

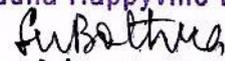
CONVEYANCE

1. Date: _____

2. Place: Kolkata

3. Parties:

For Siddha Happyville LLP



Partner / Authorized Signatory

- 3.1 **Dhanganga Hirise Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAECD4857B**)
- 3.2 **Dhanganga Infracon Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAECD4858Q**)
- 3.3 **Alishan Supply Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAGCA3232R**)
- 3.4 **Crossway Nirman Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCC2501A**)
- 3.5 **Lifelong Enclave Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AACCL4768P**)
- 3.6 **Original Reality Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AABCO8348P**)
- 3.7 **Linkrose Residency Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AACCL4775G**)
- 3.8 **Linkrose Housing Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AACCL4771C**)

- 3.9 **Shivasthal Sales Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAKCS0244H**)
- 3.10 **Skylink Merchants Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAKCS0075N**)
- 3.11 **PremSagar Advisory Services Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AADCP9447N**)
- 3.12 **Sagun Advisory Services Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAKCS0245G**)
- 3.13 **Sukhjit Vyapaar Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAKCS0249L**)
- 3.14 **Surdhuni Advisory Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAKCS0248M**)
- 3.15 **Adya Real Estates Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 23/24, Radha Bazar Street, Kolkata-700001, Post Office GPO, Police Station Hare Street, District Kolkata, West Bengal (**PAN AAFCA0534K**)
- 3.16 **Anchor Vanijya Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCA7910D**)
- 3.17 **Antratma Advisory Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its

registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCA8025P**)

- 3.18 **Antratma Dealers Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAGCA4508E**)
- 3.19 **Anukaran Supply Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAGCA2373K**)
- 3.20 **Aravali Hirise Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AALCA1914H**)
- 3.21 **Arch Vanijya Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCA8096C**)
- 3.22 **Arpana Consultancy Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCA7897P**)
- 3.23 **Arpana Tie Up Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAGCA4510Q**)
- 3.24 **Artline Homes Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAMCA3967D**)
- 3.25 **Artline Projects Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park

Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAMCA3968N**)

- 3.26 **Artline Realestate Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAMCA3969P**)
- 3.27 **Average Complex Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AALCA6055D**)
- 3.28 **Average Housing Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AALCA6058Q**)
- 3.29 **Average Infracon Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AALCA6059R**)
- 3.30 **Average Nirman Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AALCA6097K**)
- 3.31 **Average Projects Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AALCA6060E**)
- 3.32 **Basudev Enclave Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCB8177R**)
- 3.33 **Basudev Housing Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park

Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCB8179B**)

- 3.34 **Bluebird Tie Up Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AACCB9049H**)
- 3.35 **Booster Heights Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCB4835N**)
- 3.36 **Booster Hirise Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCB2962C**)
- 3.37 **Brijbhumi Agents Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AADCB0967B**)
- 3.38 **Brijbhumi Tie Up Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AADCB1942L**)
- 3.39 **Citywings Vyapaar Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AACCC8486B**)
- 3.40 **Crossway Heights Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCC2502D**)
- 3.41 **Dayanidhi Suppliers Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office

Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN AACCD3412G)

- 3.42 **Delta Vyapaar Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN AACCD3980F)
- 3.43 **Dhanganga Reality Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN AAECD4853F)
- 3.44 **Dreamland Hirise Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN AAECD4854C)
- 3.45 **Elegant Nirman Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN AABCE5734F)
- 3.46 **Gajbadan Vinimay Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN AACCG8517H)
- 3.47 **Gajgamini Buildcon Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN AAFCG0062J)
- 3.48 **Gajgamini Constructions Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN AAFCG0060L)
- 3.49 **Gajgamini Hirise Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN AAFCG0061M)

- 3.50 **Gajgamani Reality Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCG0211P**)
- 3.51 **Gajmukhi Enclave Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCG5163L**)
- 3.52 **Gajmukhi Homes Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCG5162M**)
- 3.53 **Gajmukhi Infracon Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCG5164P**)
- 3.54 **Gajmukhi Nirman Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCG5166R**)
- 3.55 **Gajmukhi Projects Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCG5161J**)
- 3.56 **Gajmukhi Realestate Private Limited**, a company the incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCG5165N**)
- 3.57 **Ganesh Tracom Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AACCG9166E**)

- 3.58 **Ganeshvani Promoters Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCG0064Q**)
- 3.59 **Greentop Nirman Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AACCG5547R**)
- 3.60 **Guidance Vyapaar Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AACCG6165F**)
- 3.61 **Gullmarg Vyapaar Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AACCG6221C**)
- 3.62 **Hanurang Tie Up Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AABCH9034R**)
- 3.63 **Indivar Tracom Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AABCI5338P**)
- 3.64 **Jaijinendra Distributors Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AABCJ6983F**)
- 3.65 **Jaijinendra Marketing Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AABCJ6984C**)

- 3.66 **Jaijinendra Merchants Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AABCJ8681Q**)
- 3.67 **Jaldham Advisory Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AABCJ6955F**)
- 3.68 **Jaldham Tie Up Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AABCJ8680R**)
- 3.69 **Jhilmil Sales Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AACCJ1182B**)
- 3.70 **Jhilmil Vyapaar Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AABCJ8359B**)
- 3.71 **Jinay Merchants Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AABCJ8760C**)
- 3.72 **Juhi Marketing Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AABCJ8358A**)
- 3.73 **Kalakriti Enclave Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCK4450L**)
- 3.74 **Kalakriti Homes Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCK4451M**)

- 3.75 **Kalakriti Housing Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCK4452J**)
- 3.76 **Kalakriti Properties Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCK4449M**)
- 3.77 **Kalakriti Reality Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCK4447F**)
- 3.78 **Kamyabi Consultants Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AACCK8427A**)
- 3.79 **Limelight Hirise Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AACCL3977G**)
- 3.80 **Linkrose Constructions Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AACCL4774H**)
- 3.81 **Manobal Dealer Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAECM7165R**)
- 3.82 **Manobal Vanijya Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAECM7166N**)
- 3.83 **Matrix Sales Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAECM7076K**)

- 3.84 **Maxflow Barter Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCM1911N**)
- 3.85 **Moonlife Constructions Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAICM3317M**)
- 3.86 **Moonlife Nirman Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAICM3314J**)
- 3.87 **Moonlife Residency Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAICM3313R**)
- 3.88 **Mridul Advisory Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAECM7205J**)
- 3.89 **Newwave Merchants Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AACCN3315L**)
- 3.90 **Panghat Supply Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAACP2593A**)
- 3.91 **Pawanputra Barter Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AADCP9497N**)
- 3.92 **Pawanputra Sales Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAACP3325N**)
- 3.93 **Prabhakar Barter Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its

registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AADCP9381R**)

- 3.94 **Prajapati Commercial Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AADCP9498D**)
- 3.95 **Prajapati Dealer Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAACP2592B**)
- 3.96 **Preamsagar Tie Up Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAACP3329A**)
- 3.97 **Prime Rose Marketing Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AADCP9379F**)
- 3.98 **Radial Housing Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAGCR9594K**)
- 3.99 **Radial Residency Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAGCR9598F**)
- 3.100 **Rimjhim Commodities Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AADCR6089C**)
- 3.101 **Rosemary Distributors Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AADCR3393K**)
- 3.102 **Rosemary Tie Up Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered

office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AADCR6757M**)

- 3.103 **Sadabahr Vyapaar Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAKCS8534J**)
- 3.104 **Sanjivani Vanijya Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAKCS8533R**)
- 3.105 **Sargam Vyapaar Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAKCS8525M**)
- 3.106 **Sawarg Vanijya Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAKCS8535K**)
- 3.107 **Shivasthal Dealers Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AALCS0484L**)
- 3.108 **Siddha Style Barter Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AALCS1075R**)
- 3.109 **Sidhant Suppliers Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAKCS8524L**)
- 3.110 **Silverline Vinimay Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AALCS6054L**)
- 3.111 **Spandan Suppliers Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAKCS0076R**)

- 3.112 **Splendor Vyapaar Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAKCS0348E**)
- 3.113 **Style Merchants Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAKCS8523P**)
- 3.114 **Sunmart Vyapaar Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAKCS0246F**)
- 3.115 **Sunshine Barter Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AALCS1077P**)
- 3.116 **Superior Complex Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AASCS4247A**)
- 3.117 **Superior Hirise Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AASCS4246B**)
- 3.118 **Sursarita Advisory Services Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAKCS0247E**)
- 3.119 **Sursarita Consultants Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAKCS0564Q**)
- 3.120 **Swastik Barter Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AALCS1074Q**)
- 3.121 **Terapanth Consultancy Services Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013,

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having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AACCT4836A**)

3.122 **Timeless Realestate Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAECT9162F**)

3.123 **Topten Vyapaar Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AACCT7847B**)

3.124 **Vidhata Advisory Services Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AACCV2750K**)

all are represented by their authorized signatory, _____, son of _____, by faith Hindu, by nationality Indian, by occupation Service, working for gain at Siddha Park, 99A, Park Street, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN _____**)

(collectively **Owners**, include successors-in-interest)

And

3.125 **Siddha Happyville LLP** (formerly **Siddha Grandeur Project**), a limited liability partnership firm, registered under the Limited Liability Partnership Act, 2008, having its registered office at 6th Floor, Siddha Park, 99A Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN ACIFS6600C**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation Service, working for gain at Siddha Park, 99A, Park Street, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN _____**)

(**Promoter/Developer**, includes successors-in-interest and/or assign/s)

And

3.126 _____, _____ of _____, by faith _____, by nationality _____, by occupation _____, residing at _____, PIN _____, Post Office _____, Police Station _____, District _____, _____(**PAN _____**)

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3.127 _____, _____ of _____, by faith _____, by nationality _____, by occupation _____, residing at _____, PIN _____, Post Office _____, Police Station _____, District _____, _____ (PAN _____)

(collectively, **Buyers or Allottees**, include/s his/her heirs, executors, administrators, successors-in-interest and/or permitted assigns)

Owners, Promoter/Developer and Buyers/Allottees are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Apartment:** Residential Apartment No. _____ on the _____ floor, having carpet area of _____ (_____) square feet, more or less, with attached balcony measuring _____ (_____) square feet, more or less, and the said apartment with attached balcony collectively having built up area of _____ (_____) square feet, more or less, being more particularly described in the **Schedule B** below and the layout of the apartment is delineated in **Green** colour on the Plan annexed hereto and marked as **Annexure “2” (Said Apartment)**, constructed in Tower/Building No. **2H** (namely **Jade**) (**Said Tower/Building**), being part of the Real Estate Project (defined in Clause 5.3 below) registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 (**Act**), the West Bengal Real Estate (Regulation and Development) Rules, 2021 (**Rules**) and the Regulations made under the Real Estate (Regulation and Development) Act, 2016 (**Regulations**) with the West Bengal Real Estate Regulatory Authority (**Authority**) at Kolkata on _____ under Registration No. _____, the Real Estate Project is constructed on land measuring 58.9041 (fifty eight point nine zero four one) decimal, equivalent to 35.6994 (thirty five point six nine nine four) *cottah*, more or less, comprised in R.S./L.R. *Dag* Nos. 471, 481, 528, 529 and 530, recorded in L.R. *Khatian* Nos. 142, 546, 831, 2820, 2825, 2827, 2828, 2829, 3235, 3282, 3283, 3284, 3285, 3286, 5027 and 5028 at *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, PIN-700135, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat* (**RBGP**), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, as delineated in **Blue** colour boundary line on the **Plan** annexed and marked as **Annexure “1”** hereto and more particularly described in the **Schedule A-2** below (**Project Property**). The Real Estate Project has been developed as a phase of the Whole Project (defined in 5.10.1 (iii) below) named **Siddha Happyville (Said Complex)**, constructed on land measuring 1166.9899 (one thousand one hundred and sixty six point nine eight nine nine) decimal, equivalent to 707.2666 (seven hundred and seven point two six six six) *cottah*, more or less, comprised in R.S./L.R. *Dag* Nos. 470, 471, 473, 474, 475, 476, 477, 478, 479, 480, 481, 483, 489, 490, 491, 492, 493, 494, 495, 496, 497, 499, 500, 501, 502, 503, 504, 506, 507, 509, 526, 528, 529, 530, 531, 532, 533, 533/717 and 501/716, recorded in L.R. *Khatian* Nos. 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2887, 3070, 3071, 3072, 3073, 3136, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3265, 3279,

3281, 3282, 3283, 3284, 3285, 3286, 3287, 831, 142, 546, 3288, 3296, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3340, 3341, 3411, 3412, 4092, 4537, 4538, 5027 and 5028 at *Mouza Bhatenda*, J.L. No. 28, Police Station Rajarhat, PIN-700135, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, which is more particularly described in the **Schedule A-1** below and is delineated in **Red** colour boundary line on the **Plan** annexed hereto and marked as **Annexure "1"** ("**Larger Property**").

