

PHASE -1.
CONVEYANCE DEED

THIS INDENTURE made this ____ day of ____ Two Thousand _____

BETWEEN

1. **Angelica Realty LLP** (LLPIN: AAH-2721) (PAN – ABGFA4583M), a Limited Liability Partnership Firm having been registered under the Partnership Act, 2008 having its registered office at 36/1A Elgin Road, Kolkata - 700020 represented by one of their Authorised Signatory _____ (PAN-_____) (Aadhaar No.- _____) (mobile no. – _____) s/o _____, aged about ____ years, by nationality- Indian, by faith – Hindu, by occupation- business, Residing at _____ as per Board Resolution dated _____.
2. **M/s. Delmon Realty LLP** (LLIN: AAH-2580) (PAN AAMFD8063G), a Limited Liability Partnership Firm having been registered under the Limited Liability Partnership Act, 2008, having its registered office at 36/1A, Elgin Road, P.S. Bhawanipore, Kolkata – 700 020 being represented by one of its Designated Partners _____ (PAN-_____) (Aadhaar No.- _____) (mobile no. – _____)

_____) s/o _____, aged about ____ years, by nationality- Indian, by faith – Hindu, by occupation-business, Residing at _____ as per Board Resolution dated _____.

3. **M/s. Dumont Realty LLP** (LLPIN: AAH-2577) (PAN AAMFD8009Q), a Limited Liability Partnership Firm having been registered under the Limited Liability Partnership Act, 2008, having its registered office at 36/1A, Elgin Road, P.S. Bhawanipore, Kolkata – 700 020 being represented by one of its Designated Partner _____ (PAN-_____) (Aadhaar No.- _____) (mobile no. – _____) s/o _____, aged about ____ years, by nationality- Indian, by faith – Hindu, by occupation-business, Residing at _____ as per Board Resolution dated _____.
4. **M/s. Morven Realty LLP** (LLIN: AAH-2600) (PAN ABDFM8667R), a Limited Liability Partnership Firm having been registered under the Limited Liability Partnership Act, 2008, having its registered office at 36/1A, Elgin Road, P.S. Bhawanipore, Kolkata – 700 020 being represented by one of its Designated Partner _____ (PAN-_____) (Aadhaar No.- _____) (mobile no. – _____) s/o _____, aged about ____ years, by nationality- Indian, by faith – Hindu, by occupation-business, Residing at _____ as per Board Resolution dated _____.
5. **M/s. Silverling Realty LLP** (LLPIN:AAH-2592) (PAN ADEFS1596G), a Limited Liability Partnership Firm having been registered under the Limited Liability Partnership Act, 2008, having its registered office at 36/1A, Elgin Road, P.S. Bhawanipore, Kolkata – 700 020 being represented by one of its Designated Partner _____ (PAN-_____) (Aadhaar No.- _____) (mobile no. – _____) s/o _____, aged about ____ years, by nationality- Indian, by faith – Hindu, by occupation-business, Residing at _____ as per Board Resolution dated _____.
6. **M/s. Silverbell Realty LLP** (LLIN:AAH-2594) (PAN ADEFS1602H) a Limited Liability Partnership Firm having been registered under the Limited Liability Partnership Act, 2008, having its registered office at 36/1A, Elgin Road, P.S. Bhawanipore, Kolkata – 700 020 being represented by one of its Designated Partner _____ (PAN-_____) (Aadhaar No.- _____) (mobile no. – _____) s/o _____, aged about ____ years, by nationality- Indian, by faith – Hindu, by occupation-business, Residing at _____ as per Board Resolution dated _____.

- 7. M/s. Laxmidhan Advisors Pvt.Ltd.,** (CIN:U74140WB2012PTC183424) (PAN-AACCL3146R), a Private Limited Company incorporated under the Companies Act, 1956 having its registered office at 17, Shyama Prasad Mukherjee Road, P.S. Bhawanipore, Kolkata – 700 025 being represented by one of its Directors _____ (PAN-_____) (Aadhaar No.- _____) (mobile no. – _____) s/o _____, aged about ____ years, by nationality- Indian, by faith – Hindu, by occupation-business, Residing at _____ as per Board Resolution dated _____.
- 8. M/s. Samundar Retails Pvt. Ltd.** (CIN: U74999WB2012PTC182151) (PAN-AARCS8673D) a Private Limited Company incorporated under the Companies Act, 1956 having its registered office at 17, Shyama Prasad Mukherjee Road, P.S. Bhawanipore, Kolkata – 700 025 being represented by its Authorised Signatory _____ (PAN-_____) (Aadhaar No.- _____) (mobile no. – _____) s/o _____, aged about ____ years, by nationality- Indian, by faith – Hindu, by occupation-business, Residing at _____ as per Board Resolution dated _____.
- 9. M/s. Kunal Foundation Private Limited** (CIN: U45400WB2009PTC137796) (PAN-AADCK7256J) a Private Limited Company incorporated under the Companies Act, 1956 having its registered office at Stephen House, 56E, Hemant Basu Sarani, 4th Floor, Room No- 57ABC, Kolkata, West Bengal- 700001 being represented by its Authorised Signatory _____ (PAN-_____) (Aadhaar No.- _____) (mobile no. – _____) s/o _____, aged about ____ years, by nationality- Indian, by faith – Hindu, by occupation-business, Residing at _____ as per Board Resolution dated _____.
- 10. M/s. Riddhiman Shoppers Private Limited** (CIN: U74999WB2012PTC181580) (PAN-AAFCR9986G) a company incorporated under the Companies Act, 1956 having its registered office at 17, Shyama Prasad Mukherjee Road, P.S. Bhawanipore, Kolkata – 700 025 being represented by its Authorised Signatory _____ (PAN-_____) (Aadhaar No.- _____) (mobile no. – _____) s/o _____, aged about ____ years, by nationality- Indian, by faith – Hindu, by occupation-business, Residing at _____ as per Board Resolution dated _____.
- 11. Star Projects and Infrastructure Pvt. Ltd.** (CIN: U70101WB2006PTC110010) (PAN- AAKCS3434R) a company incorporated under the Companies Act, 1956 having its registered office at 17, Shyama Prasad Mukherjee Road, P.S. Bhawanipore, Kolkata – 700025 being represented by one of its Directors _____ (PAN-_____) (Aadhaar No.- _____) (mobile no. – _____) s/o _____

_____, aged about ____ years, by nationality- Indian, by faith – Hindu, by occupation-business, Residing at _____as per Board Resolution dated _____.

12. Alope Kumar Singhania (PAN- ALPPS2752R) (Aadhaar No.9541 5866 3757) (Mobile No.9433080062) son of Late KesharDeoSinghanian aged about 63 years by nationality Indian, by faith Hindu, by Occupation business, residing at Block-B, Harbour Heights 2nd Floor, 35/1, Diamond Harbour Road, P.S. Tollygunge, Kolkata – 700027.

13. Vimal Kumar Goel(PAN-AFKPG0754J) (Aadhaar No.9303 8853 2562) (Mobile No. 9830922353) son of Late Banwari Lal Goel, aged about 61 years by nationality Indian, by faith Hindu, by occupation business, residing at 17, Shyama Prasad Mukherjee Road, P.S.Bhawanipore, Kolkata – 700 025.

