Kumar Agarwal, by faith Hindu, by Occupation Business residing at EC-172, Salt lake Sector-1 ,Kolkata - 700064;

(101) PARTH PARASRAMKA (PAN AIXPP2505L) (ADHAR 586158597182) son of Mr. Pradip Kumar Agarwal, by faith Hindu, by Occupation Business, residing at EC-172, Saltlake Sector-1 ,Kolkata - 700064;

(102) SHRUTEE PARASRAMKA (PAN AWCPP1414F)(ADHAR 460234065197), daughter of Mr. Pradip Kumar Agarwal, by faith Hindu, by Occupation Business, residing at EC-172, Saltlake Sector-1 ,Kolkata -700064;

(103) SONAL PARASRAMKA (PAN AHUPA6029L) (ADHAR 979334795891), Wife of Mr. Parth Parasramka, by faith Hindu, by Occupation Business, residing at EC-172, Saltlake Sector-1 ,Kolkata - 700064;

(104) KATSINA BUILDERS LLP (PAN AAYFK8697B) (LLPIN ABB0388) ,the limited liability Partnership firm incorporated under the Limited Liability Partnership Act 2008, having its registered office at 18, rabindra Sarani, Gate 2 ,Poddar Court, 6th Floor, Room No 2 ,Kolkata-700001

(105) KATSINA COMPLEX LLP (PAN AAYFK8701G) (LLPIN ABB0395) ,the limited liability Partnership firm incorporated under the Limited Liability Partnership Act 2008, having its registered office at 18, rabindra Sarani, Gate 2 ,Poddar Court, 6th Floor, Room No 2 ,Kolkata-700001,

(106) KATSINA CONCLAVE LLP (PAN AAYFK8698Q) (LLPIN ABB0389) ,the limited liability Partnership firm incorporated under the Limited Liability Partnership Act 2008, having its registered office at 18,rabindra Sarani, Gate 2 ,Poddar Court,6th Floor, Room No 2 ,Kolkata-700001

(107) KATSINA LANDMARK LLP (PAN AAYFK8547N) (LLPIN ABB0078) ,the limited liability Partnership firm incorporated under the Limited Liability Partnership Act 2008, having its registered office at 18,rabindra Sarani, Gate 2 ,Poddar Court,6th Floor, Room No 2 ,Kolkata-700001

(108) KATSINA PROPERTIES LLP (PAN AAYFK8700H) (LLPIN ABB0392) ,the limited liability Partnership firm incorporated under the Limited Liability Partnership Act 2008, having its registered office at 18,rabindra Sarani, Gate 2 ,Poddar Court,6th Floor, Room No 2 ,Kolkata-700001

(109) KATSINA REALTORS LLP (PAN AAYFK8546P) (LLPIN ABB0077) ,the limited liability Partnership firm incorporated under the Limited Liability Partnership Act 2008, having its registered office at 18,rabindra Sarani, Gate 2 ,Poddar Court,6th Floor, Room No 2 ,Kolkata-700001

(110) KATSINA REALTY LLP (PAN AAYFK8696A) (LLPIN ABB0396) ,the limited liability Partnership firm incorporated under the Limited Liability Partnership Act 2008, having its registered office at 18,rabindra Sarani, Gate 2 ,Poddar Court,6th Floor, Room No 2 ,Kolkata-700001

(111) KATSINA CONSTRUCTIONS LLP (PAN AAYFK8699R) (LLPIN ABB-391) the limited liability Partnership firm incorporated under the Limited Liability Partnership Act 2008, having its registered office at 18,rabindra Sarani, Gate 2 ,Poddar Court,6th Floor, Room No 2 ,Kolkata-700001

(112) KATSINA DEALTRADE LLP (PAN AAYFK8548D) (LLPIN-ABB-0079) the limited liability Partnership firm incorporated under the Limited Liability Partnership Act 2008, having its registered office at 18, rabindra Sarani, Gate 2 ,Poddar Court, 6th Floor, Room No 2 ,Kolkata-700001