4.2 Land Share: Undivided, impartible, proportionate and variable share in the land underneath the Said Tower/Building as be attributable and appurtenant to the Said Apartment (**Land Share**). The Land Share has been derived by taking into consideration the proportion which the area of the Said Apartment bears to the total area of the Said Tower/Building.

4.3 Said Parking Space: The right to park in the parking space/s described in the **Schedule B** below (**Said Parking Space**), if any.

4.4 Share In Common Areas: Undivided, impartible, proportionate and variable share in the common areas of the Real Estate Project (**Share In Common Areas**), the said common areas of the Real Estate Project being described in the **Schedule C** below (**Common Areas**).

4.5 Said Apartment And Appurtenances: The subject matter of this Conveyance are 4.1, 4.2, 4.3 and 4.4 above, being the Said Apartment, the Land Share, the Said Parking Space (if any) and the Share In Common Areas, respectively, which are collectively described in the **Schedule B** below (collectively **Said Apartment And Appurtenances**).

5. Background

5.1 Ownership of Larger Property: The Owner Nos. 3.1 to 3.124 are the joint owners of the Larger Property which is more particularly described in the **Schedule A-1** below, being land measuring 1166.9899 (one thousand one hundred and sixty six point nine eight nine nine) decimal, equivalent to 707.2666 (seven hundred and seven point two six six six) *cottah*, more or less, comprised in R.S./L.R. *Dag* Nos. 470, 471, 473, 474, 475, 476, 477, 478, 479, 480, 481, 483, 489, 490, 491, 492, 493, 494, 495, 496, 497, 499, 500, 501, 502, 503, 504, 506, 507, 509, 526, 528, 529, 530, 531, 532, 533, 533/717 and 501/716, recorded in L.R. *Khatian* Nos. 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2887, 3070, 3071, 3072, 3073, 3136, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3265, 3279, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 831, 142, 546, 3288, 3296, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3340, 3341, 3411, 3412, 4092, 4537, 4538, 5027 and 5028, at *Mouza Bhatenda*, J.L. No. 28, Police Station Rajarhat, PIN-700135, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, delineated in **Red** colour boundary line on the **Plan** annexed hereto and marked as **Annexure "1"**. In this regard, it is clarified that the expression "*Larger Property*" wherever used in this Deed of Conveyance, shall always deem to include and comprise of all such adjacent parcels of land which may in future be acquired/purchased by the Owners (and/or any of them) and/or their associates and

developed together with the Larger Property as part of the Said Complex/Whole Project [defined in 5.10.1(iii) below] and the buyers/occupants of Project/Said Complex shall not raise any dispute or objection in this regard. The Owners have purchased the Larger Property *vide* 166 (one hundred and sixty six) Deeds of Sale i.e. (1) Deed of Sale dated 12th December, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 2, Pages 422 to 438, being Deed No. 199 for the year 2015 (2) Deed of Sale dated 12th December, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 2, Pages 439 to 455, being Deed No. 200 for the year 2015 (3) Deed of Sale dated 12th December, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 2, Pages 456 to 470, being Deed No. 201 for the year 2015 (4) Deed of Sale dated 7th January, 2014 registered in the Office of the ARA II, Kolkata, in Book No. 1, Volume No. 3, Pages 2649-2666, being Deed No. 566 for the year 2014 (5) Deed of Sale dated 7th January, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 3, Pages 2667 to 2684, being Deed No. 00567 for the year 2014 (6) Deed of Sale dated 7th January, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 3, Pages 2685 to 2704, being Deed No. 568 for the year 2014 (7) Deed of Sale dated 15th January, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 3, Pages 4511 to 4528, being Deed No. 667 for the year 2014 (8) Deed of Sale dated 15th January, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 3, Pages 4825 to 4842, being Deed No. 671 for the year 2014 (9) Deed of Sale dated 15th January, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 3, Pages 4843 to 4860, being Deed No. 00672 for the year 2014 (10) Deed of Sale dated 15th January, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 3, Pages 4861 to 4878, being Deed No. 673 for the year 2014 (11) Deed of Sale dated 15th January, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 3, Pages 4576 to 4593, being Deed No. 674 for the year 2014 (12) Deed of Sale dated 15th January, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 3, Pages 4911 to 4935, being Deed No. 677 for the year 2014 (13) Deed of Sale dated 31st January, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 6, Pages 3889 to 3903, being Deed No. 1299 for the year 2014 (14) Deed of Sale dated 22nd February, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 8, Pages 9131 to 9144, being Deed No. 02674 for the year 2013 (15) Deed of Sale dated 22nd February, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 8, Pages 9145 to 9158, being Deed No. 02675 for the year 2013 (16) Deed of Sale dated 24th August, 2015, registered in the Office of the DSR-II, Barasat, in Book I, Volume No. 1902-2015, Pages 31150-31181, being Deed No. 2801 for the year 2015 (17) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 1848 to 1862, being Deed No. 3088 for the year 2014 (18) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 1863 to 1877, being Deed No. 3089 for the year 2014 (19) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 1878 to 1893, being Deed No. 3090 for the year 2014 (20) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 1894 to 1908, being Deed No. 3091 for the year 2014 (21) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 1909 to 1923, being Deed No. 3092 for the year 2014 (22) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 1924 to 1938, being Deed No. 3093 for the year 2014 (23) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 1978 to 1992, being Deed No. 3096 for the year 2014 (24) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 1993 to

2007, being Deed No. 3097 for the year 2014 (**25**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2008 to 2022, being Deed No. 3098 for the year 2014 (**26**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2023 to 2037, being Deed No. 3099 for the year 2014 (**27**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2038 to 2052, being Deed No. 3100 for the year 2014 (**28**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2081 to 2095, being Deed No. 3102 for the year 2014 (**29**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2096 to 2110, being Deed No. 3103 for the year 2014 (**30**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2111 to 2125, being Deed No. 3104 for the year 2014 (**31**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2126 to 2140, being Deed No. 3105 for the year 2014 (**32**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2153 to 2167, being Deed No. 3107 for the year 2014 (**33**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2168 to 2182, being Deed No. 3108 for the year 2014 (**34**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2183 to 2197, being Deed No. 3109 for the year 2014 (**35**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2198 to 2212, being Deed No. 3110 for the year 2014 (**36**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2213 to 2227, being Deed No. 3111 for the year 2014 (**37**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2228 to 2242, being Deed No. 3112 for the year 2014 (**38**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2243 to 2257, being Deed No. 3113 for the year 2014 (**39**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2258 to 2272, being Deed No. 3114 for the year 2014 (**40**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2273 to 2287, being Deed No. 3115 for the year 2014 (**41**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2382 to 2396, being Deed No. 3122 for the year 2014 (**42**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2397 to 2411, being Deed No. 03123 for the year 2014 (**43**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2412 to 2426, being Deed No. 3124 for the year 2014 (**44**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 3072 to 3086, being Deed No. 3161 for the year 2014 (**45**) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 3087 to 3101, being Deed No. 3162 for the year 2014 (**46**) Deed of Sale dated 10th May, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 27, Pages 3847 to 3862, being Deed No. 5849 for the year 2014 (**47**) Deed of Sale dated 30th May, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 32, Pages 2117 to 2131, being Deed No. 6777 for the year 2014 (**48**) Deed of Sale dated 5th June, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 34, Pages 3811 to 3825, being Deed No. 7250 for the year 2014 (**49**) Deed of Sale dated 18th June, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 38, Pages 3146 to 3163, being Deed No. 8043 for the year 2014 (**50**) Deed of Sale dated 11th July, 2014, registered in the Office

of the ADSR, Rajarhat, in Book I, Volume No. 13, Pages 1381 to 1399, being Deed No. 8046 for the year 2014 (51) Deed of Sale dated 18th August, 2015, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 1902-2015, Pages 128943-128977, being Deed No. 9606 for the year 2015 (52) Deed of Sale dated 18th August, 2015, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 1902-2015, Pages 128913-128942, being Deed No. 9607 for the year 2015 (53) Deed of Sale dated 6th August, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 34, Pages 210 to 244, being Deed No. 11406 for the year 2013 (54) Deed of Sale dated 6th August, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 34, Pages 245 to 279, being Deed No. 11407 for the year 2013 (55) Deed of Sale dated 6th August, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 34, Pages 305 to 337, being Deed No. 11408 for the year 2013 (56) Deed of Sale dated 6th August, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 34, Pages 338 to 372, being Deed No. 11409 for the year 2013 (57) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4894 to 4908, being Deed No. 12532 for the year 2012 (58) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4909 to 4923, being Deed No. 12533 for the year 2012 (59) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4851 to 4864, being Deed No. 12534 for the year 2012 (60) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4865 to 4878, being Deed No. 12535 for the year 2012 (61) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5072 to 5019, being Deed No. 12536 for the year 2012 (62) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5044 to 5057, being Deed No. 12537 for the year 2012 (63) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5058 to 5071, being Deed No. 12539 for the year 2012 (64) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4924 to 4938, being Deed No. 12540 for the year 2012 (65) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4953 to 4966, being Deed No. 12541 for the year 2012 (66) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4939 to 4952, being Deed No. 12542 for the year 2012 (67) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5106 to 5119, being Deed No. 12543 for the year 2012 (68) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4740 to 4754, being Deed No. 12544 for the year 2012 (69) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4967 to 4983, being Deed No. 12550 for the year 2012 (70) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4984 to 4998, being Deed No. 12551 for the year 2012 (71) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4999 to 5013, being Deed No. 12552 for the year 2012 (72) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5029 to 5043, being Deed No. 12554 for the year 2012 (73) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5092 to 5105, being Deed No. 12555 for the year 2012 (74) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4769 to 4782, being Deed No. 12557 for the year 2012 (75) Deed of

Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5363 to 5377, being Deed No. 12559 for the year 2012 (**76**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5614 to 5628, being Deed No. 12561 for the year 2012 (**77**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5492 to 5511, being Deed No. 12562 for the year 2012 (**78**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4879 to 4893, being Deed No. 12565 for the year 2012 (**79**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5286 to 5302, being Deed No. 12566 for the year 2012 (**80**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4783 to 4802, being Deed No. 12567 for the year 2012 (**81**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4803 to 4819, being Deed No. 12570 for the year 2012 (**82**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4837 to 4850, being Deed No. 12571 for the year 2012 (**83**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5629 to 5648, being Deed No. 12572 for the year 2012 (**84**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5744 to 5760, being Deed No. 12573 for the year 2012 (**85**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5120 to 5133, being Deed No. 12574 for the year 2012 (**86**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5456 to 5472, being Deed No. 12575 for the year 2012 (**87**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5553 to 5571, being Deed No. 12577 for the year 2012 (**88**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5572 to 5585, being Deed No. 12578 for the year 2012 (**89**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5586 to 5599, being Deed No. 12579 for the year 2012 (**90**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5600 to 5613, being Deed No. 12580 for the year 2012 (**91**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4755 to 4768, being Deed No. 12583 for the year 2012 (**92**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5134 to 5159, being Deed No. 12584 for the year 2012 (**93**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5160 to 5176, being Deed No. 12585 for the year 2012 (**94**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5211 to 5227, being Deed No. 12586 for the year 2012 (**95**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5244 to 5257, being Deed No. 12596 for the year 2012 (**96**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5258 to 5271, being Deed No. 12597 for the year 2012 (**97**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5272 to 5285, being Deed No. 12598 for the year 2012 (**98**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5303 to 5316, being Deed No. 12599 for the year 2012 (**99**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I,

