

THIS INDENTURE made this day of Two Thousand, **BETWEEN DEITY VANIJYA PRIVATE LIMITED**, an existing company under the Companies Act, 2013, having CIN-U51909WB2006PTC112046, having PAN-AACCD5552B having its registered office at 11, Crooked Lane, Kolkata – 700 069, Police Station - Hare Street, Post Office – Esplanade, represented through its Authorized Signatory/Director, son of, residing at, Kolkata-700....., Police Station-, Post Office-, having PAN : and **ninety seven [97]** numbers of other companies duly incorporated under the Companies Act, 1956, all represented by their Constituted Attorney/Director, details of them being mentioned in the **First Schedule** hereunder written, hereinafter jointly referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor or successors-in-interest and assigns) of the **FIRST PART:**

AND

SALARPURIA SIMPLEX DWELLINGS LLP, a limited liability partnership duly registered under the Limited Liability Partnership Act, 2008, having its registered office at Premises No. 7, C. R. Avenue, Third Floor, Kolkata-700 072, having LLPIN. AAA-1780, having PAN ABUFS2750G, represented by its Designated Partner, Mr....., son of, having PAN....., working for gain at Premises No. 7, C. R. Avenue, Third Floor, Kolkata-700 072, hereinafter referred to as the **PROMOTER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its present partners or such other partner or partners who may be taken in or admitted for the benefit of the said partnership business) of the **SECOND PART:**

AND

(1) _____, Aadhaar No., having PAN _____, son of _____, aged about _____ years, residing at _____, Police Station _____, Post Office _____, Pin Code _____, and **(2)** _____, Aadhaar No., having PAN _____, daughter of _____, aged about _____ years, residing at _____, Police Station _____, Pin Code _____, hereinafter jointly referred to as the **PURCHASER(S)** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART;**

[If the Allottee is a company]

_____, (CIN No.____) a company incorporated under the provisions of the Companies Act, [1956 or the Companies Act, 2013, as the case may be], having its registered office at [____] (PAN [____]), represented by its authorized signatory

_____, (Aadhaar No. [___]) duly authorized vide board resolution dated [___], hereinafter referred to as the **PURCHASER(S)** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest and permitted assigns), of the **THIRD PART**.

[OR]

[If the Allottee is a Partnership]

[___], a partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at [___] (PAN [___]), represented by its authorized partner _____ (Aadhaar No. [___]) duly authorized vide hereinafter referred to as the **PURCHASER(S)** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns), of the **THIRD PART**.

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhaar No. [___]), son of [___] aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as HUF, having its place of business/residence at [___] (PAN [___]), hereinafter referred to as the **PURCHASER(S)** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns) of the **THIRD PART**.

The Vendors, Promoter and Purchaser(s) shall hereinafter collectively be referred to as the “parties” and individually as a “party”.

A. DEFINITIONS – For the purpose of this Indenture, unless the context otherwise requires-

ACT – shall mean the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XLI of 2017) and the amendment thereof.

ASSOCIATION – shall mean an Association of Purchaser(s) in the Project duly formed ad/or to be formed by the Promoter under the provisions of West Bengal Apartment Ownership Act, 1972 or any other similar Act applicable thereto.

COMMON AREAS - shall mean and include as mentioned in the **Part-I** of the **Fourth Schedule** hereunder written together with access road to and from the adjoining residential complex known as Silver Oak Estate, developed by the Promoter herein to be enjoyed in common with all the Purchaser(s) of the Project.

COMMON FACILITIES AND AMENITIES – shall mean and include as mentioned in the **Part- II** of the **Fourth Schedule** hereunder written and to be enjoyed in common with all the Purchaser(s) of the Project together with other Purchaser(s) of the

adjoining residential complex known as Silver Oak Estate, developed by the Promoter herein.

COMMON EXPENSES – shall mean and include as mentioned in the **Fifth Schedule** hereunder written all expenses for maintenance, management, upkeep and administration of the Common Areas, Common Facilities and Amenities and for rendition of common services in common to all the Purchaser(s) to be contributed, borne, paid and shared by all the Purchaser(s).

COMMON PURPOSES – shall mean and include the purpose of managing, maintaining and up keeping the project as a whole in particular the Common Areas, Common Facilities and Amenities, rendition of common services in common to the Co-transferees, collection and disbursement of the Common Expenses and administering and dealing with the matters of common interest of the Co-transferees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective UNITS exclusively and the Common Areas, Common Facilities and Amenities in common of the Project.