(113) KATSINA DEVCON LLP (PAN AAYFK8597N) (LLPIN-ABB-0163) the limited liability Partnership firm incorporated under the Limited Liability Partnership Act 2008, having its registered office at 18, rabindra Sarani, Gate 2 ,Poddar Court, 6th Floor, Room No 2 ,Kolkata-700001

(114) KATSINA AAWAS LLP(AAZFK0184G) (LLPIN: ABB-4512) the limited liability Partnership firm incorporated under the Limited Liability Partnership Act 2008, having its registered office at 18, rabindra Sarani, Gate 2 ,Poddar Court, 6th Floor, Room No 2 ,Kolkata-700001

(115) KATSINA ABASAN LLP(AAZFK0184G) (LLPIN: ABB-4512) the limited liability Partnership firm incorporated under the Limited Liability Partnership Act 2008, having its registered office at 18, rabindra Sarani, Gate 2 ,Poddar Court, 6th Floor, Room No 2 ,Kolkata-700001 (hereinafter jointly referred to as the **GROUP B OWNERS**)

The Group A and Group B Owners are collectively referred to as the **OWNERS** and being represented by _____ (PAN: _____), (AADHAR: _____) son of _____, by faith _____, by occupation _____, residing at _____, P.O _____, P.S _____ Kolkata – _____

(which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in so far as the LLP's are concerned their respective Partners; in respect of the Companies their successors or successors-in-office; in respect of HUF, the Karta and in respect of individuals their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**,

AND

SRIJAN RESIDENCY LLP, (LLPIN AH2815) (PAN:ADEFS1907P), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, Police Station- Bhawanipore, Post Office- Lala Lajpat Rai Sarani Kolkata - 700 020, , represented by being represented by _____ (PAN: _____),(AADHAR: _____)son of _____, by faith _____, by occupation _____, residing at _____, _____, P.O _____, P.S _____ Kolkata - _____, 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 present partners and such other person or persons who may be taken in or admitted for the benefit of the said partnership business their respective heirs executors administrators legal representatives and assigns) of the **SECOND PART**.

AND

[If the Allottee is the company]

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

[or]

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

_____ a partnership firm (or a Limited **(or A LLP)** registered under the Indian Partnership Act, 1932 (or registered under the Limited Liability Partnership Act 2008)

having its principal place of business at _____(PAN - _____), represented by its authorized Partner, _____(Aadhar No. _____) authorized vide _____hereinafter referred to as the” Allottee “ (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the present Partners for the time being of the Firm, the survivor or survivors of them, their heirs, executors and administrators of the last surviving Partner and his /her/ their assigns.) of the THIRD PART:

[or]

[If the Allottee is an Individual]

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

[or]

[If the Allottee is a HUF]

Mr..... (PAN No.....) son of, aged about, for self and as the Karta of the Hindu Joint Mitakshara Family known asHUF, having its place of business/ residing at, PAN no.) hereinafter referred to as the” Allottee “ (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the members or member for the time being of the said HUF, and their respective heirs, executors, administrators, and permitted assigns as well as the members of the said HUF, their heirs , executors, administrators, successor in interest and permitted assigns,) of the THIRD PART:

WHEREAS:

A. The Group A Owners are seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring **866.19** decimal comprised in various Dags of Mouza Kalaberia J.L No.30 and **49** decimal in various Dags of Mouza Bhatenda J.L.No. 28, Police Station - Rajarhat, within the local limits of Rajarhat-Bishnupur I Gram Panchayat, under the jurisdiction of Additional District Sub-Registration Office at Rajarhat [New Town], in the District North 24-Parganas. Aggregating to **915.19** decimal equivalent to **553.69** Kottahs more fully described in **Part-I** of **SCHEDULE-‘A’** hereunder written and externally bordered in color _____ in the Plan annexed hereto and marked Annexure –‘A’.

B. The Group B Owners are also seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring **219.50 Decimals** comprised in various Dags of Mouza Kalaberia J.L No.30 Police Station - Rajarhat, within the local limits of Rajarhat-Bishnupur I Gram Panchayat, under the jurisdiction of Additional District Sub-Registration Office at Rajarhat [New Town], in the District North 24-Parganas morefully described in **PART-II** of **SCHEDULE-A** hereunder written and externally bordered in color _____ in the Plan annexed hereto and marked Annexure –‘A’.