Volume No. 49, Pages 5317 to 5331, being Deed No. 12600 for the year 2012 (**100**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5332 to 5348, being Deed No. 12601 for the year 2012 (**101**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5349 to 5362, being Deed No. 12604 for the year 2012 (**102**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5194 to 5210, being Deed No. 12605 for the year 2012 (**103**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4820 to 4836, being Deed No. 12606 for the year 2012 (**104**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 450 to 464, being Deed No. 12714 for the year 2012 (**105**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 465 to 481, being Deed No. 12715 for the year 2012 (**106**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 511 to 527, being Deed No. 12717 for the year 2012 (**107**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 599 to 615, being Deed No. 12719 for the year 2012 (**108**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 639 to 652, being Deed No. 12720 for the year 2012 (**109**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 671 to 687, being Deed No. 12722 for the year 2012 (**110**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 709 to 722, being Deed No. 12723 for the year 2012 (**111**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 723 to 741, being Deed No. 12725 for the year 2012 (**112**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 780 to 798, being Deed No. 12726 for the year 2012 (**113**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 799 to 815, being Deed No. 12727 for the year 2012 (**114**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 881 to 894, being Deed No. 12728 for the year 2012 (**115**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 413 to 432, being Deed No. 12729 for the year 2012 (**116**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 433 to 449, being Deed No. 12730 for the year 2012 (**117**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1738 to 1754, being Deed No. 12731 for the year 2012 (**118**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1755 to 1774, being Deed No. 12733 for the year 2012 (**119**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1638 to 1654, being Deed No. 12734 for the year 2012 (**120**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1492 to 1508, being Deed No. 12735 for the year 2012 (**121**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1477 to 1491, being Deed No. 12736 for the year 2012 (**122**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1437 to 1462, being Deed No. 12737 for the year 2012 (**123**) Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1463 to 1476, being Deed No. 12738 for the year 2012 (**124**) Deed of

Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1509 to 1525, being Deed No. 12739 for the year 2012 **(125)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1526 to 1539, being Deed No. 12740 for the year 2012 **(126)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1540 to 1558, being Deed No. 12741 for the year 2012 **(127)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 995 to 1009, being Deed No. 12742 for the year 2012 **(128)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1377 to 1391, being Deed No. 12743 for the year 2012 **(129)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1408 to 1426, being Deed No. 12744 for the year 2012 **(130)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1559 to 1578, being Deed No. 12745 for the year 2012 **(131)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1579 to 1592, being Deed No. 12746 for the year 2012 **(132)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1593 to 1611, being Deed No. 12747 for the year 2012 **(133)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1612 to 1637, being Deed No. 12748 for the year 2012 **(134)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1655 to 1680, being Deed No. 12749 for the year 2012 **(135)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1681 to 1694, being Deed No. 12750 for the year 2012 **(136)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1695 to 1708, being Deed No. 12751 for the year 2012 **(137)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1709 to 1722, being Deed No. 12752 for the year 2012 **(138)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1723 to 1737, being Deed No. 12753 for the year 2012 **(139)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 2144 to 2158, being Deed No. 12812 for the year 2012 **(140)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 2226 to 2242, being Deed No. 12824 for the year 2012 **(141)** Deed of Sale dated 13th September, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 38, Pages 2659 to 2672, being Deed No. 12974 for the year 2013 **(142)** Deed of Sale dated 13th September, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 38, Pages 3095 to 3109, being Deed No. 12975 for the year 2013 **(143)** Deed of Sale dated 18th September, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 39, Pages 2646 to 2665, being Deed No. 13260 for the year 2013 **(144)** Deed of Sale dated 18th September, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 39, Pages 2666 to 2687, being Deed No. 13261 for the year 2013 **(145)** Deed of Sale dated 30th October, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 44, Pages 1900 to 1920, being Deed No. 14771 for the year 2013 **(146)** Deed of Sale dated 30th October, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 44, Pages 1921 to 1937, being Deed No. 14772 for the year 2013 **(147)** Deed of Sale dated 20th December, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 80, Pages 1865 to 1879, being Deed No. 15990 for the year 2014 **(148)** Deed of Sale dated 26th December, 2012, registered in the Office of the ARA-II, Kolkata, in Book I,

Volume No. 65, Pages 2643 to 2663, being Deed No. 16217 for the year 2012 **(149)** Deed of Sale dated 26th December, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 65, Pages 2664 to 2684, being Deed No. 16218 for the year 2012 **(150)** Deed of Sale dated 12th June, 2015, registered in the Office of the DSR-II, Barasat, in Book I, Volume No. 1502-2015, Pages 6975 to 7001, being Deed No. 150201920 for the year 2015 **(151)** Deed of Sale dated 12th June, 2015, registered in the Office of the DSR-II, Barasat, in Book I, Volume No. 1502-2015, Pages 7002-7028, being Deed No. 150201921 for the year 2015, **(152)** Deed of Sale dated 12th June, 2015, registered in the Office of the DSR-II, Barasat, in Book I, Volume No. 1502-2015, Pages 7029 to 7055, being Deed No. 150201922 for the year 2015, **(153)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5014-5028, being Deed No. 12553 for the year 2012, **(154)** Deed of Sale dated 11th July, 2014, registered in the Office of the ADSR, Rajarhat in Book I, Volume No. 47, Pages 4397 to 4411, being Deed No. 9833 for the year 2014 **(155)** Deed of Sale dated 30th October, 2013, registered in the Office of the ARA-II, Kolkata in Book I, CD Volume No. 44, Pages 1360 to 1376, being Deed No. 14769 for the year 2013, **(156)** Deed of Sale dated 30th October, 2013, registered in the Office of the ARA-II, Kolkata in Book I, CD Volume No. 44, Pages 1900 to 1920, being Deed No. 14771 for the year 2013, **(157)** Deed of Sale dated 8th January, 2014, registered in the Office of the ARA-II, Kolkata in Book I, CD Volume No. 2, Pages 1181 to 1195, being Deed No. 00288 for the year 2014, **(158)** Deed of Sale dated 15th January, 2014, registered in the Office of the ARA-II, Kolkata in Book I, CD Volume No. 3, Pages 4511 to 4528, being Deed No. 00667 for the year 2014, **(159)** Deed of Sale dated 15th January, 2014, registered in the Office of the ARA-II, Kolkata in Book I, CD Volume No. 3, Pages 4825 to 4842, being Deed No. 00671 for the year 2014, **(160)** Deed of Sale dated 15th January, 2014, registered in the Office of the ARA-II, Kolkata in Book I, CD Volume No. 3, Pages 4843 to 4860, being Deed No. 00672 for the year 2014, **(161)** Deed of Sale dated 15th January, 2014, registered in the Office of the ARA-II, Kolkata in Book I, CD Volume No. 3, Pages 4861 to 4878, being Deed No. 00673 for the year 2014, **(162)** Deed of Sale dated 15th January, 2014, registered in the Office of the ARA-II, Kolkata in Book I, CD Volume No. 3, Pages 4576 to 4593, being Deed No. 00674 for the year 2014, **(163)** Deed of Sale dated 28th November, 2019, registered in the Office of the ADSR, Rajarhat in Book I, Volume No. 1523-2019, Pages 566989 to 567017, being Deed No. 152314174 for the year 2019, **(164)** Deed of Sale dated 19th March, 2021, registered in the Office of the ARA-IV, Kolkata in Book I, Volume No. 1904-2021, Pages 126209 to 126239, being Deed No. 190402832 for the year 2021, **(165)** Deed of Sale dated 19th March, 2021, registered in the Office of the ARA-IV, Kolkata in Book I, Volume No. 1904-2021, Pages 126912 to 126941, being Deed No. 190402833 for the year 2021 **and (166)** Deed of Sale dated 19th March, 2021, registered in the Office of the ARA-IV, Kolkata in Book I, Volume No. 1904-2021, Pages 126314 to 126343, being Deed No. 190402834 for the year 2021. The details pertaining to the title of the Owners to the Larger Property are elucidated in the Title Reports issued by Messieurs Saha & Ray, Advocates, copies whereof have been uploaded on the website of the West Bengal Housing Industry Regulatory Authority (collectively “**Title Report**”).

5.2 Development Agreement: For the purpose of developing and commercially exploiting the Larger Property by construction of the Said Complex thereon and selling various apartments/spaces therein (**Apartments**), the Owners entrusted the work of development of the Larger Property to the Promoter/Developer, on the terms and conditions recorded in 5 (five) separate development agreements i.e. **(1)** Development Agreement dated 30th September, 2014, registered in the Office of the ARA-II, Kolkata recorded in Book I, CD Volume No. 62, Pages 1760 to 1784, being Deed No. 12616 for the year 2014 **(2)** Development Agreement dated 30th

September, 2014, registered in the Office of the ARA-II, Kolkata recorded in Book I, CD Volume No. 62, Pages 1785 to 1809, being Deed No. 12617 for the year 2014 (3) Development Agreement dated 9th September, 2015, registered in the Office of the DSR-II, North 24 Parganas recorded in Book I, Volume No. 1502-2015, Pages 25422 to 25450, being Deed No. 150202574 for the year 2015 (4) Development Agreement dated 10th February, 2016, registered in the Office of the DSR-II, North 24 Parganas recorded in Book I, Volume No. 1502-2016, Pages 10286 to 10325 being Deed No. 150200404 for the year 2016 and (5) Development Agreement dated 17th May, 2022, registered in the Office of the Additional Registrar of Assurance II, Kolkata recorded in Book I, Volume No. 1902-2022, Pages 204075 to 204112 being Deed No. 190205520 for the year 2022 (collectively “**Development Agreement**”).

In terms of the Development Agreement, the Promoter/Developer has become entitled to sell, transfer, encumber or otherwise alienate or dispose off the Apartments, parking spaces and other saleable spaces in the Said Tower/Building/Project Property/Larger Property and to appropriate the entire consideration therefor.

5.3 Real Estate Project: The Larger Property has been earmarked for the purpose of building a residential project comprising multi-storeyed apartment buildings and car parking spaces. The development of the Said Complex *inter alia* consists of (i) **Tower/Building Nos. 1** (namely Azure), **2A** (namely Aqua), **2B** (namely Fern), **2C** (namely Mint), **2D** (namely Marine), **2E** (namely Olive), **2F** (namely Citron), **2G** (namely Sapphire) and **3A** (namely Indigo) *inter-alia* comprising of 9 (nine) Ground+ 19 (G+19) storied residential tower/buildings (ii) Tower/Building No. 4, *inter-alia* comprising of 1 (one) Basement + Ground + 7 (B+G+7) storied tower/building for Multi-level Car Parking (MLCP) (iii) Tower/Building No. 3B, *inter-alia* comprising of 1 (one) Ground + 2 (G+2) storied tower/building for Club and (iv) Building No. 2H (namely Jade) *inter-alia* comprising of 1 (one) Ground+ 19 (G+19) storied residential tower/building, out of which the Building No. 2H (namely Jade) *inter-alia* comprising of 1 (one) Ground+ 19 (G+19) storied residential tower/building, being constructed on the Project Property, is presently being developed as a phase of the Whole Project and proposed as a “real estate project” by the Promoter and is being registered as a ‘real estate project’ as a phase of the Whole Project (as defined in Clause 5.10.1 (iii) below) and registered as a ‘real estate project’ (**Real Estate Project/Project**) with the Authority, under the provisions of the Act, the Rules, and the Regulations, and other rules, regulations, circulars and rulings issued thereunder from time to time.

5.4 Intimation to RBGP and Sanction of Plans: The Owners duly intimated the RBGP about commencement of construction of the Project vide its letter dated _____. The Promoter/Developer has obtained the layout plan, sanctioned plan, specifications and approvals for the Real Estate Project (including for the Said Apartment and the Said Tower/Building from the competent authority), which has been developed as a phase of the Whole Project (defined in Clause 5.10.1 (iii) below).

5.5 Registration under the Act: The Promoter/Developer has registered the Real Estate Project under the provisions of the Act with the Authority at Kolkata on _____ under Registration No. _____.

5.6 Announcement of Sale: The Developer formulated a scheme and announced sale of Apartments and parking spaces to prospective purchasers (**Transferees**).

5.7 Application and Allotment to Buyers: The Buyers, intending to be Transferees, upon full satisfaction of the Owners' title and the Promoter's/Developer's authority to sell, applied for purchase of the Said Apartment And Appurtenances and the Promoter/Developer has allotted the same to the Buyers, who, in due course, entered into an agreement for sale dated _____ (**Said Agreement**) for purchase of the Said Apartment And Appurtenances, on the terms and conditions contained therein.

5.8 Construction of Said Tower/Building: The Promoter/Developer has completed construction of the Said Tower/Building.

5.9 Conveyance to Buyers: In furtherance of the above, the Owners and the Promoter/Developer are completing the Conveyance of the Said Apartment And Appurtenances in favour of the Buyers, by these presents, on the terms and conditions contained herein.