COMPLETION CERTIFICATE - shall mean the Completion Certificate being No..... issued by the by the on or such other certificate by whatever name called, issued by the competent authority certifying that the project has been developed according to the sanctioned plan(s), layout plan and specifications, as approved by the competent authority/authorities under the local laws, as applicable.

OPEN SPACE – shall mean open space comprising exclusive lawn space, ramp and service ducts at the front and rear sides and other sides of the UNIT.

PLANS – shall mean the plan for construction of the project consisting of several residential villas/bungalow/row houses sanctioned by the Rajarhat-Gopalpur Municipality bearing Building Plan no. 589/14/15 dated 17/07/2014 as revised on 28.11.2018 along with retail spaces and wherever the context so permits or intends shall include any modifications and/or alterations thereto and includes site plan, service plan, parking and circulation plan, landscape plan, layout plan, structural designs and such other plan(s) as permitted and approved by the competent authority..

RULES - shall mean the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017;

REGULATIONS - shall mean the Regulations made under the West Bengal Housing Industry Regulation Act, 2017;

SAID PROJECT – shall mean the development of the said Land by construction of new villas/row houses/retail spaces consisting of constructed areas with open areas, common areas and all development works constructed, erected and completed by the Promoter and known as **SILVER OAK PRIVE(Phase-I/II/III)** in terms of the Plans together with all easement rights and appurtenances belonging thereto.

SAID LAND – shall mean All That the piece and parcel of land containing an area of 182 Cottahs be the same a little more or less situate lying at and being Mouza Salua,

J.L. No.3, comprised in L.R. Dag Nos.521, 522, 523, 525, 526, 527, 529, 535 and 538, under L.R. Khatian Nos. 1343, 1393, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1258, 1259, 1260, 1261, 1271, 1272, 1273, 1274, 1275, 1276, 1278, 1282, 1283, 1284, 1285, 1554 and 1555, Ward No. 9, within the municipal limits of Bidhan Nagar Municipal Corporation (previously Rajarhat-Gopalpur Municipality), Police Station- Airport, Post Office-Rajarhat, District North 24-Parganas, Kolkata-700 136, more fully and particularly mentioned and described in the **Part-I** of the **Second Schedule** hereunder written.

SAID UNIT – shall mean All That the **UNIT no.** comprising a G+2 house having a total **carpet area of sq.ft. (equivalent to a total built up area of sq. ft.)** approximately inclusive of numbers of car parking space and open space of **sq. ft.** approximately comprising lawn, ramp and service ducts, at the front and rear side and other sides of the house, more fully and particularly described in the **Third Schedule** hereunder written and delineated in the plan annexed hereto duly bordered in colour **RED** thereon, constructed on a plot of land containing an area of **Cotthas** approximately in the said Project known as **Silver Oak Prive** on a part of the said Land Together With the absolute share in the said plot of land on which the UNIT is erected and completed Together With the pro rata share of the Common Areas of the said Project, together with right to enjoy the proportionate share in the Common Amenities and Facilities of the said Project more fully and particularly mentioned and described in the **Part – I and II** of the **Fourth Schedule** hereunder written (herein after collectively referred to as the **said UNIT**) constructed, erected and completed in accordance with the Plans.

SECTION- means a section of the Act.

All other words used herein shall have the same meaning, if defined in the Act or the Rules.

B. INTERPREATION:

- 1.2.1 Reference to a person includes a reference to a corporation, firm, association or other entity and vice versa.
- 1.2.2 Words in singular shall include the plural and vice versa.
- 1.2.3 Reference to a gender includes a reference to all other genders.
- 1.2.4 A reference to any legislation, enactment, statutory provision or to any provision of any legislation shall be a reference to it as it may have been, or may from time to time be, amended, modified, consolidated or re-enacted;
- 1.2.5 Any reference to an Article, Recital, Clause, Annexure or Schedule shall be deemed to be a reference to an article, recital, clause, annexure or schedule of this Agreement;

1.2.6 The headings used herein are inserted only as a matter of convenience and for ease of reference and shall not affect the construction or interpretation of this Agreement; and

1.2.7 Words and expressions not defined herein but defined in the Act, shall have their meanings ascribed in the Act.

W H E R E A S:

A. (1) DEITY VANIJYA PRIVATE LIMITED, (2) CARNIVAL TIE-UP PRIVATE LIMITED, (3) MERCY VYAPAARPRIVATE LIMITED, (4) DEBONAIR-VYAPAAR PRIVATE LIMITED, (5) DAFFODIL VANIJYA PRIVATE LIMITED, (6) MAINSTREAM VYAPAAR PRIVATE LIMITED, (7) STARWART TIE-UP PRIVATE LIMITED, (8) BLUEBELL DEALCOM PRIVATE LIMITED, (9) DAISY DEALERS PRIVATE LIMITED, (10) FALCON TIE-UP PRIVATE LIMITED, (11) SADBHAWNA DEALERS PRIVATE LIMITED, (12) SAMBODIIAN ADVISORY PRIVATE LIMITED, (13) SHPVGANGA VANIJYA PRIVATE LIMITED, (14) SAHANSHIL TRADELINK PRIVATE LIMITED, (15) BRIJWASI SUPPLIERS PRIVATE LIMITED, (16) UNNATI SUPPLIERS PRIVATE, (17) NISHAKAR MARKETING PRIVATE LIMITED, (18) BRIJWASI MARKETING PRIVATE LIMITED, (19) SAHANBHUTI DEALER PRIVATE LIMITED, (20) SURAKSHIT SUPPLIERS PRIVATE LIMITED, (21) UNNATI VYAPAAR PRIVATE LIMITED, (22) SUGANDH MERCANTILE PRIVATE LIMITED, (23) SHIVDHARA AGENCY PRIVATE LIMITED, (24) TROPEX MERCANTILE PRIVATE LIMITED, (25) CONCORD VYAPAAR PRIVATE LIMITED, (26) WONDER DISTRIBUTOR PRIVATE LIMITED, (27) PANGHATMERCANTILE PRIVATE (28) CHIRAG VINIMAY PRIVATE LIMITED, (29) ALISHAN DEALER PRIVATE LIMITED, (30) EVERLIKE BARTER PRIVATE LIMITED, (31) GOODHOPE COMMERCIAL PRIVATE LIMITED, (32) TRIMUDRA VANIJYA PRIVATE LIMITED, (33) SNEHIL MERCANTILE PRIVATE LIMITED, (34) SAGUN MARKETING PRIVATE LIMITED, (35) APNAPAN MERCHANDISE PRIVATE LIMITED, (36) SAHANSIL AGENCIES PRIVATE LIMITED, (37) SATYAM DEALERS PRIVATE LIMITED, (38) SUNDRAM VANIJYA PRIVATE LIMITED, (39) MANOBAL MARKETING PRIVATE LIMITED, (40) CHAMPAK VYAPAR PRIVATE LIMITED, (41) DESIRE TRADES PRIVATE LIMITED, (42) MAINA VINIMAY PRIVATE LIMITED, (43) PORTABLE DEALING PRIVATE LIMITED, (44) PRITAM DEALING PRIVATE LIMITED, (45) PURNIMA VYAPAAR PRIVATE LIMITED, (46) SURFACE VYAPAAR PRIVATE LIMITED, (47) VEDANT COMMERCIAL PRIVATE LIMITED, (48) MATA JI MERCHANTS PRIVATE LIMITED, (49) ECO VANIJYA PRIVATE LIMITED, (50) PARADISE SUPPLIERS PRIVATE LIMITED, (51) CHARMS MERCHANTS PRIVATE LIMITED, (52) MARVELLOUS NIRMAN PRIVATE LIMITED, (53) PARAMOUNT NIRMAN PRIVATE LIMITED, (54) PILLAR REALTORS PRIVATE LIMITED, (55) TRIVENI PROMOTERS PRIVATE LIMITED, (56) ASTER SALES PRIVATE LIMITED, (57) A TO Z TRADECOMM PRIVATE LIMITED, (58) ASTER SUPPLIERS PRIVATE LIMITED, (59) MUKUND COMMODITIES PRIVATE LIMITED, (60) CHIRAG BARTER PRIVATE LIMITED, (61) MUKUND VANIJYA PRIVATE LIMITED, (62) A TO Z VANIJYA PRIVATE LIMITED, (63) AJANTA DEALCOMM PRIVATE LIMITED, (64) SUGANDH DEALER PRIVATE LIMITED, (65) JAGKALYAN MARKETING PRIVATE LIMITED, (66) HAMSAFAR DISTRIBUTORS PRIVATE LIMITED, (67) ELEGENT HEIGHTS PRIVATE LIMITED, (68) S.P. NIRMAN