The Group A Land and Group B land aggregating to 1134.69 decimal equivalent to 686.487 Cottah are hereinafter collectively referred to as the “**SAID LAND**” more fully described in PART-III of **SCHEDULE-A** and shown in the Plan annexed hereto and marked **Annexure-A**

C. The Group-A Owners and the Promoter have decided to develop the said entire Housing Complex and for that purpose the Group – A Owners have entered into a joint development agreement and Power of Attorney dated 6th December, 2021 registered in the office of the ARA-IV, Kolkata in Book No.I, Volume No.1904-2021Pages 752590 to 752988, Being No.190416537 for the year 2021;

- D. Similarly the Group – B Owners have entered into a joint development agreement and Power of Attorney dated 30.01. 2023 registered in the office of the ARA-IV, Kolkata in Book No.I, Volume No.1904-2024 Pages 128642 to 128753 Being No.190401635 for the year 2024
- E. All The Facilities and Amenities, roadways, internal pathways, infrastructure etc. irrespective of their location in any of the phases will be mutually shared by all the phases of the entire Building Complex as part of a common integrated development.
- F. The Promoter obtained a Building Plan being Sanction Plan No. _____ dated _____ to develop the Second Phase/project sanctioned by the Municipal / Panchayet Authorities.
- G. The promoter has registered the project under the provision of the Real Estate (Regulation And Development) Act 2016 (RERA) at Kolkata on _____ under registration no. _____;
- H. The Promoter has since completed the construction of the Unit and obtained Completion Certificate No. _____ dated _____ from the Competent Authority.
- I. Pursuant to Expression of Interest by the Allottee dated _____ the Promoter granted allotment by issuing a Provisional Booking Letter dated _____ to the allottee and thereafter by an Agreement for Sale dated _____ executed by and between the Owners/Vendors of the First Part, the Promoter of the Second Part and the Allottee of the Third Part, and registered in the Office of the _____ and recorded in Book No.____, Volume No._____, Pages _____ to _____ Being No._____ for the year _____, the Owners and the Promoter had agreed to sell and the Purchaser had agreed to purchase ALL THAT the Apartment/Unit No..... type, onfloor in Building Block No.....("Building") in the First Phase 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) /Open 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 referred to as the “**Unit** “) at and for a consideration of **Rs.**_____/ - (**Rupees** _____ **only**).

- J. Further phases will be added in future at the discretion of the Promoter as per land already acquired and further to be acquired. And also future phases and all phases will share the common amenities, facilities and services amongst each other.
- K. Other than the project land promoter has plan to add more Land in the entire project land and extend the complex by purchasing more adjacent land for various other phases herein after referred to as Future Phases.
- L. The Owners and the Promoter have further decided that the aggregate FAR sanctioned for the entire Complex need not be uniformly utilized in all the different projects/ phases and the Promoter may vary the utilization of the sanctioned FAR from phase to phase without exceeding the total sanctioned FAR for the Second Phase.
- M. Till such time the Mother/Apex Association takes over the entire administration, the Allottees who have taken possession in completed phases will be required to pay the Common Expenses pertaining to their own phase as well as the Common Area Maintenance expenses(CAM) and common services of all common amenities and club which is as and when made

available for the benefit, use and enjoyment of the Allottees of each phase of the entire complex including those parts which are under construction by separate bills towards maintenance of common pathways, basic infrastructure etc. and in this regard the Allottee is made aware that the said charges shall at all times be calculated on the basis of total expenses on amenities, club and common services divided by the area for which notice of possession has been issued by the builder for and including all the phases and by reason thereof the initial CAM charges may be relatively higher which may progressively become less as more and more Allottees take up possession (Notice of Possession) in subsequent phases. The Mother/Apex Association will ultimately take over the administration of all the facilities and other common purposes as several service connections/facilities will be common to all the phases.