5.10 Acceptance of Conditions Precedent: Notwithstanding anything contained in the Said Agreement, the Buyers confirm that the Buyers have accepted and agreed that the following are and shall be the conditions precedent to this Conveyance:

5.10.1 Understanding of Scheme by Buyers: The undertaking and covenant of the Buyers that the Buyers have understood and accepted the under mentioned scheme of development as disclosed by the Promoter/Developer:

(i) Project Property: Building No. 2H (namely Jade) *inter-alia* comprising of 1 (one) Ground + 19 (G+19) storied residential tower/building, being constructed on the Project Property, shall constitute the Real Estate Project in accordance with the provisions of the Act and Rules. The Real Estate Project has been constructed and developed upon a portion of the Larger Property as delineated in **Blue** colour boundary line on the **Plan** annexed and marked as **Annexure "1"** hereto and more particularly described in the **Schedule A-2** below. The Owner Nos. 1 to 14 are the joint and absolute owners of the Project Property.

(ii) Scheme of Development of Larger Property: The detailed scheme of development attached as **Annexure "1"** discloses the proposed designated uses of the buildings/structures and the phase/s of development on the Larger Property and is based on the current approved layout for the Project Property and the conceptual layout for the development of the Larger Property. The conceptual layout of the development on the Larger Property shall be finally developed by the Promoter/Developer at its sole discretion either in terms of the Plan in **Annexure "1"** or in such other manner as may be possible under the relevant /applicable laws.

(iii) Whole Project: The Promoter/Developer is undertaking the development of the Larger Property in a phase-wise manner as mentioned in Clause 5.3 above (the phase-wise development of the entirety of the Larger Property as envisaged in Clause 5.3 above and as also mentioned/contemplated in the other portions this Conveyance hereinafter referred to as "the **Whole Project**").

(iv) Other Residential Component: Apart from the Real Estate Project, the Promoter/Developer proposes to develop in one or more phases other residential buildings/structures along with its/their common areas, facilities and amenities in the Whole Project and upon the Larger Property (**Other Residential Component**) and the portion of the

Larger Property upon which the Other Residential Component shall be developed in such manner as the Promoter/Developer may in its sole discretion deem fit.

(v) Other Residential Exclusive Amenities: The Other Residential Component proposed to be developed as part of the Whole Project, may be provided with certain common areas, facilities and amenities (**Other Residential Exclusive Amenities**) and which may exclusively be made available to and usable by such person(s) as the Promoter/Developer may in its sole discretion deem fit including the allottees of the Other Residential Component and, may not be available to the Buyers or any other buyers/occupants of apartments/flats in the Real Estate Project.

(vi) Further Development: The Promoter is entitled to amend, modify and/or substitute the proposed future and further development of the Larger Property, in full or in part, subject to the necessary permission/sanction being granted by the RBGP and all other concerned authorities.

(vii) Limited Areas And Facilities: The Buyers agree that the Promoter/Developer shall be entitled to provide and designate certain common areas and facilities appurtenant to apartments/flats in the Real Estate Project as limited and exclusive common areas and facilities, the usage whereof shall be limited and exclusive to the buyer/s of such apartments/flats and to the exclusion of other buyers in the Real Estate Project (**Limited Areas And Facilities**). The Buyers agree to use only the Limited Areas And Facilities (if any) specifically identified for the Buyers in the Said Apartment And Appurtenances and as more particularly described in the **Schedule B** hereunder written. In this regard it is clarified that in case any open car parking space is mentioned in **Schedule B** below, then such open car parking space shall be deemed to be part of the Limited Areas And Facilities, the usage whereof shall be exclusively enjoyed by the Buyer/s herein. The Buyers agree to not use the Limited Areas And Facilities identified for other buyer nor shall the Buyers have any claim of any nature whatsoever with respect to the Limited Areas And Facilities identified for other buyers and/or the usage thereof.

(viii) Common Areas: The Common Areas in the Real Estate Project that may be usable by the Buyers and other buyer(s) on a non-exclusive basis are listed in the **Schedule C** hereunder written.

(ix) Whole Project Included Amenities: The common areas, facilities and amenities in the Whole Project including the Real Estate Project that may be usable by the Buyers and other buyer(s) in the Whole Project on a non-exclusive basis (**Whole Project Included Amenities**) are listed in the **Schedule D** hereunder written. The Buyers agree and accept that it shall not be obligatory for the Promoter/Developer to complete the Whole Project Included Amenities (as listed in **Schedule D** below) in all respects prior to handing over of possession of the Said Apartment to the Buyers and the Whole Project Included Amenities may be completed/provided only after completion of the Whole Project and the Buyers expressly agree not to raise any objection regarding the same and also further waives the right, if any, to do so.

(x) Maximum FAR: The Promoter/Developer shall be entitled to utilize the Maximum FAR (Floor Area Ratio) or any part thereof, subject to the necessary permission/sanction being granted by the RBGP and all other concerned authorities, and construct additional built-up area by way of (i) additional apartments and/or additional floors on the Said Tower/Building; and/or (ii) additional buildings on any part of the remaining portion of the Larger Property. For the

purpose aforesaid, the Promoter/Developer will be entitled, from time to time to vary, amend and/or alter the building plans in respect of the Said Tower/Building without however, adversely affecting the Said Apartment being sold hereunder, and to carry out construction work accordingly. The Buyers hereby irrevocably agree and give his/her/its express consent to the Promoter/Developer for carrying out amendments, alternations, modifications, and/or variations in the building plans of the Said Tower/Building for the aforesaid purpose and to put up construction accordingly. This consent shall be considered to be the Buyers' consent contemplated under the relevant provisions of the Act, Rules and Regulations. The Buyers shall not raise any objection or cause any hindrance in the said development/construction by the Promoter/Developer whether on the grounds of noise or air pollution, inconvenience, annoyance or otherwise or on the ground that light and air and/or ventilation to the Said Apartment or any other part of the Said Tower/Building being affected by such construction. The Buyers hereby agree to give all facilities and co-operation as the Promoter/Developer may require from time to time after taking possession of the Said Apartment, so as to enable the Promoter/Developer to complete the development smoothly and in the manner determined by the Promoter/Developer. It is expressly agreed by the Parties that the Promoter/Developer will be entitled to sell and transfer on ownership basis or otherwise and for its own benefit the additional apartments that may be constructed by the Promoter/Developer as aforesaid.

(xi) Possession of Said Parking Space comprised in MLCP: In the event the Said Parking Space (if any has been taken by the Buyers in this Conveyance) is situate in the MLCP, being Tower/Building No. 4, then in such event the Buyers agree and accept that the physical possession of the Said Parking Space shall be given to the Buyers only after completion of construction of the MLCP/ Building No. 4.

5.10.2 Satisfaction of Buyers: The undertaking of the Buyers to the Owners and the Promoter/Developer that the Buyer are acquainted with, fully aware of and are thoroughly satisfied about the title of the Owners, right and entitlement of the Promoter/Developer in the Project Property, the sanctioned plans, all background papers, the right of the Owners and the Promoter/Developer to grant this Conveyance, the scheme of development described above and the extent of the rights being granted in favour of the Buyers and the negative covenants mentioned above and/or elsewhere in this Conveyance and the Buyers hereby accept the same and shall not raise any objection with regard thereto.

5.10.3 Rights Confined to Said Apartment And Appurtenances: The undertaking of the Buyers to the Owners and the Developer that the right, title and interest of the Buyers are confined only to the Said Apartment And Appurtenances and the Promoter/Developer is entitled to deal with and dispose off all other portions of the Project Property/Larger Property and the Said Tower/Building to third parties at the sole discretion of the Promoter/Developer, which the Buyers hereby accept and to which the Buyers, under no circumstances, shall be entitled to raise any objection.

6. Transfer

6.1 Hereby Made: The Owners and the Promoter/Developer hereby sell, convey and transfer to and unto the Buyers, absolutely and forever, free from all encumbrances of any and every nature whatsoever, the Said Apartment And Appurtenances, described in the **Schedule B** below, being:

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6.1.1 **Said Apartment:** The Said Apartment, being Residential Apartment No. _____ on the _____ floor, having carpet area of _____ square feet, more or less, with attached balcony measuring _____ square feet, more or less, and the said apartment with attached balcony collectively having built up area of _____ square feet, more or less, being more particularly described in the **Schedule B** below and the layout of the apartment is delineated in **Green** colour on the Plan annexed hereto and marked as **Annexure “2”**, constructed in Tower/Building No. **2H** (namely **Jade**), being part of the Real Estate Project registered under the provisions of the Act, the Rules and the Regulations with the Authority at Kolkata on _____ under Registration No. _____, the Real Estate Project is constructed on the Project Property as delineated in **Blue** colour boundary line on the **Plan** annexed hereto and marked as **Annexure “1”** hereto and more particularly described in the **Schedule A-2** below, being land measuring 58.9041 (fifty eight point nine zero four one) decimal, equivalent to 35.6994 (thirty five point six nine nine four) *cottah*, more or less, comprised in R.S./L.R. *Dag* Nos. 471, 481, 528, 529 and 530, recorded in L.R. *Khatian* Nos. 142, 546, 831, 2820, 2825, 2827, 2828, 2829, 3235, 3282, 3283, 3284, 3285, 3286, 5027 and 5028, at *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, PIN-700135, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas. The Real Estate Project has been developed as a phase of the Whole Project named **Siddha Happyville**, constructed/being constructed on the Larger Property delineated in **Red** colour boundary line on the **Plan** annexed hereto and marked as **Annexure “1”** and described in the **Schedule A-1** below, being land measuring 1166.9899 (one thousand one hundred and sixty six point nine eight nine nine) decimal, equivalent to 707.2666 (seven hundred and seven point two six six six) *cottah*, more or less, comprised in R.S./L.R. *Dag* Nos. 470, 471, 473, 474, 475, 476, 477, 478, 479, 480, 481, 483, 489, 490, 491, 492, 493, 494, 495, 496, 497, 499, 500, 501, 502, 503, 504, 506, 507, 509, 526, 528, 529, 530, 531, 532, 533, 533/717 and 501/716, recorded in L.R. *Khatian* Nos. 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2887, 3070, 3071, 3072, 3073, 3136, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3265, 3279, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 831, 142, 546, 3288, 3296, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3340, 3341, 3411, 3412, 4092, 4537, 4538, 5027 and 5028, at *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, PIN-700135, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas.

6.1.2 **Land Share:** The Land Share, being undivided, impartible, proportionate and variable share in the land underneath the Said Tower/Building as be attributable and appurtenant to the Said Apartment. The Land Share has been derived by taking into consideration the proportion which the area of the Said Apartment bears to the total area of the Said Tower/Building.

6.1.3 **Said Parking Space:** The Parking Space, being the right to park in the parking space/s described in the **Schedule B** below, if any.

6.1.4 **Share In Common Areas:** The Share In Common Areas, being the undivided, impartible, proportionate and variable share in the Common Areas of the Real Estate Project, the said Common Areas of the Real Estate Project being described in the **Schedule C** below.

7. Consideration and Payment

7.1 Consideration: The aforesaid conveyance of the Said Apartment And Appurtenances is being made by the Owners and the Promoter/Developer in consideration of a sum of Rs. _____/- (Rupees _____) towards Unit Price (excluding Goods & Service Tax) for the Said Apartment based on the carpet area and part of the Extra Charges so far computed is Rs. _____ (Rupees _____) and the Goods and Service Taxes is Rs. _____ (Rupees _____) aggregating to Rs. _____ (Rupees _____) ("Total Price") paid by the Buyers/Allottees to the Owners and the Promoter/Developer, receipt of which the Promoter/Developer hereby and by the Memo and Receipt of Consideration by Owners and Promoter/Developer below, admit and acknowledge.

8. Terms of Transfer

8.1 Title, Sanctioned Plans and Construction: The Buyers have examined or caused to be examined the following and the Buyers are fully satisfied about the same and shall not be entitled to and covenants not to raise any requisition, query, clarification or objection regarding the same and also further waives the right, if any, to do so:

- (a) The right, title, interest and authority of the Owners and the Promoter/Developer in respect of the Project Property, the Said Tower/Building and the Said Apartment And Appurtenances;
- (b) The sanctioned plans sanctioned by the RBGP;
- (c) The construction and completion of the Said Tower/Building, the Common Areas, the Said Apartment and the Said Parking Space (if any) including the quality, specifications, materials, workmanship and structural stability thereof.