14. Vatsal S Shah (PAN-ALHPS2972F), (Aadhaar No.3281 3344 5761) (Mobile No. 9830474163) son of Late Shashikant P. Shah, aged about 53 years by Nationality Indian, by faith Hindu, by Occupation business, residing at 4A, Lala Lajpat Rai Sarani, P.O. LalaLajpat Rai Sarani, P.S. Bhowanipur, Circus Avenue, Kolkata – 700020.

15. Dhruv V Shah (PAN-BWNPS0603P) (Aadhaar No. 369755633112) (Mobile No. 9163799091) son of Mr. Vatsal S. Shah aged about 27 years by Nationality Indian, by faith Hindu, by Occupation business, residing at 4A, Lala Lajpat Rai Sarani, P.O. Lala Lajpat Sarani, P.S. Bhowanipur, Kolkata – 700020.

16. Ram Naresh Agarwal (PAN ACYPA1903G) (Aadhaar No.5948 8963 0890) (Mobile No.9830040316) son of Late Nand Kishore Agarwal, aged about 56 years by nationality Indian, by faith Hindu, by occupation business, residing at Flat No.5B, 135G, S.P.Mukherjee Road, P.O.Kalighat, P.S. Tollygunge, Kolkata – 700026.

17. Vinod Kumar Agarwal (PAN ACRPA8096M) (Aadhaar No.6503 0696 9593) (Mobile No.9830262912) son of Late Nand Kishor Agarwal, aged about 54 years

by nationality Indian, by faith Hindu, by occupation business, residing at South City Galaxy, 10th Floor, 10A 2, Justice Chandra Madhab Road, Opp- Homeland Mall, VTC- LR Sarani, P.O. L.R. Sarani, P.S. Bhawanipore, West Bengal, Kolkata – 700 020.

Parties above named nos 1 to 17 shall be jointly referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their successor and/or successors-in-interest and assigns)

AND

SRIJAN STAR REALTY LLP (LLPIN–AAD-1110) (PAN ACSFS1473R) a Limited Liability Partnership incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 36/1A, Elgin Road, P.O Elgin Road, P.S. Bhawanipore, Kolkata – 700 020 represented by one of its Designated Partner _____ (PAN-_____) (Aadhaar No._____) (Mobile No. _____) son of _____, aged about ____ years by nationality Indian, by faith Hindu, by occupation business, residing at _____, as per Board Resolution dated _____ hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors-in-interest and assigns) of the **OTHER PART**.

AND

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

[or]

[If the Plot owner is the Partnership Firm **or a LLP**]

_____ a partnership firm (or a Limited (**or A LLP**) registered under the Indian Partnership Act, 1932 (or registered under the Limited Liability Partnership Act 2008) having its principal place of business at _____(PAN - _____), represented by its authorized Partner, _____(Aadhar No. _____) authorized vide _____hereinafter referred to as the” Plot owner “ (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the present Partners for the time being of the Firm, the survivor or survivors of them, their heirs, executors and administrators of the last surviving Partner and his /her/ their assigns.) of the THIRD PART:

[or]

[If the Plot owner is an Individual]

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

[or]

[If the Plot owner is an HUF]

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

WHEREAS:

- A. The Land Owners are seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring approx. 1678.5 decimals but on actual measurement 1664.32 decimal equivalent to 1006.72 Cottah or 50.336 Bighas be the same a little more or less more fully described in **PART I of Schedule A** hereinafter referred to as the **SAID PURCHASED LAND as per PLAN annexed hereto and marked as ANNEX-A** externally bordered in **BLACK**.
- B. The Owners and Developer have developed the First Phase of plotted development over the Said First Phase will be developed on land admeasuring and containing **395.7 Decimal** equivalent to **239.4 Cottahs** or **11.97 Bigha** be the same a little more or less situate lying at various R.S. and L.R. Dags of Mouza Sultanpur (J.L. No. 16) South 24 Parganas, Touzi No. 353, 355, 356, 357, 358, 359, 360, ADSR Baruipur, Police Station Baruipur, under Mallickpur Gram Panchayat in the District of South 24 Parganas and R.S. and L.R. Dags of Mouza Beralia (J.L. No. 17), Touzi No. 256 and 257 ADSR Baruipur, Police Station Baruipur, under Mallickpur Gram Panchayat in the District of South 24 Parganas, hereinafter referred to as the **“SAID FIRST PHASE PROJECT LAND”** more fully described in **Part II of SCHEDULE A** and demarcated in the plan in **Colour RED** annexed hereto.
- C. The remaining land measuring 1268.62 decimal equivalent to **767.52 Cottahs** or **38.38 Bighas** will be hereinafter referred to as **FUTURE DEVELOPMENT LAND** morefully described in **Part – III of Schedule A** colored **YELLOW in the annexed Plan. The said Future Development Land** may increase in future and the Allottee will have no objection to such increase in the area of the said integrated project, i.e., First Phase Land plus Future Development Land jointly referred to as the “Entire Land” provided that the Present Phases, sanctioned phases, future non sanction acquired and future non sanctioned not acquired phases will all be part of the same Project Land.
- D. The Owners and/or their Associates have contemplated the purchase of further **97.664** decimals adjacent plots in the future lying in contiguity with the Said entire land including future phases herein referred to as

ADDITIONAL LAND more fully described in Part – IV of Schedule A colored _____ in the annexed Plan.

- E. The Owners and the Promoter have entered into a joint development agreements dated registered in the Office of in Book No., Volume No., Pages Being No for the year and granted necessary Power and authority to the Promoter to undertake the Development.
- F. All The Facilities and Amenities, roadways, internal pathways, infrastructure etc. irrespective of their location in any of the phases will be mutually shared by all the phases of the entire Plotting Project as part of a common integrated development.
- (i) The Mallickpur Gram Panchayat has sanctioned the Plot Plan vide Sanction Plan No. 41/A/MGP/2023 dated 24.2.2025 to develop this project/phase. The Promoter may, if required, modify the Said Plan to the following extent: Dimension and length of the pathways;
 - (ii) Measurements and location of the guest parking area;
 - (iii) Measurements of the kids play area;
 - (iv) Measurements and area of the various plots in concern;
- H) The promoter has registered the project under the provision of the Real Estate (Regulation & Development Act, 2016) at Kolkata on under registration no.....;
- I) The Promoter has since completed the development of the Plot No _____ in Phase-1.
- J) Pursuant to Expression of Interest by the Plot owner dated _____, the Promoter granted allotment by issuing a Provisional Booking Letter dated _____ to the plot owner and thereafter by an Agreement for Sale dated _____ executed by and between the Owners/Vendors of the First Part, the Promoter of the Second Part and the Plot owner of the Third Part, and registered in the Office of the _____ and recorded in Book No.____, Volume No.____, Pages _____ to _____ Being No._____ for the year _____, the Owners and the Promoter had agreed to sell and the Purchaser had agreed to purchase ALL THAT the Plot no.....admeasuring decimal more fully described in the **SCHEDULE B** hereunder written and demarcated in the Phase Plan annexed hereto and marked **ANNEX-A** and pro rata share (in the “common areas” (user right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities as defined under clause (n) of

section 2 of the Act which includes open Car Parking Area, (if any) admeasuring _____ decimal or _____ Cottah appertaining to the Plot (hereinafter referred to as the **“PLOT”** at and for a consideration of **Rs.**_____/ - **(Rupees _____only).**