- N. The occupants of Unit in other phases of the Project including future phases shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually as described in Schedule -D hereunder..
- O. 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 Project with further future extensions.
- P. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is _____ Square meters only and Promoter has planned to utilize more Floor Space Index by availing of FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations. The Promoter has disclosed as proposed above his intention to use more FAR to be utilized by him on the Project Land and Allottee has agreed to purchase the Said unit based on the proposed construction and sale of unit to be carried out

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

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

R. RESERVED RIGHTS OF THE PROMOTER:

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

- (i) The Promoter will have the liberty to change the direction of infrastructure services which may be required to be utilized by allottees of the adjoining phase/project.
- (ii) The promoter will have free and uninterrupted access for laying of all gas, water and other pipes, electric,

telephone and other wires, conduits and drains which now are or may hereafter during the term be in through under or over the Premises and/or units.

- (iii) The Promoter its successors and assigns are hereby permitted , at their own expense to construct further unit 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.

The Allottee has : -

- i) fully satisfied himself/herself/themselves as to the title of the Owners/Vendors and the right of the Promoter in respect of the said land.
- ii) inspected the said Development Agreement entered into between the Owner/Vendor and the Promoter.
- iii) inspected the plan sanctioned by the authorities concerned in respect of the unit constructed by the Promoter and agreed not to raise any objection with regard thereto.
- iv) verified the location and site of the unit including the egress and ingress hereof, specifications of the unit and of the complex and also the area of the unit .
- v) confirmed that the right of the Allottee shall remain restricted to the said unit and the Properties Appurtenant Thereto.
- vi) Examined and satisfied themselves about the Terms and Conditions as contained in the Agreement for sale dated _____ and agrees to abide by it at all times in future and be bound by the Rules, Regulations and Restrictions contained therein.

- vii) confirmed that the Promoter shall be entitled to change and/or alter and/or modify the said Plan In respect of future phases of the Complex in compliance with section 14 of the RERA Act and other laws as applicable including change of use of any part or portion of the various units to be constructed erected and completed on the said land and in that event the Allottee shall have no objection to the application of common facilities to such extension.
 - viii) satisfied himself/herself / themselves as to the carpet area and the built-up area to comprise in the said unit.
 - ix) Structural stability of the unit.
 - x) Construction of the unit.
 - xi) The fittings and fixtures installed at the said unit.
 - xii) Completion and finishing of the unit.
 - xiii) The situation of car parking space.
 - xiv) The supply of water and electricity to the unit.
 - xv) The common facilities and amenities of the Phase/Complex.
 - xvi) Examined the Completion Certificate issued by the Competent Authority in respect of the units.
- S. The words defined in the Agreement for Sale shall have the same meaning in these presents and unless there is anything in the subject or context inconsistent with the said expressions in such a case they shall have the meaning assigned to them.

W. **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 No..... type, onfloor in Building Block No.....("Building")

having carpet area of square feet corresponding to Built-up area of _____ square feet demarcated in the Floor Plan annexed hereto and marked **ANNEX-C** and pro rata share (in the “common areas” of Project/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) / Open 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 therefrom 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:

Part – I

GROUP – A OWNERS' LAND

Mouza - Kalaberia, (J. L. No.30)

Sl.No.	L.R. Dag No.	Total Area of Dag in (Decimal)	Purchased Area (Dec)	LR Recorded Owner Name	MOUZA	LR KHATIAN
1	1	15	15	Pichola Aawas LLP & 92 Ors	KALABERIA	1617 - 1639, 1641 - 1709, 1730
2	2	19	19	Pichola Aawas LLP & 92 Ors	KALABERIA	
3	3	8	8	Pichola Aawas LLP & 92 Ors	KALABERIA	
4	4	21	21	Pichola Aawas LLP & 92 Ors	KALABERIA	