8.2 Measurement: The Buyers have measured the area of the Said Apartment and are satisfied regarding the same and agree and covenant not to ask for any details or question the computation of area or make any claims in respect thereof.

8.3 Clarification on GST Input Credit: The Buyers understands, confirm and accept that the Consideration of the Said Apartment And Appurtenances has been arrived at after adjusting the full GST input credit to be passed on to the Buyers and the Buyers consequently shall not be entitled to and covenant not to raise any manner of dispute, claim and/or demand against the Owners and/or the Promoter/Developer in this regard.

8.4 Salient Terms: The transfer of the Said Apartment And Appurtenances being effected by this Conveyance is:

8.4.1 Conveyance: sale within the meaning of the Transfer of Property Act, 1882.

8.4.2 Absolute: absolute, irreversible and in perpetuity.

8.4.3 Free from Encumbrances: free from all encumbrances of any and every nature whatsoever including but not limited to *lis pendens*, attachments, liens, charges, mortgages, trusts, *debutters*, reversionary rights, residuary rights, claims and statutory prohibitions.

8.4.4 Benefit of Common Areas: subject to the terms and conditions of this Conveyance, together with proportionate ownership, benefit of user and enjoyment of the Common Areas described in the **Schedule C** below, in common with the other co-owners of the Said Tower/Building, including the Owners and the Promoter/Developer (if the Owners and/or the Promoter/Developer retain any Apartment in the Said Tower/Building).

8.5 Subject to: The sale of the Said Apartment And Appurtenances being effected by this Conveyance is subject to:

8.5.1 Payment of Rates & Taxes: the Buyers regularly and punctually paying costs, expenses, deposits and charges for Municipal Tax, surcharge, levies, cess, etc. (collectively **Rates & Taxes**), as be assessed for the Said Apartment And Appurtenances.

8.4.2 Payment of Monthly Subscription, User Charge for Said Club: the Buyers regularly and punctually paying the monthly subscription of the Said Club and user charge for use of facilities at the recreational club, as determined by the Promoter/Developer.

8.5.3 Payment of Maintenance Charge: the Buyers regularly and punctually paying proportionate share (**Maintenance Charge**) in the common expenses for maintenance and upkeep of the Common Areas, indicatively described in the **Schedule F** below (collectively **Common Expenses/Maintenance Charge**).

8.5.4 Observance of Covenants: the Buyers observing, performing and accepting the stipulations, regulations and covenants (collectively **Covenants**), described in the **Schedule E** below.

8.5.5 Indemnification by Buyers: indemnification by the Buyers about the Buyers faithfully and punctually observing and performing all covenants, stipulations and obligations required to be performed by the Buyers hereunder. The Buyers agree to keep indemnified the Owners and the Promoter/Developer and/or their successors-in-interest, of, from and against any losses, damages, costs, charges and expenses which may be suffered by the Owners and the Promoter/Developer and/or their successors-in-interest by reason of any default of the Buyers.

9. Possession

9.1 Delivery of Possession: *Khas*, vacant, peaceful, satisfactory, acceptable and physical possession of the Said Apartment And Appurtenances has been handed over by the Promoter/Developer to the Buyers, which the Buyers admit, acknowledge and accept.

10. Outgoings

10.1 Payment of Outgoings: All municipal taxes on the Said Apartment And Appurtenances, relating to the period till the date of expiry of the notice of possession of the Said Apartment And Appurtenances to the Buyers (**Date Of Possession**), whether as yet demanded or not, shall be borne, paid and discharged by the Promoter/Developer and all liabilities, outgoings, charges,

taxes and levies relating to the Said Apartment And Appurtenances from the Date Of Possession shall be borne, paid and discharged by the Buyers.

11. Holding Possession

11.1 Buyers Entitled: The Owners and the Promoter/Developer hereby covenant that the Buyers shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Apartment And Appurtenances and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Buyers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Owners and the Promoter/Developer or any person lawfully or equitably claiming any right or estate therein from, under or in trust from the Owners and the Promoter/Developer.

12. Further Acts

12.1 Owners and Promoter/Developer to do: The Owners and the Promoter/Developer hereby covenant that the Owners and the Promoter/Developer or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Buyers and/or successors-in-interest of the Buyers, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Buyers to the Said Apartment And Appurtenances.

12.2 Promoter/Developer to do: The Promoter/Developer hereby covenant that the Promoter/Developer or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Buyers and/or successors-in-interest of the Buyers, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Buyers to the Said Apartment And Appurtenances.

13. Defect Liability:

13.1 The Promoter/Developer shall rectify all reasonable construction related defects in the Said Apartment, if any, brought to the notice of the Promoter/Developer, at its own cost and effort, within five calendar years from the date of completion certificate, issued by the RBGP.

13.2 It is clarified that the Promoter/Developer shall not be liable for any such defects if the same have been caused by reason of the default and/or negligence of the Buyers and/or any other buyers in the Real Estate Project or acts of third party(ies) or on account of any force majeure events including on account of any repairs / redecoration / any other work undertaken by the Buyers and/or any other buyer/person in the Real Estate Project and/or the Whole Project and/or the Larger Property. The Buyers are aware that the Said Tower/Building is a monolithic structure and any change(s), alteration(s) including breaking of walls or any structural members or the construction of any new wall or structural member may adversely impact the Said Tower/Building at various places or in its entirety and hence any change(s) or alteration(s) as mentioned hereinabove will result in immediate ceasing of the Promoter's/Developer's obligation to rectify any defect(s) as mentioned in this Clause and the Buyers and/or the

association of buyers shall have no claim(s) of whatsoever nature against the Promoter/Developer in this regard.

13.3 It is clarified that the above said responsibility of the Promoter/Developer shall not cover defects, damage, or malfunction resulting from (a) misuse (b) unauthorised modifications or repairs done by the Buyers or his/her/their/its nominee/agent (c) cases of force majeure (d) failure to maintain the amenities/equipments (e) accident and (f) negligent use.

13.4 Warranty for all consumables or equipments used such as generators, lifts, fittings and fixtures, will be as provided by the respective manufacturers on their standard terms. Provided that where the manufacturer warranty as shown by the Promoter/Developer to the Buyers ends before the defect liability period and such warranties are covered under the maintenance of the Said Complex and if the annual maintenance contracts are not done/renewed by the Buyers, the Promoter/Developer shall not be responsible for any defects occurring due to the same. The Real Estate Project/Project Property as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipment, fixtures and fittings shall be maintained and covered by maintenance/ warranty contracts so as it be sustainable and in proper working condition to continue warranty in both the Apartments and the Common Areas, wherever applicable. The Buyers have been made aware and the Buyers expressly agree that the regular wear and tear of the Real Estate Project/Project Property excludes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20⁰ Centigrade and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect. It is expressly agreed that before any liability of defect is claimed by or on behalf of Buyers it shall be necessary to appoint an expert/surveyor to be nominated by the Architect of the Real Estate Project/Project Property, who shall survey and assess the same and then submit a report to state the defects in material used in the structure of the Said Apartment and in the workmanship executed.

14. General

14.1 **Conclusion of Contract:** The Parties have concluded the contract in respect of the Said Apartment And Appurtenances by this Conveyance after having exhaustively and comprehensively satisfied each other with regard to their respective rights, duties and obligations, statutory as well as contractual. Hence, any claim, under law or equity, shall be barred and shall not be maintainable by the Parties against each other in future.

14.2 **Overriding Effect:** It is clarified that this Conveyance shall supersede and/or shall have overriding effect on the agreement for sale and/or any other documents executed prior to the date of this Conveyance.

15. Interpretation

15.1 **Number:** Words denoting the singular number include, where the context permits and requires, the plural number and vice-versa.

15.2 **Headings:** The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

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15.3 **Definitions:** Words and phrases have been defined in the Conveyance by bold print and by putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

15.4 **Documents:** A reference to a document includes an amendment and supplement to, or replacement or novation of that document.

SCHEDULE ‘A-1’

(Larger Property)

Land measuring 1166.9899 (one thousand one hundred and sixty six point nine eight nine nine) decimal, equivalent to 707.2666 (seven hundred and seven point two six six six) *cottah*, more or less, comprised in R.S./L.R. *Dag* Nos. 470, 471, 473, 474, 475, 476, 477, 478, 479, 480, 481, 483, 489, 490, 491, 492, 493, 494, 495, 496, 497, 499, 500, 501, 502, 503, 504, 506, 507, 509, 526, 528, 529, 530, 531, 532, 533, 533/717 and 501/716, recorded in L.R. *Khatian* Nos. 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2887, 3070, 3071, 3072, 3073, 3136, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3265, 3279, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 831, 142, 546, 3288, 3296, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3340, 3341, 3411, 3412, 4092, 4537, 4538, 5027 and 5028, at *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, PIN-700135, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, delineated in colour **Red** boundary line on the **Plan** annexed hereto and marked as **Annexure “1”** and butted and bounded as follows:

On the North	: By <i>Dag</i> Nos. 537, 536, 535, 471 & Panchayat Road
On the East	: By <i>Dag</i> Nos. 470(P), 484, 485, 486, 488 & <i>Mouza</i> – Kalaberia
On the South	: By <i>Dag</i> Nos. 498, 504(P), 506(P), 507(P), 509(P), & P.W. Road/ Rajarhat 211 Bus Route
On the West	: By <i>Dag</i> Nos. 510, 502(P), 501(P), 501/716(P), 526(P), 527, 528, 530, 541 & 540

SCHEDULE ‘A-2’

(Project Property)

Land measuring 58.9041 (fifty eight point nine zero four one) decimal, equivalent to 35.6994 (thirty five point six nine nine four) *cottah*, more or less, comprised in R.S./L.R. *Dag* Nos. 471, 481, 528, 529 and 530, recorded in L.R. *Khatian* Nos. 142, 546, 831, 2820, 2825, 2827, 2828, 2829, 3235, 3282, 3283, 3284, 3285, 3286, 5027 and 5028, at *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, PIN-700135, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24

Parganas, delineated in colour **Blue** boundary line on the **Plan** annexed hereto and marked as **Annexure “1”**.

SCHEDULE ‘B’

(Said Apartment And Appurtenances)

(a) The Said Apartment, being Residential Apartment No. _____, on the ____ floor, having carpet area of _____ (_____) square feet, more or less with attached balcony measuring _____ (_____) square feet, more or less and the said apartment with attached balcony collectively having built up area of _____ (_____) square feet, more or less, constructed in the said Tower/Building No. **2H** (namely **Jade**). The layout of the Said Apartment is delineated in **Green** colour on the Plan annexed hereto and marked as **Annexure “2”**;

(b) The Land Share, being undivided, impartible, proportionate and variable share in the land underneath the Said Tower/Building, as be attributable and appurtenant to the Said Apartment;

(c) The Said Parking Space, being the right to park __ (____) medium sized car in the _____, admeasuring 135 (one hundred and thirty five) square feet, in the Said Complex; **and**

(d)The Share In Common Areas, being the undivided, impartible, proportionate and variable share and/or interest in the Common Areas of the Real Estate Project described in **Schedule C** below, as be attributable and appurtenant to the Said Apartment.