- K) Other than the project land promoter has plans to add more Land in the entire project land and extend the Project by purchasing more adjacent land for various other phases hereinafter referred to as Future Phases.
- L) Further phases will be added in future at the discretion of the Promoter as per land already acquired and further to be acquired. And also future phases and all phases will share the common amenities, facilities and services amongst each other as per Rule 10 of the Act.
- M) Till such time the Mother/Apex Association takes over the entire administration, the Allottee/s who have taken possession in completed phases will be required to pay the Common Expenses pertaining to their own phase as well as the Common Area Maintenance expenses (CAM) and common services of all common amenities and club which is as and when made available for the benefit, use and enjoyment of the Allottee/s of each phase of the entire Plot including those parts which are under Development by separate bills towards maintenance of common pathways, basic infrastructure etc. and in this regard the Plot owner is made aware that the said charges shall at all times be calculated on the basis of total expenses on amenities, club and common services divided by the area for which notice of possession has been issued by the builder for and including all the phases and by reason thereof the initial CAM charges may be relatively higher which may progressively become less as more and more Allottee/s take up possession (Notice of Possession) in subsequent phases. The Mother/Apex Association will ultimately take over the administration of all the facilities and other common purposes as several service connections/facilities will be common to all the phases.
- N) In the absence of any local law, the promoter shall form an association comprising of only such Allottee/s whose registration of conveyance deed has been completed. The said Association shall be formed with the sole purpose of management of the entire gated community including but not limited to framing policies, rules and regulations pertaining to the supervision of the entire gated

community, maintenance of common areas, amenities, facilities utilities; appointing a Facility Management Company to look after the said affairs etc.

It is pertinent to note that although the appointment of Facility Management Company falls within the purview of the Association, the Allottee/s shall authorise the Developer to appoint a Facility Management Company on their behalf.

The role of the FMC is to safeguard, maintain and upkeep the entire gated community and its common amenities, facilities, utilities etc; determine and purchase all sorts of materials required for maintenance, upkeep etc.; of the gated community, appoint employees to look after the said maintenance and upkeep.

Initially the maintenance charges payable by the Allottee/s to the said Association or FMC, as the case may be, shall be Rs. 625/- per month per plot. But the actual rate shall be decided by the promoter at the time of handover of possession.

- O) The owners of the Plots in other phases of the Project including future phases shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually.
- P) It is clarified that Project's Infrastructure, services, facilities and amenities together with all common areas, easements, rights and appurtenances belonging thereto shall be available mutually for use and enjoyment of the Allottee/s of the entire Plot/ Project with further future extensions.
- Q) The Promoter may at any subsequent period undertake development of a separate Plot on land which is adjacent but not part of this Plot and in that case the Promoter may decide to provide for a passage way across this Plot and for this purpose the Promoter shall enter into an irrevocable License deed with the Owners of the Adjoining land which shall be perpetually binding upon the Allottee/s of this Plot and their Association. The Promoter may extend the size of the Plot as presently envisaged by causing development of another Project/Phase on land contiguous to the present Plot whereupon the Promoter will be entitled to amalgamate the extended development by integrating it with this Plot with shared infrastructure and common facilities which means that

the facilities available in this Plot will be available for use to owners of the extended Project/Phase and similarly the facilities in the extended Project/Phase shall be available for use by the Owners of the present Phases/Plot

R) RESERVED RIGHTS OF THE PROMOTER:

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

- (i) The Promoter will have the liberty to change the direction of infrastructural services pertaining to the common areas, amenities, facilities etc., which may be required to be utilized by Allottee/s of the adjoining phase/project.
- (ii) The promoter will have free and uninterrupted access for laying of all gas, water and other pipes, electric, conduits and drains which now are or may hereafter during the term be in through under or over the Plots.
- (iii) The Promoter, its successors and assigns are hereby permitted, at their own expense to develop further Plots and/or to undertake development of any adjacent property and to utilize easements over, across and under the common elements for utilities, security or other types of monitors, walk ways, road ways, and right of way over, across and under the common elements including without limitation any existing utilities, sanitary lines, sewer lines, and to connect the same over, across and under the common elements provided that such utilization, easement, relocation and connections of lines shall not materially impair or interfere with the use of any Plot.

The Plot owner has: -

- (i) fully satisfied himself/herself/themselves as to the title of the Owners /Vendors and the right of the Promoter in respect of the said land inspected the said Development Agreement entered into between the Owner/Vendor and the Promoter.

- iii) inspected the plan sanctioned by the authorities concerned in respect of the Plot developed by the Promoter and agreed not to raise any objection with regard thereto.
 - iv) verified the location and site of the Plot including the egress and ingress hereof, specifications of the Plot and also the area of the Plot.
 - v) confirmed that the right of the Plot owner shall remain restricted to the said Plot and the Properties Appurtenant Thereto.
 - vi) examined and satisfied themselves about the Terms and Conditions as contained in the Agreement for sale dated _____ and agrees to abide by it at all times in future and be bound by the Rules, Regulations and Restrictions contained therein.
 - vii) if the plan sanctioned by Sanctioning Authority /Municipal Authority is required to be modified and/or amended due to any change in law and/or statutory requirement/at the sole discretion of the Developer in such event the promoter agrees and undertakes that save and except Developing additional Plot if permitted by law, it shall not make any changes to First Phase layout plans except in strict compliance with section 14 of the RERA Act, 2016 and other laws as applicable and Plan of the Plot owner should not change to a major extent and also all the common facilities should be available to the Plot owner ultimately for which the Promoter may change the location.
 - viii) satisfied himself/herself / themselves as to the area of the said plot.
 - ix) the situation of open car parking space, if any.
 - x) the space for laying the pipeline for supply of water and electricity to the Plot
 - xi) the common facilities and amenities of the Phase/Project
- S) The words defined in the Agreement for Sale shall have the same meaning in these presents and unless there is anything in the subject or context inconsistent with the said expressions in such a case they shall have the meaning assigned to them.

NOW THIS INDENTURE WITNESSETH that pursuant to the said Agreement and in consideration of the sum of **Rs. _____/- (Rupees _____ only)** of the lawful money of the Union of India well and truly paid by the Plot owner to the Promoter (the receipt whereof the Promoter doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Plot owner and the said Plot

and properties Appurtenant thereto the Vendors doth and each of them do hereby grant, transfer, convey, assign and assure and the Promoter doth hereby confirm and assure unto and in favor of the Plot owner ALL THAT THE Plot no.....admeasuring..... square feet more fully described in the **SCHEDULE B** hereunder written and demarcated in the Plot Plan annexed hereto and marked **ANNEX-A** and pro rata share (in the “common areas” (user right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities and also user right in the land as defined under clause (n) of section 2 of the Act all of which are here to fore as well as hereinafter collectively referred to as the **SAID PLOT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO**), absolutely and forever free from all encumbrances, charges, liens, attachments, trusts, whatsoever or howsoever **AND TOGETHER WITH** the right to use the common areas installations and facilities as described in detail in the Schedule-D to the Agreement for Sale dated _____ in common with the other Allottee/s **AND TOGETHER WITH** all easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Plot And the Rights And Properties Appurtenant thereto **TO HAVE AND TO HOLD** the said Plot and the Rights and Properties Appurtenant thereto hereby granted, transferred and conveyed and every part or parts thereof unto and to the use of the Plot owner.