5	5	20	20	Pichola Aawas LLP & 92 Ors	KALABERIA
6	10	49	49	Pichola Aawas LLP & 92 Ors	KALABERIA
7	11	23	22	Pichola Aawas LLP & 92 Ors	KALABERIA
8	12	17	17	Pichola Aawas LLP & 92 Ors	KALABERIA
9	13	58	58	Pichola Aawas LLP & 92 Ors	KALABERIA
10	14	15	15	Pichola Aawas LLP & 92 Ors	KALABERIA
11	15	31	31	Pichola Aawas LLP & 92 Ors	KALABERIA
12	16	11	11	Pichola Aawas LLP & 92 Ors	KALABERIA
13	17	16	16	Pichola Aawas LLP & 92 Ors	KALABERIA
14	18	10	10	Pichola Aawas LLP & 92 Ors	KALABERIA
15	19	6	6	Pichola Aawas LLP & 92 Ors	KALABERIA
16	20	10	10	Pichola Aawas LLP & 92 Ors	KALABERIA
17	21	7	7	Pichola Aawas LLP & 92 Ors	KALABERIA
18	22	35	35	Pichola Aawas LLP & 92 Ors	KALABERIA

19	23	10	10	Pichola Aawas LLP & 92 Ors	KALABERIA	
20	24	20	20	Pichola Aawas LLP & 92 Ors	KALABERIA	
21	25	42	42	Pichola Aawas LLP & 92 Ors	KALABERIA	
22	26	8	8	Pichola Aawas LLP & 92 Ors	KALABERIA	
23	27	112	27	Pichola Aawas LLP & 92 Ors	KALABERIA	
24	28	145	71	Pichola Aawas LLP & 92 Ors	KALABERIA	
25	42	102	102	Pichola Aawas LLP & 92 Ors	KALABERIA	
26	43	112	65.19	Pichola Aawas LLP & 92 Ors	KALABERIA	
27	44	14	9	Pichola Aawas LLP & 92 Ors	KALABERIA	
28	74	12	12	Pichola Aawas LLP & 92 Ors	KALABERIA	
29	79	20	20	Pichola Aawas LLP & 92 Ors	KALABERIA	
30	80	110	110	Pichola Aawas LLP & 92 Ors	KALABERIA	
31	485	28	28	Pichola Aawas LLP & 92 Ors	BHATENDA	5159 - 5181, 5186 - 5254, 5263

32	486	16	16	Pichola Aawas LLP & 92 Ors	BHATENDA	
33	488	5	5	Pichola Aawas LLP & 92 Ors	BHATENDA	
	TOTAL	1127	915.19			

J. L. No. 28 & 30, Police Station - Rajarhat, within the local limits of Rajarhat-Bishnupur I Gram Panchayat, under the jurisdiction of Additional District Sub-Registration Office at Rajarhat [New Town], in the District South 24-Parganas, as delineated in the map or plan annexed hereto and bordered in colour Red.

Land of Group A Owners in both Mouzas aggregating to **915.19 Decimal** equivalent to **553.689 Cottahs**.

PART-II
GROUP – B OWNERS’ LAND
Mouza - Kalaberia, (J. L. No.30)

Sl.No.	L.R. Dag No.	Total Area of Dag in (Decimal)	Purchased Area (Dec)	LR Recorded Owner Name	MOUZA	LR KHATIAN
1	6	8	8	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA	1782, 1783, 1787, 1788, 1794, 1796, 1797, 1798, 1801, 1803 – 1806, 1808 – 1813, 1817
2	7	8	8	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA	
3	8	8	8	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA	
4	9	28	28	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA	

5	28 (P)	145	73	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA
6	29	8	8	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA
7	32	29	7	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA
8	33 (P)	53	2.5	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA
9	34 (P)	20	18	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA
10	35 (P)	21	19	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA
11	36 (P)	26	25	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA
12	38	11	11	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA
13	39	4	4	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA

R.S/LR Dags in the Mouza Kalaberia, J.L No. 30, within the local limits of Rajarhat Bishnupur I Gram Panchayet, Police Station Rajarhat, in the District of North 24 Parganas.