SCHEDULE ‘C’

(Common Areas Of the Real Estate Project)

(Which Are Part Of the Real Estate Project)

<ul style="list-style-type: none">• Entrance Lobby at the ground level of the Said Tower/Building	<ul style="list-style-type: none">• Lobbies on all floors and staircase(s) of the Said Tower/Building
<ul style="list-style-type: none">• Lift machine room(s) and lift well(s) of the Said Tower/Building	<ul style="list-style-type: none">• Water reservoirs/tanks of the Said Tower/Building
<ul style="list-style-type: none">• Water supply pipeline in the Said Tower/Building (save those inside any apartment)	<ul style="list-style-type: none">• Drainage and sewage pipeline in the Said Tower/Building (save those inside any apartment)
<ul style="list-style-type: none">• Wiring, fittings and accessories for lighting of lobbies, staircase(s) and other common portions of the Said Tower/Building	<ul style="list-style-type: none">• Electricity meter(s) for common installations and space for their installation

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<ul style="list-style-type: none">• Intercom Network in the Said Tower/Building	<ul style="list-style-type: none">• Network of Cable TV/DTH in the Said Tower/ Building, if any
<ul style="list-style-type: none">• Broadband connection in the Said Tower/Building, if any	<ul style="list-style-type: none">• Fire fighting system in the Said Tower/Building
<ul style="list-style-type: none">• Lift(s) and allied machineries in the Said Tower/ Building	<ul style="list-style-type: none">• External walls of the Said Tower/Building
<ul style="list-style-type: none">• Roof Area	<ul style="list-style-type: none">• Stair Room
<ul style="list-style-type: none">• CCTV	<ul style="list-style-type: none">•

SCHEDULE ‘D’

(Whole Project Included Amenities)

Being description of the common areas, facilities and amenities in the Whole Project that may be used by the Buyers on a non-exclusive basis along with Buyer(s)/occupants in the Whole Project)

Sl. No.	Whole Project Included Amenities
1.	Club
2.	Driveways, fire tender paths, walkways and landscaped green areas
3.	Central drainage & sewage pipeline and central water supply pipeline
4.	All other areas, facilities and amenities for common use and enjoyment of Said Complex

SCHEDULE ‘E’

(Covenants)

The Buyers covenant with the Promoter/Developer (which expression includes the body of apartment owners of the Real Estate Project under the West Bengal Apartment Ownership Act, 1972 (“**Association**”), wherever applicable) and admits and accepts that:

1. **Satisfaction of Buyers:** The Buyers are acquainted with, fully aware of and are thoroughly satisfied about the title of the Owners, right and entitlement of the Promoter/Developer, the sanctioned plans, all the background papers, the right of the Owners and the Promoter/Developer to enter into this Conveyance, the scheme of development described in this Conveyance and the extent of the rights being granted in favour of the Buyers and the negative covenants mentioned in this Conveyance and the Buyers hereby accept the same and shall not raise any objection with regard thereto.

2. Buyers Aware of and Satisfied with Common Areas and Specifications: The Buyers, upon full satisfaction and with complete knowledge of the Common Areas, quality, specifications, materials, workmanship and structural stability thereof and all other ancillary matters, are entering into this Conveyance. The Buyers have examined and are acquainted with the Said Complex and has agreed that the Buyers shall neither have nor shall claim any right over any portion of the Said Tower/Building and/or the Said Complex and/or the Larger Property and/or the Whole Project **save and except** the Said Apartment And Appurtenances.

3. Facility Manager: The Promoter/Developer shall hand over management and upkeep of all Common Areas to a professional facility management organization (**Facility Manager**). In this regard, it is clarified that **(1)** the Facility Manager shall operate, manage and render specified day to day services with regard to the Common Areas of the Said Complex **(2)** the Facility Manager shall levy and collect the Common Expenses/Maintenance Charges **(3)** the Buyers shall be bound to pay the Common Expenses/Maintenance Charges to the Facility Manager **(4)** the Facility Manager, being a professional commercial organization, will not be required to render any accounts to the Buyers and it shall be deemed that the Facility Manager is rendering the services to the Buyers for commercial considerations **(5)** the Facility Manager shall merely be the service provider for rendition of services with regard to the Common Areas and no superior rights with regard to the Common Areas shall vest in the Facility Manager **and (6)** the Facility Manager may be replaced by consent of 80% (eighty percent) or more of the buyers of the Said Complex/Whole Project.

4. Buyers to Mutate and Pay Rates & Taxes: The Buyers shall **(1)** pay the Tax, surcharge, levies, cess etc. (proportionately for the Said Tower/Building and/or the Said Complex and wholly for the Said Apartment And Appurtenances and until the Said Apartment And Appurtenances is separately mutated and assessed in favour of the Buyers, on the basis of the bills to be raised by the Promoter/Developer/the Association (upon formation)/the Apex Body (upon formation), such bills being conclusive proof of the liability of the Buyers in respect thereof **and (2)** have mutation completed at the earliest. The Buyers further admit and accept that the Buyers shall not claim any deduction or abatement in the bills of the Promoter/Developer/the Facility Manager or the Association (upon formation)/the Apex Body (upon formation).

5. Buyers to Pay Common Expenses/Maintenance Charges: The Buyers shall pay the Common Expenses/Maintenance Charges, on the basis of the bills to be raised by the Promoter/Developer/the Facility Manager/the Association (upon formation)/the Apex Body (upon formation), such bills being conclusive proof of the liability of the Buyers in respect thereof. The Buyers further admit and accept that **(1)** the Buyers shall not claim any deduction or abatement in the bills relating to Common Expenses/Maintenance Charges and **(2)** the Common Expenses/Maintenance Charges shall be subject to variation from time to time, at the sole discretion of the Promoter/Developer/the Facility Manager/the Association (upon formation)/the Apex Body (upon formation). In regard to the Common Expenses/Maintenance Charges it is clarified that notwithstanding anything contained in the Said Agreement (defined in Clause 5.7 above), including the Maintenance Charges for Common Areas specified in Schedule C of the Said Agreement, the Buyer agrees and accepts that the CAM charges paid by the Buyers to the Promoter/Developer at and/or before the date of execution of this Deed of Conveyance (**Maintenance Deposit**) shall always be treated as Maintenance Deposit, which shall be held by the Promoter/Developer, as security for payment of Common Expenses/Maintenance Charges and in the event of any non-payment/default by the Buyers in

paying the Common Expenses/Maintenance Charge, the Promoter/Developer shall be entitled to deduct from the Maintenance Deposit the amount in default. Immediately upon such deduction, the Buyers shall deposit with the Promoter/Developer an amount equivalent to such deduction so that the Maintenance Deposit remains intact at all times.

6. Buyers to Pay Interest for Delay and/or Default: The Buyers shall, without raising any objection in any manner whatsoever and without claiming any deduction or abatement whatsoever, pay all bills raised by the Promoter/Developer /the Facility Manager/the Association (upon formation), within 7 (seven) days of presentation thereof, failing which the Buyers shall pay interest @ 2% (two percent) per month or part thereof (compoundable monthly), for the period of delay, computed from the date the payment became due till the date of payment, to the Promoter/Developer /the Facility Manager/the Association (upon formation), as the case may be. The Buyers also admit and accept that in the event such bills remain outstanding for more than 2 (two) months, all common services shall be discontinued to the Buyers and the Buyers shall be disallowed from using the Common Areas Of the Real Estate Project/Whole Project Included Amenities.

7. Promoter's/Developer's Charge/Lien: The Promoter/Developer shall have first charge and/or lien over the Said Apartment And Appurtenances for all amounts due and payable by the Buyers to the Promoter/Developer **provided however** if the Said Apartment And Appurtenances is purchased with assistance of a financial institution, then such charge/lien of the Promoter/Developer shall stand extinguished on the financial institution clearing all dues of the Promoter/Developer.

8. No Obstruction by Buyers to Further Construction: Subject to compliance with Section 14 of the Act, the Promoter/Developer shall be entitled to construct further floors on and above the top roof of the Said Tower/Building and/or make other constructions elsewhere on the Said Complex and/or Whole Project and the Buyers shall not obstruct or object to the same notwithstanding any inconveniences that may be suffered by the Buyers due to and arising out of the said construction/developmental activity. The Buyers also admit and accept that the Promoter/Developer and/or employees and/or agents and/or contractors of the Promoter/Developer shall be entitled to use and utilize the Common Areas for movement of building materials and for other purposes and the Buyers shall not raise any objection in any manner whatsoever with regard thereto.

9. No Rights of or Obstruction by Buyers: All open areas in the Project Property proposed to be used for open car parking spaces do not form part of the Common Areas within the meaning of this Conveyance and the Promoter/Developer shall have absolute right to sell, transfer and/or otherwise deal with and dispose off the same or any part thereof.

10. Variable Nature of Land Share and Share In Common Areas: The Buyers fully comprehend and accept that (1) the Share In Common Areas is a notional proportion that the Said Apartment bears to the currently proposed area of the Said Tower/Building/Real Estate Project (2) if the area of the Said Tower/Building/ Real Estate Project is recomputed by the Promoter/Developer, then the Share In Common Areas shall vary accordingly and proportionately and the Buyers shall not question any variation (including diminution) therein (3) the Buyers shall not demand any refund of the Total Price paid by the Buyers on the ground of or by reason of any variation of the Share In Common Areas and (4) the Share In Common Areas are not divisible and partible and the Buyers shall accept (without demur) the

proportionate share with regard to various matters, as be determined by the Promoter/Developer, in its absolute discretion.

11. Buyers to Participate in Formation of Association and Apex Body: The Buyers admit and accept that the Buyers and other intending Buyers of apartments in the Said Complex shall form the Association and the Buyers shall become a member thereof. Further, the Association shall be bound to form a common maintenance body with all similar associations of all building/s in the Other Residential Component for supervision of maintenance of the facilities common for occupants of the Said Complex (**Apex Body**). The Buyers shall bear and pay the proportionate expenses of the Association and the Apex Body and shall acquire and hold membership with voting rights and in this regard the Buyers shall sign, execute and deliver necessary applications and all other papers, declarations and documents as may be required. Notwithstanding formation of the Association and the Apex Body, the Facility Manager shall look after the maintenance of the Common Areas. Each apartment owner will be entitled to cast a vote irrespective of his/her/its size of Apartment. The Buyers further admit and accept that the Buyers shall ensure and not object to the Association joining the Apex Body.

12. Obligations of Buyers: The Buyers shall:

(a) **Co-operate in Management and Maintenance:** co-operate in the management and maintenance of the Said Tower/Building, the Real Estate Project, the Whole Project and the Said Complex by the Promoter/Developer/the Facility Manager/the Association (upon formation)/the Apex Body (upon formation).

(b) **Observing Rules:** observe the rules framed from time to time by the Promoter/Developer/the Facility Manager/the Association (upon formation)/the Apex Body (upon formation) for the beneficial common enjoyment of the Said Tower/Building, the Real Estate Project, the Whole Project and the Said Complex.

(c) **Paying Electricity Charges:** pay for electricity and other utilities consumed in or relating to the Said Apartment And Appurtenances, wholly and the Common Areas, proportionately, from the possession date.

(d) **Meter and Cabling:** be obliged to draw electric lines/wires, television cables, broadband data cables and telephone cables to the Said Apartment only through the ducts and pipes provided therefor, ensuring that no inconvenience is caused to the Promoter/Developer or to the other apartment owners. The main electric meter shall be installed only at the common meter space in the Said Complex. The Buyers shall under no circumstances be entitled to affix, draw or string wires, cables or pipes from, to or through any part or portion of the Said Tower/Building, the Project Property, and outside walls of the Said Tower/Building **save** in the manner indicated by the Promoter/Developer/the Facility Manager/the Association (upon formation). The Promoter/Developer shall endeavor to provide T.V. cable line or DTH connection with cabling but set top boxes shall have to be purchased by the Buyers.

(e) **Residential Use:** use the Said Apartment for residential purpose only. Under no circumstances shall the Buyers use or allow the Said Apartment to be used for commercial, industrial or other non-residential purposes. The Promoter/Developer shall also not use or allow the Said Apartment to be used as a religious establishment, hotel, hostel, boarding house, restaurant, nursing home, club, school or other public gathering place.

(f) **No Alteration:** not alter, modify or in any manner change the (1) elevation and exterior colour scheme of the Said Apartment and the Said Tower/Building and (2) design and/or the colour scheme of the windows, grills and the main door of the Said Apartment. In the event the Buyers make any alterations/changes, the Buyers shall compensate the Promoter/Developer /the Association (upon formation) (as the case may be) as estimated by the Promoter/Developer /the Association (upon formation) for restoring it to its original state.

(g) **No Structural Alteration and Prohibited Installations:** not alter, modify or in any manner change the structure or any civil construction in the Said Apartment And Appurtenances or the Common Areas or the Said Tower/Building. The Buyers shall not install any dish-antenna on the balcony and/or windows of the Said Tower/Building and/or on any external part of the Said Tower/Building and/or the roof thereof. The Buyers shall not install grills on the railings of the balcony and/or outside the windows, in any form or manner. The Buyers shall install pipelines and ledge only at such places, as be specified and prescribed by the Promoter/Developer. Grills may only be installed by the Buyers on the inner side of the doors and windows of the Said Apartment. The Buyers shall further install such type of air-conditioners (window or split) and at such places, as be specified and prescribed by the Promoter/Developer, it being clearly understood by the Buyers that no out-door units of split air-conditioners will be installed on the external walls of the Said Tower/Building and no window air-conditioners will be installed by cutting open any wall. If split air-conditioners are specified and prescribed to be installed, the Buyers shall install the out-door unit of the same either inside the Buyers' own balcony or on common ledge provided for the same, in which case the out-door unit will be installed only on such ledge and at no other place. The Buyers shall also not install any collapsible gate on the main door/entrance of the Said Apartment. The Buyers accept that the aforesaid covenants regarding grills, air-conditioners, collapsible gates etc. are for maintaining uniformity and aesthetic beauty of the Said Complex, which is beneficial to all.