The Promoter shall confirm the final area that has been allotted to the Plot Owner after the development of the plot is completed , by furnishing details of the changes, if any, in the area of the plot. The total price payable for the area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the area, then the Promoter shall refund the excess money paid by Plot Owner within forty-five days from the date when such an excess amount was paid by the Plot Owner. If there is any increase in the area which is not more than 3% of the area of the Plot, allotted to Plot Owner, the Promoter may demand that from the Plot Owner as per the next milestone of the Payment Plan as provided in Schedule ‘C’.

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

- a) Notwithstanding any act deed matter or thing whatsoever by the Owners/Vendors or the Promoter done or executed or knowingly suffered to the

contrary the Owners/Vendors are or the Promoter are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to Said Plot And The Rights And Properties Appurtenant thereto hereby granted sold conveyed, transferred, assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.

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

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

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

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

f) **AND FURTHER THAT** the Owners/Vendors or the Promoter and all persons having or lawfully or equitably claiming any estate or interest in the Said Plot and the Rights And Properties appurtenant thereto or any part thereof through under or in trust for the Owners/Vendors or the Promoter shall and will from time to time and at all times hereafter at the request and cost of the Allottee/s make do and execute

or cause to be made done and executed all such further lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said Plot and The Rights And Properties appurtenant thereto and every part thereof unto and to the use of the Allottee/s in the manner as aforesaid as shall or may be reasonably required.

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

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

III. And the plot Allottee/s shall to the end and intent that the obligations and covenants hereinafter contained shall at all times hereafter run with the ownership and possession of the said plot and the rights and properties appurtenant thereto hereby conveyed hereby covenant with the owners/vendors and the promoter as follows :-

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

b) To become member and/or shareholder, as the case may be, of the Association, upon its formation, without raising any objection whatsoever and also co-operate with the Facility Management Company (hereinafter referred to as ("FMC") to be appointed by the promoter as be deemed necessary and expedient by the Promoter and also abide by all the rules and regulations restrictions and bye-laws as be framed

and/or made applicable by the Promoter and/or the FMC for the common purposes and shall also sign and execute all papers, documents and applications for the purpose of formation of the FMC and to do all the necessary acts deed and things.

IV. BINDINGS IN RESPECT OF DEVELOPMENT OF PLOTS IN THE PLOTTED PROJECT:

The Allottee/s herein has purchased the said plot on the understanding that the plot is a part of a gated community and it is extremely essential that the Residential units which will be constructed on this plot, by the Allottee/s of the plot who needs to follow a commonly agreed rule which shall cover the issues like height of the building, type of the elevation, colour scheme, boundary wall, lines of the boundary wall, height of the boundary wall, overhead tank etc.

Accordingly, the plot Allottee/s agrees to the below noted rules and regulations which shall be as follows: -

- a) The layout plan of the proposed residential unit shall conform to the scheme of development decided by the developer.
- b) The aforesaid restrictions shall cover the height of the construction, colour scheme, elevation, overhead tank etc.
- c) The plot Allottee/s shall also adhere to the design and style including the colour, height and light of the boundary abutting the road and between the plots.
- d) No plot Allottee/s shall park their vehicles on the common road. All construction material should be on their own individual plot area at the time of construction of their individual units.
- e) The developer shall also decide the type of trees and shrubs plantation and the Allottee/s shall choose amongst the provided list therein.
- f) The Allottee/s shall not prepare any gumty, shop, enclosure or unit of any kind for any purpose around the boundary wall abutting the road.

It is pertinent to note herein that the side spaces of the plot purchased by the Allottee/s shall be kept open as has been provided in the plot plan.

THE SCHEDULE -A ABOVE REFERRED TO

PART -I

(THE PURCHASED LAND)

All That the pieces and parcel of land containing an area of 1678.5 decimals but on actual measurement 1664.32 decimal equivalent to 1006.72 Cottah or 50.336 Bighas be the same a little more or less situate lying at various R.S / L.R. Dags Nos under Mouza Sultanpur J.L.No 16, Police Station Baruipur, under Mallickpur Gram Panchayat in the District of South 24 Parganas, Police Station Baruipur, under Mallickpur Gram Panchayat in the District of South 24 Parganas and R.S./L.R. Dags NOS. of Mouza Beralia, J.L. No17, Police Station Baruipur, under Mallickpur Gram Panchayat in the District of South 24 Parganas, Police Station Baruipur, Holding No.....under Mallickpur Gram Panchayat in the District of South 24 Parganas as detailed below:-

SCHEDULE A PART I
MOUZA – SULTANPUR
PURCHASED LAND

ANGELICA REALTY LLP

SL. NO	MOUZA	DAG RS/ LR	KHATIAN NO.	LAND AREA PURCHAS-ED (DEC)	DEED NO.	DEED DATE
1	SULTANPUR	127	2008	25	7174/2015	14-08-2015
2	SULTANPUR	128	1547	7.626	4177/2015	21-05-2015
3	SULTANPUR	128/ 834	1547	10	0315/2015	15-01-2015
4	SULTANPUR	129	2008	8	7177/2015	14-08-2015
5	SULTANPUR	130	2008	6	7176/2015	14-08-2015
6	SULTANPUR	131	2008	7.305	4158/2015	21-05-2015
7	SULTANPUR	131	2008	7	4342/2015	22-05-2015
8	SULTANPUR	131	2008	1.88	2523/2017	04-12-2017
9	SULTANPUR	132	1547	9.93	0314/2015	13-01-2015
10	SULTANPUR	132	1547	5.50	0316/2015	15-01-2015
11	SULTANPUR	223	2008	1.50	7175/2025	14-08-2015