PART-III

SAID LAND

ALL THAT the land of Group A Land Owners and Group B land owners aggregating to 1134.69 decimal equivalent to 686.487 Cottah (more or less) are hereinafter collectively referred to as the "**SAID LAND**" shown in the Plan annexed hereto and marked **Annexure-A**

PART-IV

FIRST PHASE LAND

ALL THAT the land earmarked as First admeasuring 407.79 decimal equivalent to 246.71 Cottah or 16501.09 sq.mtr (more or less) out of

L.R Dag Nos 1-29, 32-36, 38, 39, 42, 43, 44, 74, 79 & 80 of Mouza Kalaberia and 485, 486 & 488 of Mouza Bhatenda shown in the Plan annexed hereto and marked **Annexure-A**

PART-V
SECOND PHASE LAND

ALL THAT the land earmarked as Second admeasuring 155.49 decimal equivalent to 94.07 Cottah or 6292.45 sq.mtr (more or less) out of L.R Dag Nos 1-29, 32-36, 38, 39, 42, 43, 44, 74, 79 & 80 of Mouza Kalaberia and 485, 486 & 488 of Mouza Bhatenda shown in the Plan annexed hereto and marked **Annexure-A**

THE SCHEDULE-B ABOVE REFERRED TO
(THE SAID UNIT AND THE PROPERTIES APPURTENANT
THERE TO)

ALL THAT the Unit No.____ on the ____ Floor of the Building Block ____ having carpet area of square feet corresponding to Built-up area of ____ square feet as per the Block plan marked **ANNEX-B** demarcated in the Floor Plan annexed hereto and marked **ANNEX-C** and pro rata share in the “common areas” (user right only since Common Area will be conveyed to Association) working out to a Super Built Up area of ____ Sq.Ft on ____ Floor of Building Block No.____ in Phase No.-____ of the Housing Complex named “**OPTIMA-Phase-2**” on the Schedule-A Land Together with the right to use ____ Garage/Closed Car Parking Space (Dependent/Independent) admeasuring ____ Sq.Ft / Mechanical Parking Space/Open Car Parking Space(Dependent/Independent) located on the Basement/Ground/____ Floor of or around the Building Block

THE SCHEDULE-C ABOVE REFERRED TO
(SPECIFICATION)

Structure RCC frame structure.

Outdoor finish 7 years washable weather coat.

Walls and ceilings POP finish.

Doors and windows flush doors (indoors)

Door frame ~ Engineered Wood frame.

windows ~ aluminium openable/fixed

door (outdoor) ~ Aluminium sliding.

Kitchen fittings Stainless steel sink, provision of water filter point.

Provision for chimney or exhaust point.

Toilets Sanitary wares ~ Jaquar/ Hindware/Kohler or any other reputed brand.

Sanitary fittings ~ Jaquar/ Hindware/Kohler or any other reputed brand.

Provision for hot and cold line in shower area only

Electrical fittings Concealed with provision of modular switches.

ACs and Power Back-up

Provision for ACs in all bedrooms and living areas. Provision for generator power in flats for partial emergency backup for flat (light, fan, RO, refrigerator usage)

500 W emergency load for 2 BHK, 2.5 BHK

640 W emergency load for 3 BHK, 3.5 BHK

960 W emergency load for 4 BHK, 4.5 BHK

Water filtration plant in the project ~ YES

THE SCHEDULE-D ABOVE REFERRED TO:
(THE COMMON AREA/COMMON PARTS & FACILITIES)

1. Indoor gymnasium
2. Open café
3. Enclosed seating area
4. Covered deck
5. Guest rooms
6. Jacuzzi
7. Yoga and meditation
8. room/dance room/other classes
9. Cards room
10. Indoor games (pool, snooker, table tennis, dart, air hockey, carrom, chess)
11. Virtual games
12. Co-working spaces
13. Kids indoor play area
14. Indoor games for the elderly
15. Kitchen for party hall
16. Toilet for party hall
17. Party room
18. Home theatre
19. Maintenance office
20. Washroom
21. Squash court
22. Sauna, steam, massage
23. Guest room
24. Pottery, art and craft
25. Isolation room
26. Smoking zone
27. Conference room
28. Library-cum reading room
29. Kids' learning
30. Senior-friendly gymnasium
31. Banquet hall
32. Arrival plaza
33. Waterbody
34. Forest trail