(h) **No Sub-Division:** not sub-divide the Said Apartment And Appurtenances and the Common Areas, under any circumstances.

(i) **No Changing Name:** not change/alter/modify the names of the Said Tower/Building and the Said Complex from that mentioned in this Conveyance.

(j) **Trade Mark Restriction:** not to use the name/mark *Siddha* in any form or manner, in any medium (real or virtual), for any purpose or reason whatsoever **save and except** for the purpose of address of the Said Apartment and if the Buyers does so, the Buyers shall be liable to pay damages to the Promoter/Developer and shall further be liable for prosecution for use of the mark *Siddha*.

(k) **No Nuisance and Disturbance:** not use the Said Apartment or the Common Areas or the Said Parking Space, if any, or permit the same to be used in such manner or commit any act, which may in any manner cause nuisance or annoyance to other occupants of the Said Tower/Building and/or the neighbouring properties and not make or permit to be made any disturbance or do or permit anything to be done that will interfere with the rights, comforts or convenience of other persons.

(l) **No Storage:** not store or cause to be stored and not place or cause to be placed any goods, articles or things in the Common Areas.

- (m) **No Obstruction to Promoter/Developer/Facility Manager /Association/ Apex Body:** not obstruct the Promoter/Developer/the Facility Manager/the Association (upon formation)/the Apex Body (upon formation) in their acts relating to the Common Areas and not obstruct the Promoter/Developer in constructing on other portions of the Said Tower/Building and/or the Said Complex/Whole Project/Project Property and selling or granting rights to any person on any part of the Said Tower/Building/Said Complex/Whole Project/Project Property (excepting the Said Apartment and the Said Parking Space, if any).
- (n) **No Obstruction of Common Areas:** not obstruct pathways and passages or use the same for any purpose other than for ingress to and egress from the Said Apartment and the Said Parking Space, if any.
- (o) **No Violating Rules:** not violate any of the rules and/or regulations laid down by the Promoter/Developer/the Facility Manager/the Association (upon formation)/the Apex Body (upon formation) for the use of the Common Areas.
- (p) **No Throwing Refuse:** not throw or accumulate or cause to be thrown or accumulated any dust, rubbish or other refuse in the Common Areas **save** at the places indicated therefor.
- (q) **No Injurious Activities:** not carry on or cause to be carried on any obnoxious or injurious activity in or through the Said Apartment, the Said Parking Space, if any or the Common Areas.
- (r) **No Storing Hazardous Articles:** not keep or store any offensive, combustible, obnoxious, hazardous or dangerous articles in the Said Apartment and the Said Parking Space, if any.
- (s) **No Signage:** not put up or affix any sign board, name plate or other things or other similar articles in the Common Areas or outside walls of the Said Apartment/Said Tower/Building/Said Complex **save** at the place or places provided therefor **provided that** this shall not prevent the Buyers from displaying a standardized name plate outside the main door of the Apartment.
- (t) **No Floor Damage:** not keep any heavy articles or things that are likely to damage the floors or install and operate any machine or equipment **save** usual home appliances.
- (u) **No Installing Generator:** not install or keep or run any generator in the Said Apartment and the Said Parking Space, if any.
- (v) **No Use of Machinery:** not install or operate any machinery or equipment except home appliances.
- (w) **No Misuse of Water:** not misuse or permit to be misused the water supply to the Said Apartment.
- (x) **No Damage to Common Areas:** not damage the Common Areas in any manner and if such damage is caused by the Buyers and/or family members, invitees or servants of the Buyers, the Buyers shall compensate for the same.
- (y) **No Hanging Clothes:** not hang or cause to be hung clothes from the balconies of the Said Apartment.

(z) **Fire Safety and Air Conditioning Equipment:** not object to any fire safe equipment including fire sprinklers and Air Conditioning equipment being installed inside the Said Apartment and/or the Common Areas, as per statutory requirements. The Buyers hereby understand and accept that as per the present statutory requirements/fire norms, the fire extinguisher pipe line/fire sprinklers cannot be concealed within any wall and/or ceiling of the Said Apartment and consequently all fire extinguisher pipe line/fire sprinklers installed in the Said Apartment shall always remain exposed and the Buyers shall not raise any objection in any manner whatsoever with regard thereto and further the Buyers hereby confirm that the Buyers shall not violate any terms of the statutory requirements/fire norms.

12.1 Notification Regarding Letting/Transfer and Maintenance NOC: If the Buyers let out or sell the Said Apartment And Appurtenances, the Buyers shall immediately notify the Facility Manager/the Association (upon formation)/the Apex Body (upon formation) of the tenant's address and telephone number. Further, prior to any sale and/or transfer of the Said Apartment And Appurtenances, the Buyers shall obtain a No Objection Certificate (**Maintenance NOC**) from the Facility Manager/the Association (upon formation)/the Apex Body (upon formation), which shall only be issued to the Buyers after payment of all outstanding Common Expenses/Maintenance Charges, if any.

12.2 No Objection to Construction: The Buyers have accepted the scheme of the Promoter/Developer to construct/develop the Said Complex/Whole Project in phases and to construct on other portions of the Larger Property and hence the Buyers have no objection to the continuance of construction in the other portions of the Larger Property/the Said Complex, even after the date of possession notice. The Buyers shall not raise any objection to any inconvenience that may be suffered by the Buyers due to and arising out of the said construction/developmental activity.

12.3 No Right in Other Areas: The Buyers shall not have any right in the other portions of the Larger Property/the Said Complex and the Buyers shall not raise any dispute or make any claim with regard to the Promoter/Developer either constructing or not constructing on the said other portions of the Larger Property/the Said Complex.

12.4 Roof Rights: A demarcated portion of the top roof of the Said Tower/Building shall remain common to all owners of the Said Tower/Building (**Common Roof**) and all common installations such as water tank and lift machine room shall be situated in the Common Roof and the balance of the top roof of the Said Tower/Building shall belong to the Promoter/Developer with right of exclusive transfer and the Buyers specifically agree not to do any act which prevent or hinder such transfer. Notwithstanding the demarcation of the top roof of the Said Tower/Building as aforesaid, the Promoter/Developer shall always have the right of further construction on the entirety of the top roof and the Buyers specifically agree not to do any act which prevent or hinder such construction. After such construction, the roof above such construction shall again have a Common Roof for common use of all owners of the Said Tower/Building.

12.5 Hoardings: The Promoter/Developer shall be entitled to put hoarding/boards of their Brand Name (including any brand name the Promoter/Developer is permitted to use), in the form of Neon Signs, MS Letters, Vinyl & Sun Boards and/or such other form as the Promoter/Developer may in its sole discretion deem fit on the Larger Property and on the façade, terrace, compound wall or other part of the buildings as may be developed from time

to time. The Promoter/Developer shall also be entitled to place, select, decide hoarding/board sites. All electricity charges on account of the aforesaid installation of the Promoter's hoarding/boards/neon signs etc. shall form part of the common area electricity bills/costs and shall be paid by the Allottees, proportionately.

12.6 Transfer of Common Areas to Association: Notwithstanding anything elsewhere to the contrary herein contained, it is expressly agreed understood and clarified that if at any time, under the provisions of the applicable laws, the Common Areas and all deposits relating thereto and/or the common area with in the MLCP and/or the land comprised in the Project Property and/or Larger Property or any part thereof are required to be transferred to the association of buyers, then the Promoter/Developer and/or the Owners, as per their respective entitlements, shall be entitled to do so and the buyers shall do all acts, deeds and things and sign, execute and deliver all papers documents etc., as be required therefor and if any stamp duty, registration fee, legal fees, other expenses, etc., is payable therefor, then the same shall be borne paid and discharged by the buyers of the Project (including the Buyers herein) proportionately and the Promoter/Developer and/or the Owners shall not be liable therefor in any manner whatsoever and the Buyers and the other allottees shall keep the Promoter/Developer and the Owners fully indemnified with regard thereto.

13. Said Club:

13.1 The Promoter/Developer has decided to provide several amenities and facilities in a social and recreational club within the Said Complex (**Said Club**), intended for use and enjoyment of all buyers of the Whole Project. It is clarified that (**1**) the decision of the Promoter/Developer as to what amenities and facilities shall be included in the Said Club shall be final and binding on the Buyers (**2**) the Buyers hereby unconditionally accept the proposed usage of the Said Club by the other allottees of the Whole Project and shall not, under any circumstances, raise any objection or hindrance to the other allottees of the Whole Project using all or part of the amenities and facilities provided in the Said Club.

13.2 **Membership Obligation of Buyers:** Membership of the Said Club being compulsory for all buyers of the Whole Project, the Buyers [which expression, in the context of the Said Club, means only 1 (one) person if the number of buyer(s) is more than 1 (one), as be nominated *inter se* among the buyers], the Buyers agree to become a member of the Said Club, on the preliminary terms and conditions recorded herein. The Buyers understand and accept that (**1**) detailed terms and conditions of membership and rules and regulations governing use of the Said Club and its facilities will be formulated by the Club Manager (defined below) in due course and circulated to members before the Said Club is made operational (**2**) all members (including the Buyers) will be required to abide by these terms and conditions and rules and regulations **and** (**3**) the acceptance by the Buyers of the club scheme shall be a condition precedent to completion of sale of the Said Apartment And Appurtenances in terms of this Conveyance.

13.3 **Membership Scheme of Said Club:** The Buyers understand and accept that (**1**) membership of the Said Club shall be open only to the Buyers of the Whole Project/Said Complex (**2**) each apartment is entitled to 1 (one) membership, irrespective of the number of owners of such apartment (**3**) membership is open only to individuals (i.e. no corporate membership) and if the Buyers are body corporate, it will be required to nominate 1 (one) occupier of the Said Flat, who, for all purposes, shall be treated as the member of the Said Club

(4) the Said Club can be used by the member and his/her immediate family i.e. spouse and dependent children below 21 (twenty one) years subject to a maximum of 4 (four) dependents (5) members may, subject to the reservation of rights of admission and club rules, bring in guests on payment of guest fees (6) in the event of sale/transfer of the Said Apartment, the membership will stand terminated and the buyer shall be granted a new membership at the then applicable terms and as per the rules and regulations of the Said Club then in force **and** (7) if the Buyers let out his/her/their apartment, he/she/they 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 Buyers.

13.4 Facilities of Said Club: The Buyers understand and accept that the Promoter/Developer shall have the sole rights and discretions in planning the details and facilities of the Said Club and the same may also be varied at the sole discretion of the Promoter/Developer.

13.5 Commencement of Operation of Said Club: The Promoter/Developer reasonably expects that the Said Club shall be made operational after the entirety of the Real Estate Project is completed and made ready. The Buyers understand and accept that the date of possession of the Said Apartment and/or Completion Date of the Said Tower/Building have no connection and correlation with the Said Club becoming operational and the Buyers shall not raise any claim or objection in this regard.

13.6 Club Manager: The Buyers understand and accept that the Said Club (at the sole discretion of the Promoter/Developer) shall be managed and operated professionally through a club operation and management agency (**Club Manager**), to be exclusively engaged by the Promoter/Developer, at its sole discretion. Notwithstanding formation of the Association and the Apex Body, the Club Manager shall at all times continue to look after the maintenance and running of the Said Club. The Buyers further understand and accept that the Club Manager can only be changed and/or replaced at the sole discretion of the Promoter/Developer and the Buyers shall have no right to replace the Club Manager.

13.7 Membership Fee, Security Deposit and Monthly Subscription: The Buyers understand and accept that (1) the Buyers does not have to pay any membership fee for membership of the Said Club as the Total Price includes the membership fee but future transferees of the Buyers may have to pay separate amounts towards membership fee (2) the Buyers may have to pay a one-time interest free security deposit for use of credit facilities at the Said Club and (3) the Buyers will have to pay a fixed monthly subscription for membership of the Said Club, irrespective of whether the Buyers reside at the Said Apartment, which shall be determined at the time of opening of the Said Club, at the sole discretion of the Promoter/Developer and this shall be in addition to the Common Expenses/Maintenance Charges.