TOTAL LAND**89.741 Decimal****SILVERBELL REALTY LLP**

SL. NO.	MOUZA	DAG RS / LR	KHATIAN NO.	LAND AREA PURCHASE D (DEC)	DEED NO.	DEED DATE
1	SULTANPUR	127	2395	13.00	8264/2019	23-12-2019
2	SULTANPUR	128	2395	0.66	7956/2023	12-09-2023
3	SULTANPUR	128	2395	0.66	7957/2023	12-09-2023
4	SULTANPUR	128	2395	1.666	8727/2023	04/10/2023
5	SULTANPUR	128		0.35	600/2024	16/01/2024
6	SULTANPUR	131	2395	1.41	7957/2023	12-9-2023
7	SULTANPUR	131	2395	0.67	7957/2023	12-9-2023
8	SULTANPUR	129	2395	4	8264/2019	23-12-2019
9	SULTANPUR	130	2395	3	8264/2019	23-12-2019
10	SULTANPUR	218	2395	5	8264/2019	23-12-2019
11	SULTANPUR	221	2395	1	8264/2019	23-12-2019
12	SULTANPUR	223	2395	0.75	8264/2019	23-12-2019
13	SULTANPUR	307	2395	1.61	7957/2023	12-09-2023
14	SULTANPUR	323/421	2084	8.25	5565/2020	12-01-2020
15	SULTANPUR	323/421	2084	8.25	1702-2021	24-02-2021
16	SULTANPUR	333	2395	14	5565/2020	12-01-2020
17	SULTANPUR	351/860	1538	5.625	2600/2015	17-03-2015
18	SULTANPUR	352	1538	2	0559/2015	22-01-2015
19	SULTANPUR	352	2395	0.84	7956/2023	12-09-2023
20	SULTANPUR	352	2395	0.50	7957/2023	12-09-2023
21	SULTANPUR	352	2395	4.471	8726/2023	04-10-2023
22	SULTANPUR	352	2475	2.04	15284/2024	19-11-2024
23	SULTANPUR	202		0.53	600/2024	16/01/2024

TOTAL LAND**80.282 Decimal****SILVERLING REALTY LLP**

SL NO	MOUZA	DAG RS/LR	KHATIAN NO.	LAND AREA PURCHASED (DEC)	DEED NO.	DEED DATE
1	BERALIA	255	1682	2.51	04243/2015	22-05-2015
2	BERALIA	255	1682	19.40	05024/2015	06-11-2015
3	BERALIA	256	2343	10	06764/2014	27-08-2014
4	BERALIA	256	2343	10	06765/2014	27-08-2014
5	BERALIA	256	2343	1	06791/2014	27-08-2014

TOTAL LAND**42.91 Decimal**

DELMON REALTY LLP

SL. NO	MOUZA	DAG RS/LR	KHATIAN NO.	LAND AREA PURCHA-SED (DEC)	DEED NO.	DEED DATE
1	SULTANPUR	229	1522	9	7480/2014	22-09-2014
2	SULTANPUR	230	1522	7	6580/2014	25-08-2014
3	SULTANPUR	231	1522	7	6578/2014	25-8-2014
4	SULTANPUR	355	2297	50	6631/2022	30-06-2022
5	SULTANPUR	356	2297	41	6631/2022	30-06-2022
6	SULTANPUR	360	2297	34	6631/2022	30-06-2022

TOTAL LAND**148 Decimal****DUMONT REALTY LLP**

SL. NO	MOUZA	DAG RS/LR	KHATIAN NO.	LAND AREA PURCHA-SED (DEC)	DEED NO.	DEED DATE
1	SULTANPUR	324	1535	10	6575/2014	25-08-2014
2	SULTANPUR	324	1535	8	6577/2014	25-08-2014
3	SULTANPUR	324	1535	10	6579/2014	25-08-2014
4	SULTANPUR	325	1535	10	6573/2014	25-08-2014
5	SULTANPUR	325	1535	10	6583/2014	25-08-2014
6	SULTANPUR	325	1535	1	6585/2014	25-08-2014
7	SULTANPUR	325		1.34	654/2024	17/01/2024
8	SULTANPUR	325/859	1646	6	7759/2015	07-09-2015
9	SULTANPUR	326	1535	10	6584/2014	25-08-2014
10	SULTANPUR	326	1535	5	6576/2014	25-08-2014
11	SULTANPUR	326	1535	10	6882/2014	25-08-2014

12	SULTANPUR	327	1570	13.50	2129/2015	15-01-2015
13	SULTANPUR	327	1590	2.95	2596/2014	17-03-2015
14	SULTANPUR	336	1522	49	2130/2015	22-01-2015
15	SULTANPUR	337	1522	41	2131/2015	22-01-2015
16	SULTANPUR	343	1522	21	0762/2015	30-01-2015

TOTAL LAND**208.79 Decimal****MORVEN REALTY LLP**

SL NO	MOUZA	DAG RS/LR	KHATIAN NO.	LAND AREA PURCHA-SED (DEC)	DEED NO.	DEED DATE
1	SULTANPUR	302	1405	4	5948/2014	08-05-2014
2	SULTANPUR	302	1405	10	5951/2014	08-05-2014
3	SULTANPUR	302	1405	10	5962/2014	08-05-2014
4	SULTANPUR	307	1405	10	5940/2014	01-05-2014
5	SULTANPUR	307	1405	3	5947/2014	01-05-2014
6	SULTANPUR	307	1405	10	5949/2014	01-05-2014
7	SULTANPUR	307	1405	9	0155/2015	01-07-2015
8	SULTANPUR	307	1405	4.23	2605/2015	17-03-2015
9	SULTANPUR	307	2068	1.75	3356/2019	14-06-2019
10	SULTANPUR	308	1405	10	5945/2014	08-05-2014
11	SULTANPUR	308	1405	10	5946/2014	08-05-2014
12	SULTANPUR	308	1405	6	5950/2014	08-05-2014
13	SULTANPUR	308	1405	4	5953/2014	08-05-2014
14	SULTANPUR	308	1569	8	7479/2014	22-09-2014
15	SULTANPUR	308	2007	2.79	2604/2014	17-03-2015

TOTAL LAND**102.77 Decimal****RAM NARESH AGARWAL**

SL NO	MOUZA	DAG RS/LR	KHATIAN NO.	LAND AREA PURCHA-SED (DEC)	DEED NO.	DEED DATE
1	SULTANPUR	127	2007	12.5	6536/2016	26-07-2016
2	SULTANPUR	129	2007	4	6536/2016	26-07-2016
3	SULTANPUR	130	2007	3	6536/2016	26-07-2016
4	SULTANPUR	223	2007	0.75	6536/2016	26-07-2016
5	SULTANPUR	307	2007	5.44	6538/2016	26-07-2016
6	SULTANPUR	308	2007	3.59	6538/2016	26-07-2016
7	SULTANPUR	327	2007	3.84	6538/2016	26-07-2016
8	SULTANPUR	335	2007	7.5	6538/2016	26-07-2016
9	SULTANPUR	353	2007	29	4986/2023	06-06-2023

TOTAL LAND**69.62 Decimal****VINOD KUMAR AGARWAL**

SL NO	MOUZA	DAG RS/LR	KHATIAN NO.	LAND AREA PURCHA-SED (DEC)	DEED NO.	DEED DATE
1	BERALIA	256	2062	20	2677/2016	25-03-2016
2	BERALIA	258	2062	9	6536/2016	26-07-2016