35. Willow den
36. Tower drop-off
37. Kids' play area
38. Sand pit
39. Climbing wall
40. Yoga lawn
41. Outdoor fitness gymnasium
42. Amphitheatre and stepped seating
43. Stage
44. Party lawn
45. Seating cove
46. Swimming pool
47. Kids' pool
48. Jacuzzi zone
49. Pool deck
50. Aromatic garden
51. Barbecue corner
52. Senior-citizens' corner
53. Adda zone
54. Acupressure walk
55. Reflexology pathway
56. Hammock garden
57. Sculpture court
58. Badminton court
59. Half basketball court
60. Aqua gymnasium
61. Star gazing area
62. Seating arrangement for the elderly
63. Forest cabana
64. Feature wall
65. Various types of gardens
66. Playable sculpture area
67. Look-out deck
68. Graffiti wall
69. Stump path
70. Bonfire
71. Fountains
72. Topiaries (trees in ornamental shapes)
73. Lawn
74. Fitness Area

- 75. Silent Zone
- 76. Bird Birth
- 77. Seating Deck

Fire-Fighting : As per fire fighting norms ; Emergency Evacuation services: As per fire fighting norms

Drinking-Water Facility: 24 HRS Filtered Water Supply with Water Treatment Plant
24 HRS Filtered Water Supply with Water Treatment Plant

Use of Renewable Energy: Solar Energy system

CLUB :

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

Club and the detailed terms and conditions of membership and rules and regulations governing use of the facilities will be formulated by the Promoter or the Property Management Agency , as the case may be in due course and circulated to members before the Club is made operational. There may be changes in future to the terms which are presently circulated.

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

10.1 If any Allottee becomes a member of the Club and In the event any Allottee leases or rents out his/her/ Apartment, Unit , it will be mandatory of such Allottee to notify the Club/ Maintenance In Charge of such leasing/renting. The Allottee will thereafter be barred from using the Club / Common facilities till such time he/she/it is back in possession of the Apartment, and its Lessee/Tenant will be entitled to utilize the Club / Common facilities as per rules. The Allottee and the Lessee/Tenant both cannot be a member of the club simultaneously.

10.2 **Club Scheme:** The detailed terms and conditions of membership and rules and regulations governing use of the Said Club / its facilities will be formulated in due course and circulated to the Allottee (Club Scheme) (1) The Allottee will be required to abide by the Club Scheme (2) Membership of the Said Club shall be open only to all Allottees of the Said Complex **besides the Promoter and 100 members of the Promoter** (3) Each Row House/Town House/Apartment, can opt for 1 (one) membership, irrespective of the number of Owners/Lessees of such Apartment, (4) Membership is open only to individuals (i.e. no corporate membership) and if the Allottee is a body corporate, it will be required to nominate 1 (one) occupier of its Apartment, , who, for all purposes, shall be treated as the member of the Said Club (5) The Said Club can be used by the member and his/her immediate family

who are permanently staying with the member such as spouse, children, parents, brothers and sisters [the names and details of such family, members have to be intimated by the Allottee to the Club Manager as and when required by the Club Manager (6) members may, subject to the reservation of rights of admission and club rules, bring in guests on payment of guest fees (7) in the event of sale/transfer of the Said Apartment, , the membership will stand terminated and the new Owner/Lessee may be nominated/granted a new membership at the then applicable terms and as per the rules and regulations of the Said Club then in force (8) if an Allottee lets out his/her Apartment, , he/she may request a temporary suspension of his/her usage right of the Said Club and permission for usage of the Said Club by the tenant under his/her membership; if such permission is granted, the tenant may use the Said Club only during the tenure of the tenancy subject to payment of all charges as would have been payable by the Allottee and (9) the acceptance by the Allottee of these conditions and the Club Scheme shall be a condition precedent to completion of sale of the Said Apartment, .

- 10.3 *The allottees of the Complex, are required to pay one time non-refundable Admission Fee / Charges and also monthly subscription charges for maintenance . Maintenance of Club / facilities which are common to the entire complex will be proportionately paid by the Allottees from the date the Club and other facilities becomes operational either in full or in part as the case may be . Allottees of every phase will be entitled to use the Club as and when they get possession (Maximum three months from Notice of Possession). Club Maintenance and other facilities Charges will be borne proportionately by all the Allottees who will get possession phase by phase till the entire Project is handed over to the apex body . i.e monthly club charges will be calculated on the basis of the following formula:*

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

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