13.8 User Charge: The Buyers understand and accept that (1) some facilities of the Said Club will be available for use free of charge by members while other facilities will be on a pay by use basis **and** (2) the rate, schedule etc. will be determined at the time of the opening of the Said Club, at the sole discretion of the Club Manager.

SCHEDULE 'F'

(Common Expenses)

1. **Common Utilities:** All charges, costs and deposits for supply, operation and maintenance of common utilities.
2. **Electricity:** All charges for the electricity consumed for the operation of the common lighting, machinery and equipment of the Said Tower/Building and the Said Complex and the road network, STP etc.
3. **Association:** Establishment and all other capital and operational expenses of the Association of Buyers.
4. **Litigation:** All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common Areas.
5. **Maintenance:** All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the Common Areas [including the exterior or interior (but not inside any apartment) walls of the Said Tower/ Building] and the road network, STP etc.
6. **Operational:** All expenses for running and operating all machinery, equipments and installations comprised in the Common Areas, including elevators, diesel generator set, changeover switch, pump and other common installations including their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the Common Areas and the road network.
7. **Rates and Taxes:** Municipal Tax, surcharge, Water Tax and other levies in respect of the Said Tower/Building and the Said Complex **save** those separately assessed on the Buyers.
8. **Staff:** The salaries of and all other expenses on the staff to be employed for the common purposes, viz. manager, caretaker, clerk, security personnel, liftmen, sweepers, plumbers, electricians, gardeners etc. including their perquisites, bonus and other emoluments and benefits.
9. **Fire Fighting:** Costs of operating and maintaining the fire-fighting equipments and personnel, if any.

16. Execution and Delivery

16.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Dhanganga Hirise Private Limited	Dhanganga Infracon Private Limited
Alishan Supply Private Limited	Crossway Nirman Private Limited
Lifelong Enclave Private Limited	Original Reality Private Limited
Linkrose Residency Private Limited	Linkrose Housing Private Limited
Shivasthal Sales Private Limited	Skylink Merchants Private Limited
Premsagar Advisory Services Private Limited	Sagun Advisory Services Private Limited
Sukhjit Vyapaar Private Limited	Surdhuni Advisory Private Limited
Adya Real Estates Private Limited	Anchor Vanijya Private Limited
Anratma Advisory Private Limited	Anratma Dealers Private Limited
Anukaran Supply Private Limited	Aravali Hirise Private Limited
Arch Vanijya Private Limited	Arpana Consultancy Private Limited
Arpana Tie Up Private Limited	Artline Homes Private Limited
Artline Projects Private Limited	Artline Realestate Private Limited
Average Complex Private Limited	Average Housing Private Limited
Average Infracon Private Limited	Average Nirman Private Limited
Average Projects Private Limited	Basudev Enclave Private Limited
Basudev Housing Private Limited	Bluebird Tie Up Private Limited
Booster Heights Private Limited	Booster Hirise Private Limited
Brijbhumi Agents Private Limited	Brijbhumi Tie Up Private Limited
Citywings Vyapaar Private Limited	Crossway Heights Private Limited
Dayanidhi Suppliers Private Limited	Delta Vyapaar Private Limited
Dhanganga Reality Private Limited	Dreamland Hirise Private Limited
Elegant Nirman Private Limited	Gajbadan Vinimay Private Limited
Gajgamini Buildcon Private Limited	Gajgamini Constructions Private Limited
Gajgamini Hirise Private Limited	Gajgamini Reality Private Limited
Gajmukhi Enclave Private Limited	Gajmukhi Homes Private Limited
Gajmukhi Infracon Private Limited	Gajmukhi Nirman Private Limited
Gajmukhi Projects Private Limited	Gajmukhi Realestate Private Limited
Ganesh Tracom Private Limited	Ganeshvani Promoters Private Limited
Greentop Nirman Private Limited	Guidance Vyapaar Private Limited
Gullmarg Vyapaar Private Limited	Hanurang Tie Up Private Limited
Indivar Tracom Private Limited	Jaijinendra Distributors Private Limited
Jaijinendra Marketing Private Limited	Jaijinendra Merchants Private Limited
Jaldham Advisory Private Limited	Jaldham Tie Up Private Limited
Jhilmil Sales Private Limited	Jhilmil Vyapaar Private Limited
Jinay Merchants Private Limited	Juhi Marketing Private Limited
Kalakriti Enclave Private Limited	Kalakriti Homes Private Limited
Kalakriti Housing Private Limited	Kalakriti Properties Private Limited
Kalakriti Reality Private Limited	Kamyabi Consultants Private Limited
Limelight Hirise Private Limited	Linkrose Constructions Private Limited
Manobal Dealer Private Limited	Manobal Vanijya Private Limited

Matrix Sales Private Limited
Moonlife Constructions Private Limited
Moonlife Residency Private Limited
Newwave Merchants Private Limited
Pawanputra Barter Private Limited
Prabhakar Barter Private Limited
Prajapati Dealer Private Limited
Prime Rose Marketing Private Limited
Radial Residency Private Limited
Rosemery Distributors Private Limited
Sadabahr Vyapaar Private Limited
Sargam Vyapaar Private Limited
Shivasthal Dealers Private Limited
Sidhant Suppliers Private Limited
Spandan Suppliers Private Limited
Style Merchants Private Limited
Sunshine Barter Private Limited
Superior Hirise Private Limited

Sursarita Consultants Private Limited
Terapanth Consultancy Services Private Limited
Topten Vyapaar Private Limited

Maxflow Barter Private Limited
Moonlife Nirman Private Limited
Mridul Advisory Private Limited
Panghat Supply Private Limited
Pawanputra Sales Private Limited
Prajapati Commercial Private Limited
Premasagar Tie Up Private Limited
Radial Housing Private Limited
Rimjhim Commodities Private Limited
Rosemery Tie Up Private Limited
Sanjivani Vanijya Private Limited
Sawarg Vanijya Private Limited
Siddha Style Barter Private Limited
Silverline Vinimay Private Limited
Splendor Vyapaar Private Limited
Sunmart Vyapaar Private Limited
Superior Complex Private Limited
Sursarita Advisory Services Private Limited
Swastik Barter Private Limited
Timeless Realestate Private Limited
Vidhata Advisory Services Private Limited

Represented by its Authorized Signatory

[Owners]

Siddha Happyville LLP

Represented by its Authorized Signatory

[Promoter/Developer]

[Allottees]

Drafted by:

F/

Advocate, High Court, Calcutta

Witnesses:

Signature_____ Signature_____

Name_____ Name_____

Father's Name _____ Father's Name_____

Address_____ Address_____

Receipt of Consideration

Received from the within named Buyers the within mentioned sum of **Rs. _____/-**
(Rupees: _____) ("Total Price") towards full and final
payment of the Consideration for the Said Apartment And Appurtenances described in
Schedule B above.

Dhanganga Hirise Private Limited	Dhanganga Infracon Private Limited
Alishan Supply Private Limited	Crossway Nirman Private Limited
Lifelong Enclave Private Limited	Original Reality Private Limited
Linkrose Residency Private Limited	Linkrose Housing Private Limited
Shivasthal Sales Private Limited	Skylink Merchants Private Limited
Premasagar Advisory Services Private Limited	Sagun Advisory Services Private Limited
Sukhjit Vyapaar Private Limited	Surdhuni Advisory Private Limited
Adya Real Estates Private Limited	Anchor Vanijya Private Limited
Anratma Advisory Private Limited	Anratma Dealers Private Limited
Anukaran Supply Private Limited	Aravali Hirise Private Limited
Arch Vanijya Private Limited	Arpana Consultancy Private Limited
Arpana Tie Up Private Limited	Artline Homes Private Limited
Artline Projects Private Limited	Artline Realestate Private Limited
Average Complex Private Limited	Average Housing Private Limited
Average Infracon Private Limited	Average Nirman Private Limited
Average Projects Private Limited	Basudev Enclave Private Limited
Basudev Housing Private Limited	Bluebird Tie Up Private Limited
Booster Heights Private Limited	Booster Hirise Private Limited
Brijbhumi Agents Private Limited	Brijbhumi Tie Up Private Limited
Citywings Vyapaar Private Limited	Crossway Heights Private Limited
Dayanidhi Suppliers Private Limited	Delta Vyapaar Private Limited
Dhanganga Reality Private Limited	Dreamland Hirise Private Limited
Elegant Nirman Private Limited	Gajbadan Vinimay Private Limited
Gajgamini Buildcon Private Limited	Gajgamini Constructions Private Limited
Gajgamini Hirise Private Limited	Gajgamini Reality Private Limited
Gajmukhi Enclave Private Limited	Gajmukhi Homes Private Limited
Gajmukhi Infracon Private Limited	Gajmukhi Nirman Private Limited
Gajmukhi Projects Private Limited	Gajmukhi Realestate Private Limited
Ganesh Tracom Private Limited	Ganeshvani Promoters Private Limited
Greentop Nirman Private Limited	Guidance Vyapaar Private Limited
Gullmarg Vyapaar Private Limited	Hanurang Tie Up Private Limited
Indivar Tracom Private Limited	Jaijinendra Distributors Private Limited
Jaijinendra Marketing Private Limited	Jaijinendra Merchants Private Limited
Jaldham Advisory Private Limited	Jaldham Tie Up Private Limited
Jhilmil Sales Private Limited	Jhilmil Vyapaar Private Limited
Jinay Merchants Private Limited	Juhi Marketing Private Limited
Kalakriti Enclave Private Limited	Kalakriti Homes Private Limited
Kalakriti Housing Private Limited	Kalakriti Properties Private Limited
Kalakriti Reality Private Limited	Kamyabi Consultants Private Limited

Limelight Hirise Private Limited	Linkrose Constructions Private Limited
Manobal Dealer Private Limited	Manobal Vanijya Private Limited
Matrix Sales Private Limited	Maxflow Barter Private Limited
Moonlife Constructions Private Limited	Moonlife Nirman Private Limited
Moonlife Residency Private Limited	Mridul Advisory Private Limited
Newwave Merchants Private Limited	Panghat Supply Private Limited
Pawanputra Barter Private Limited	Pawanputra Sales Private Limited
Prabhakar Barter Private Limited	Prajapati Commercial Private Limited
Prajapati Dealer Private Limited	Premasagar Tie Up Private Limited
Prime Rose Marketing Private Limited	Radial Housing Private Limited
Radial Residency Private Limited	Rimjhim Commodities Private Limited
Rosemery Distributors Private Limited	Rosemery Tie Up Private Limited
Sadabhar Vyapaar Private Limited	Sanjivani Vanijya Private Limited
Sargam Vyapaar Private Limited	Sawarg Vanijya Private Limited
Shivasthal Dealers Private Limited	Siddha Style Barter Private Limited
Sidhant Suppliers Private Limited	Silverline Vinimay Private Limited
Spandan Suppliers Private Limited	Splendor Vyapaar Private Limited
Style Merchants Private Limited	Sunmart Vyapaar Private Limited
Sunshine Barter Private Limited	Superior Complex Private Limited
Superior Hirise Private Limited	Sursarita Advisory Services Private Limited
Sursarita Consultants Private Limited	Swastik Barter Private Limited
Terapanth Consultancy Services Private Limited	Timeless Realestate Private Limited
Topten Vyapaar Private Limited	Vidhata Advisory Services Private Limited

Represented by its Authorized Signatory

[Owners]

Siddha Happyville LLP

Represented by its Authorized Signatory

[Promoter/Developer]

Siddha Happyville

Witnesses:

Signature _____

Signature _____

Name : _____

Name : _____

Dated this _____ day of _____, 2023

Between

Dhanganga Hirise Private Limited & Ors.

.... Owners

And

Siddha Happyville LLP

.... Promoter/Developer

And

_____ **& Anr.**

.... Buyers

CONVEYANCE

Apartment No. _____, _____

Floor, Tower/Building No. 2H (Jade)

__ () _____

Siddha Happyville
Bhatenda, Rajarhat
North 24 Parganas

For Siddha Happyville LLP

An. Botthua

Partner / Authorized Signatory