TOTAL LAND**29 Decimal****ALOKE KUMAR SINGHANIA**

SL NO	MOUZA	DAG RS/LR	KHATIAN NO.	LAND AREA PURCHA-SED (DEC)	DEED NO.	DEED DATE
1	SULTANPUR	202	1537	4	00317/2015	15-01-2015
2	SULTANPUR	217	2383	74	1015/2017	27-01-2017
3	SULTANPUR	218	2383	9	7181/2015	14-08-2015
4	SULTANPUR	218	2383	4.5	6398/2016	26-07-2016
5	SULTANPUR	221	2383	1	6398/2016	26-07-2016
6	SULTANPUR	220	1537	20	00362/2015	16-01-2015
7	SULTANPUR	220	1537	39.33	04689/2015	06-09-2015
8	SULTANPUR	221	2383	2	7173/2015	14-08-2015
9	SULTANPUR	328	1537	11.3	5023/2015	10-06-2015
10	SULTANPUR	328	1537	45.2	3157/2018	04-05-2015
11	SULTANPUR	329	1537	1.2	2939/2015	26-03-2015
12	SULTANPUR	329	1572	1.2	2944/2015	27-03-2015
13	SULTANPUR	329	1622	0.6	8713/2016	27-12-2016
14	SULTANPUR	330	2023	0.81	8713/2016	27-12-2016
15	SULTANPUR	331	1537	0.6	8713/2016	27-12-2016
16	SULTANPUR	332	1571	1.2	8713/2016	27-12-2016
3	SULTANPUR	334	1537	3	8713/2016	27-12-2016
18	SULTANPUR	330	2023	3.2	2946/2015	26-03-2015
19	SULTANPUR	331	1584	1.2	2938/2015	26-03-2015
20	SULTANPUR	331	1623	1.2	2948/2015	26-03-2015
21	SULTANPUR	332	1573	2.4	2945/2015	26-03-2015
22	SULTANPUR	332	1573	2.4	2947/2015	27-03-2015
23	SULTANPUR	334	2383	11	4173/2015	21-05-2015
24	SULTANPUR	335	1537	7.5	00570/2015	22-01-2015

TOTAL LAND**247.84 Decimal****VIMAL KUMAR GOEL**

SL NO	MOUZA	DAG RS/LR	KHATIAN NO.	LAND AREA PURCHASED (DEC)	DEED NO.	DEED DATE
1	SULTANPUR	239	1406	10	5939/2014	05-08-2014
2	SULTANPUR	239	1406	10	5941/2014	05-08-2014
3	SULTANPUR	239	1406	10	5942/2014	05-08-2014
4	SULTANPUR	239	1406	10	5943/2014	05-08-2014
5	SULTANPUR	239	1406	10	5944/2014	05-08-2014
6	SULTANPUR	239	1406	3	5952/2014	05-08-2014
7	SULTANPUR	239	1406	10	5954/2014	05-08-2014
8	SULTANPUR	239	1406	10	5955/2014	05-08-2014
9	SULTANPUR	239	1406	10	5956/2014	05-08-2014
10	SULTANPUR	239	1406	10	5957/2014	05-08-2014
11	SULTANPUR	239	1406	10	5958/2014	05-08-2014
12	SULTANPUR	239	1406	10	5959/2014	05-08-2014
13	SULTANPUR	239	1406	10	5960/2014	05-08-2014
14	SULTANPUR	239	1406	10	5961/2014	05-08-2014
15	SULTANPUR	239	2145	1.2	3829/2019	04-07-2019

TOTAL LAND

134.2 Decimal

DHRUV V SHAH

SL NO	MOUZA	DAG RS/LR	KHATIAN NO.	LAND AREA PURCHASED (DEC)	DEED NO.	DEED DATE
1	SULTANPUR	219	2472	17	1013/2017	27-01-2017

TOTAL LAND

17 Decimal

VATSAL S SHAH

SL NO	MOUZA	DAG RS/LR	KHATIAN NO.	LAND AREA PURCHASED (DEC)	DEED NO.	DEED DATE
1	SULTANPUR	219	2471	34	3682/2019	25-06-2019

TOTAL LAND

34 Decimal

LAXMIDHAN ADVISORS PVT. LTD.

SL NO	MOUZA	DAG RS/LR	KHATIAN NO.	LAND AREA PURCHASED (DEC)	DEED NO.	DEED DATE
1	SULTANPUR	123	1413	3	7473/2014	22-09-2014
2	SULTANPUR	124	1413	4.5	7478/2014	22-09-2014
3	SULTANPUR	125	1413	6	7472/2014	22-09-2014
4	SULTANPUR	232	1413	10	6570/2014	25-08-2014

5	SULTANPUR	232	1413	8	6572/2014	25-08-2014
6	SULTANPUR	232/858	1413	19	0081/2015	05-01-2015
7	SULTANPUR	233	1413	9	6771/2014	25-08-2014
8	SULTANPUR	233	2475	4	5566/2020	30-11-2020
9	SULTANPUR	234	1413	7	9985/2014	27-11-2014
10	SULTANPUR	234	1413	7	10015/2014	01-12-2104
11	SULTANPUR	236	1413	10	6571/2014	25-08-2014
12	SULTANPUR	236	1413	2	6581/2014	25-08-2014
13	SUTANPUR	237	1413	3.67	7474/2014	22-08-2014
14	SULTANPUR	237	1413	10	7475/2014	22-08-2014
15	SULTANPUR	237	1413	10	7476/2014	22-08-2014
16	SULTANPUR	237	1413	10	7477/2014	22-08-2014

TOTAL LAND

123.17 Decimal

KUNAL FOUNDATION PVT. LTD.

SL NO	MOUZA	DAG RS/LR	KHATIAN NO.	LAND AREA PURCHA-SED (DEC)	DEED NO.	DEED DATE
1	SULTANPUR	226	1730	28.66	7678/2016	14-09-2016
2	SULTANPUR	227	1730	28	8281/2016	10-04-2016
3	SULTANPUR	228	1730	34	8282/2016	10-04-2016

TOTAL LAND

90.66 Decimal

RIDDHIMAN SHOPPERS PVT. LTD.

SL NO	MOUZA	DAG RS/LR	KHATIAN NO.	LAND AREA PURCHA-SED (DEC)	DEED NO.	DEED DATE
1	SULTANPUR	226	1532	14.34	9334/2016	22-12-2016
2	SULTANPUR	360	1536	6.61	0561/2015	22-01-2015
3	SULTANPUR	360	1532	18.18	0945/2015	06-02-2015

TOTAL LAND

39.13 Decimal

SAMUNDAR RETAILS PVT. LTD.

SL NO	MOUZA	DAG RS/LR	KHATIAN NO.	LAND AREA PURCHA-SED (DEC)	DEED NO.	DEED DATE
1	SULTANPUR	357	1586	5.87	0927/2015	03-02-2015
2	SULTANPUR	357	1589	16	0929/2014	03-02-2015
3	SULTANPUR	357	1645	13.891	1328/2015	03-02-2015
4	SULTANPUR	357	1586	3.20	4244/2015	22-05-2015

5	SULTANPUR	357	1589	4.80	8115/2015	29-09-2015
6	SULTANPUR	357	1589	1.904	9418/2016	21-12-2016
7	SULTANPUR	357	2018	20	2267/2018	09-04-2018
8	SULTANPUR	358	1586	26	0928/2015	03-02-2015
9	SULTANPUR	359	1533	10	06758/2014	27-08-2014
10	SULTANPUR	359	1533	10	06759/2014	27-08-2014
11	SULTANPUR	359	1533	10	06760/2014	27-08-2014
12	SULTANPUR	359	1533	10	06761/2014	27-08-2014
13	SUTANPUR	359	1533	10	06762/2014	27-08-2014
14	SULTANPUR	359	1533	10	06763/2014	27-08-2014
15	SULTANPUR	359	1533	10	06766/2014	27-08-2014
16	SULTANPUR	359	1533	1	06792/2014	27-08-2014

TOTAL LAND

162.67 Decimal

STAR PROJECTS INFRASTRUCTURE PVT. LTD.

SL NO	MOUZA	DAG RS/LR	KHATIAN NO.	LAND AREA PURCHASED (DEC)	DEED NO.	DEED DATE
1	SULTANPUR	316		11.375	7471/2024	24/05/2024
2	SULTANPUR	322/839		4	7471/2024	24/05/2024
3	SULTANPUR	317		9.75	7351/2024	22/05/2024
4	SULTANPUR	352	2475	1.96	5259/2024	18/06/2024
5	SULTANPUR	322	2538	2	13354/2024	24/09/2024
6	SULTANPUR	322	2475	2	13355/2024	24/09/2024
7	SULTANPUR	322/839	2538	4	13354/2024	24/09/2024
8	SULTANPUR	233	2475	4	105/2025	26/12/2025
9	SULTANPUR	323/421	2475	17	3953/2025	
11	SULTANPUR	323		0.625	3953/2025	
12	SULTANPUR	352	2475	2.04	15284/2024	19-11-2024

TOTAL LAND

58.75 Decimal

**THE SCHEDULE A ABOVE REFERRED TO
PART - II
(PHASE I - PROJECT LAND)**

All That the pieces and parcel of land containing an area of 395.7 decimal equivalent to 239.4 Cottahs or 11.97 Bigha be the same a little more or less situate lying at Various R.S / L.R Dags as described below under Police Station Baruipur, under Mallickpur Gram Panchayat in the District of South 24 Parganas:-

SCHEDULE A PART II
MOUZA – SULTANPUR
SAID PROJECT LAND

SL.NO.	R.S/L.R.DAG NO.	TOTAL AREA AS PER RS/LR (DECIMAL)	AREA ALREADY ACQUIRED	LAND PROVIDED BY OWNER
1.	353	29	29	22
2.	355	50	50	50
3.	356	41	41	41
4.	357	64	64	64
5.	358	26	26	26
6.	359	142	71	71
7.	360	68	58.79	58.79

SCHEDULE A PART II
MOUZA – BERALIA
SAID PROJECT LAND

SL.NO.	L.R.DAG NO.	TOTAL AREA AS PER RS/LR (DECIMAL)	AREA ALREADY ACQUIRED	LAND PROVIDED BY OWNER
1.	255	97	21.91	21.91
2.	256	60	41	41
	DECIMAL	577	402.7	395.7
TOTAL	BIGHA	17.45	12.18	11.97

PART-III
(FUTURE DEVELOPMENT LAND)

All That the pieces and parcel of land containing an area of **1268.62** decimal equivalent to 767.5 Cottahs or 38.38 Bighas be the same a little more or less situate lying at various Dag Nos. of Mouza Sultanpur J.L.No. 16 & Dag No. 258 of Mouza - Beralia J.L.No. 17, Police Station - Baruipur, under Mallickpur Gram Panchayat in the District of South 24 Parganas,

Police Station Baruipur, under Mallickpur Gram Panchayat in the District of South 24 Parganas, to be purchased are as detailed below:-

SL.NO.	L.R.DAG NO.	TOTAL AREA AS PER RS/LR (DECIMAL)	AREA ALREADY ACQUIRED	LAND PROVIDED BY OWNER
1.	123	3	3	3
2.	124	5	4.5	4.5
3.	125	6	6	6
4.	127	50	50	50
5.	128	10	10	10
6.	129	16	16	16
7.	130	12	12	12
8.	131	17	17	17
9.	132	17	15.43	15.43
10.	202	77	4.53	4.53
11.	217	74	74	74
12.	218	18	18	18
13.	219	51	51	51
14.	220	59	59	59
15.	221	4	4	4
16.	223	3	3	3
17.	226	43	43	43
18.	227	28	28	28
19.	228	34	34	34
20.	229	9	9	9
21.	230	7	7	7
22.	231	7	7	7
23.	232	18	18	18
24.	233	13	13	13
25.	234	14	14	14
26.	236	12	12	12
27.	237	35	33.67	33.67
28.	239	139	134.2	134.2
29.	302	48	24	24
30.	307	58	45.03	45.03
31.	308	51	44.03	44.03
32.	316	13	11.375	11.375
33.	317	13	9.75	9.75
34.	322	4	4	4
35.	324	28	28	28
36.	325	23	22.34	22.34
37.	326	25	25	25
38.	327	27	20.29	20.29
39.	328	113	56.5	56.5
40.	329	3	3	3
41.	330	4	4	4
42.	331	3	3	3
43.	332	6	6	6
44.	333	14	14	14
45.	334	14	14	14
46.	335	15	15	15
47.	336	49	49	49
48.	337	41	41	41
49.	343	31	21	21

50.	352	10	10	10
51.	353	29	29	7
52.	128/834	10	10	10
53.	232/858	19	19	19
54.	322/839	8	8	8
55.	323/421	33	33	33
56.	325/859	6	6	6
57.	351/860	10	5.625	5.625
58.	258	9	9	9
	DECIMAL	1541	1290.27	1268.27
TOTAL	BIGHA	46.62	39	38.36

PART - IV

(ADDITIONAL LAND)

All That the pieces and parcel of land containing an area of 97.664 decimal equivalent be the same a little more or less situate lying at and R.S./ L.R. Dags128, 131, 233, 307, 308, 316, 317, 322/839, 323, 325, 327, 343, 323, 344, 344/841, 349 of Mouza - Sultanpur, J.L.No 16, Police Station Baruipur, under Mallickpur Gram Panchayat in the District of South 24 Parganas, Police Station Baruipur, under Mallickpur Gram Panchayat in the District of South 24 Parganas, to be purchased are as detailed below:-

SCHEDULE A PART IV
MOUZA - SULTANPUR
SAID ADDITIONAL LAND

SL NO	MOUZA	DAG RS/LR	KHATIAN NO.	LAND AREA PURCHA-SED (DEC)
5	SULTANPUR	307		12.973
6	SULTANPUR	308		6.621
7	SULTANPUR	325		0.66
8	SULTANPUR	327		6.710
9	SULTANPUR	343		10.00
10	SULTANPUR	316		1.63
11	SULTANPUR	317		3.25
12	SULTANPUR	323/421		4.12
13	SULTANPUR	323		10.00

14	SULTANPUR	349		11.70
15	SULTANPUR	344		15
16	SULTANPUR	344/841		15
			TOTAL	LAND 97.664

Decimal

THE SCHEDULE -B ABOVE REFERRED TO

(PLOT/PROPOSED BUILDING TO BE DEVELOPED ON THE PLOT)

ALL THAT the Plot No..... admeasuring area of square feet demarcated in the Plot Plan annexed hereto and marked **ANNEX-C** and pro rata share in the common areas (User Right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities (which includes open Car Parking Area, (if any)) admeasuring _____ Sq.Ft appertaining to the Plot in First Phase of the Project named..... “.....” development on the Schedule-A Land.

THE SCHEDULE-C ABOVE REFERRED TO

(PRICE/PAYMENT PLAN)

The price of the said Apartment is Rs. _____/- (Rupees _____) only payable as per the Table provided and annexed hereto: -

On EOI -	Rs.50,000 + GST	
On Booking letter -	10% of total consideration - less EOI(Rs.50000)+ GST	
On Agreement -	10% of total consideration + GST	
On Commencement of Approach Road to plot – (Before Laying Paver Blocks)	20% of total consideration + GST	
On Commencement of Levelling of plot -	20% of total consideration + GST	
On Commencement of Fencing of plot -	20% of total consideration + GST	
On Handover of the Plot / Possession -	20% of total consideration + GST	

THE SCHEDULE – D ABOVE REFERRED TO

(THE COMMON AREA/COMMON PARTS, AMINITIES & FACILITIES)

1. Pathway for jogging surrounding the lake
2. Barefoot sensory path
3. Senior citizen's park with sitting
4. Multi court.
4. Trash
5. Lake side Family Park with sitting
6. Forest Trail
7. Sit out Corner
8. Street Play
9. Fountain with sitting area (Part of Club)
10. Flower Gardens
11. Guest Parking
12. Chess/ Dart
13. TT
14. Carom and Pool
15. Gym (Part of Club)
16. Indoor gaming
17. Banquet/ Community halls for Parties and Functions (Part of Club)
18. Garden

19. Roadside sitting Area
20. Kids Zone/ Play/ Park with Sitting
21. Cricket arena
22. Yoga & Meditation area (Part of Club)
23. Waterfall with natural sound Therapy.
24. Transformer and Services

Any other facilities may be decided by the Developer at their discretion.

CLUB:

A 'CLUB' / (A 'CLUB'(Club) type facilities as committed shall be set up and for this purpose the Promoter may propose to develop a club house or community building (as the case may be) as part of the entire Plot comprising of this phase and all the other phases including future phases, the location whereof may be changed by the Promoter who will also have the right to modify the location of the amenities and facilities at the Said Club and the ownership of the said club shall always vest upon the Developer and

the Allottee/s shall possess the mere usage rights on payment of applicable charges. The facilities of the Club would be such as be decided by Promoter the tentative description whereof is as given in the brochure and the location of the Club may be varied by the Promoter if required at the time of implementation but the facilities committed will not be curtailed. The Allottee/ss and/or their nominee/s shall automatically be entitled to become member of the (so called) Club. It is however clarified that the Promoter shall be entitled to grant membership rights to such other persons as they may deem fit and the Allottee/s shall not object to the same. The (so called) Club will be run professionally and all members will be required to abide by the rules and regulations which will be framed by Promoter. **The club will be operational after the completion of entirety of the Plotting Project** with possession of plots being given in phases. The membership and the right to use the club facilities shall always be subject to payment of charges and observance of regulations. The rights and obligations of the Allottee/s as a member of the Club and the detailed terms and conditions of membership and rules and regulations governing use of the facilities will be formulated by the Promoter or the Property Management Agency, as the case may be in due course and circulated to members before the Club is made operational. There may be changes in future to the terms which are presently circulated.

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

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

Club Scheme: The detailed terms and conditions of membership and rules and regulations governing use of the Said Club / its facilities will be formulated in due course and circulated to the Allottee/s (Club Scheme) (1) The Allottee/s will be required to abide by the Club Scheme (2) Membership of the Said Club shall be open only to all Allottee/s of the Said Plot besides the Promoter and 100 members of the Promoter (3) Each Plot, can opt for 1 (one) membership, irrespective of the number of Owners/Lessees of such Plot, (4) Membership is open only to individuals (i.e. no corporate membership) and if the Allottee/s is a body corporate, it will be required to nominate 1 (one) occupier of its Plot, , who, for all purposes, shall be treated as the member of the Said Club (5) The Said Club can be used by the member and his/her immediate family who are permanently staying with the member such as spouse, children, parents, brothers and sisters [the names and details of such family, members have to be intimated by the Allottee/s to the Club Manager as and when required by the Club Manager (6) members may, subject to the reservation of rights of admission and club rules, bring in guests on payment of guest fees (7) in the event of sale/transfer of the Said Plot, , the membership will stand terminated and the new Owner/Lessee may be nominated/granted a new membership at the then applicable terms and as per the rules and regulations of the Said Club then in force (8) if an Allottee/s lets out his/her Plot, , he/she may request a temporary suspension of his/her usage right of the Said Club and permission for usage of the Said Club by the tenant under his/her membership; if such permission is granted, the tenant may use the Said Club only during the tenure of the tenancy subject to payment of all charges as would have been payable by the Allottee/s and (9) the acceptance by the Allottee/s of these conditions and the Club Scheme shall be a condition precedent to completion of sale of the Said Plot, .

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

Club Recreation Facilities: The Club shall have the recreational facilities like Pathway for jogging surrounding the lake, Barefoot sensory path, Senior citizen's park with sitting, Healing Garden, Multi court, Trash, Fountain with sitting area, Flower Gardens, Guest Parking, Service Parking, Gym, Indoor gaming, Banquet/ Community halls for Parties and Functions, Garden, Yoga, Meditation, Roadside sitting Area, Kids Zone/ Play/ Park with Sitting, Yoga & Meditation area, Waterfall with natural sound Therapy, facilities. These facilities may be changed by the Promoter if required at the time of implementation. The said Club will also be for the use of the various Plot/ Allottee/ss and/or any person occupying through the respective Allottee/s /Lessee subject to getting membership and also subject to charges for use of Club facilities and such terms and conditions and rules and regulations to be formulated in that regard by the Builder and also subject to making payment of the charges and monthly subscription charges which may be levied and/or imposed by the Promoter from time to time

If the Builder has plans of developing leisure/entertainment activities in any natural water body within the Plot. While the Builder will exercise all care and take all precautions as per the guidelines of the architects and experts while putting/developing these activities, the Builder shall neither be held liable nor be responsible directly or indirectly for any illness/injury/accident/death/loss/damages of life/property to the Allottee/s / any persons or their guests / visitors who use these activities.

Due to operation of any law or any statutory order, if a portion of the entire scheme is discontinued or truncated, then the Allottee/s affected by such discontinuation or truncation will have no right of compensation from the Builder.

The Allottee/s is aware that the Promoter is not in the business of or providing services proposed to be provided by the Service Providers such as cable operators, security services, electrical and telecom services etc. The Promoter does not warrant or guarantee the use, performance or otherwise of these services provided by the respective Service Providers. The Parties hereto agree that the Promoter is not and shall not be responsible or liable in connection with any defect or the performance /non-performance or otherwise of these services provided by the respective Service Providers.

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

SIGNED and DELIVERED by the

OWNERS/VENDORS at Kolkata in the presence of: -

FOR _____

(_____)

**AUTHORISED SIGNATORY AND
CONSTITUTED ATTORNEY**

1.

2.

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

1.

2.

SIGNED and DELIVERED by the
ALLOTTEE/S at Kolkata in the
presence of:

1.

2

MEMO OF CONSIDERATION

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

(Rupees -----only).

WITNESSES: -

1.

2.

Signature Of The Promoter

Drafted by me