PRIVATE LIMITED, (69) SURLOK VANIJYA PRIVATE LIMITED, (70) DHANISHTA APARTMENTS PRIVATE LIMITED AND (71) KRITARTHA REAL ESTATE PRIVATE LIMITED (hereinafter collectively referred to as the said **DEITY VANIJYA PVT. LTD. & 70 others companies**) became absolutely and jointly seized and possessed of and/or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 182 Cottahs equivalent to 302 dcmls. be the same or a little more or less situate lying at Mouja Salua, J.L. No.3, comprised in L.R. Dag Nos.521, 522, 523, 525, 526, 527, 529, 535 and 538, under L.R. Khatian Nos. 1343, 1393, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1258, 1259, 1260, 1261, 1271, 1272, 1273, 1274, 1275, 1276, 1278, 1282, 1283, 1284, 1285, 1554 and 1555, Ward No.9, within the municipal limits of Rajarhat-Gopalpur Municipality (presently Bidhannagar Municipal Corporation), Police Station Airport, Post Office-Rajarhat, District North 24-Parganas, Kolkata - 700 136, more fully and particularly described in the **Part-I** of the **Second Schedule** hereunder written (hereinafter referred to as the **said Land**) free from all encumbrances charges liens lispendens acquisitions requisitions trusts of whatsoever nature, through several Deeds of Conveyance more fully and particularly described in the **Part-II** of the **Second Schedule** written here under.

B. By a Development Agreement dated the 15th day of July, 2014 made between the said Deity Vanijya Pvt. Ltd. & 70 others companies therein jointly referred to as the Owners of the One Part and the Promoter herein therein referred to as the Developer of the Other Part, the Owners therein for the terms and conditions mentioned therein appointed the Promoter herein to develop the said Land and to commercially exploit the same.

C. Pursuant to the terms and conditions of the aforesaid Development Agreement the Promoter herein had got a plan being Building Plan No. 589/14/15 dated 17/07/2014 duly sanctioned by the Rajarhat-Gopalpur Municipality (herein after referred to as the **said Plan**) and revalidated on 28.11.2018 for construction of a complex comprising several independent residential G+2 villas/row houses/bungalows/retail spaces upon the said Land to be known as **'Silver Oak Prive'** (herein after referred to as the **said Project**).

D. By a Deed of Declaration dated the 9th day of July, 2014 made between the said Deity Vanijya Pvt. Ltd. & 70 others companies and the Promoter herein and registered with the Registrar of Assurances, Kolkata, in Book I, Volume No. 1904-2016, at Pages 66208 to 66369, being Deed No. 1668 for the year 2016, the parties thereto recorded, declared and confirmed that the parties shall abide by all the terms and conditions of the aforesaid recited Development Agreement.

E. Meanwhile, in order to have better and smooth development work, the said Deity Vanijya & 70 others companies had decided to take **(1) LOFTY ESTATE PRIVATE LIMITED (2) BONEWELL TRADING PRIVATE LIMITED, (3) RELAX TRADING PRIVATE LIMITED, (4) LOVELY BARTER PRIVATE LIMITED, (5) NEELKANTH TIE-UP PRIVATE LIMITED, (6) SUDHAKAR SUPPLY PRIVATE LIMITED, (7) DIGNITY DISTRIBUTORS PRIVATE LIMITED, (8) HEVEN MERCHANOISE PRIVATE LIMITED, (9) RIPPLE DISTRIBUTORS PRIVATE**

LIMITED, (10) MRIDUL BARTER PRIVATE LIMITED, (11) SATYA VACHAN MERCHANDISE PRIVATE LIMITED, (12) WINDSON VYAPAAR PRIVATE LIMITED, (13) SPOTLIGHT DISTRIBUTORS PRIVATE LIMITED, (14) MAHASHAKTI TIE-UP PRIVATE LIMITED, (15) TAPWAN MERCHANDISE PRIVATE LIMITED, (16) NIKHAR AGENCIES PRIVATE LIMITED, (17) KASAUTI TRADING PRIVATE LIMITED, (18) COMFORT BARTER PRIVATE LIMITED, (19) EXCLUSIVE SUPPLY PRIVATE LIMITED, (20) SANJOG VINIMOY PRIVATE LIMITED, (21) PROMINENT DISTRIBUTORS PRIVATE LIMITED, (22) MADHURI VANIJYA PRIVATE LIMITED, (23) COMPARE VYAPAAR PRIVATE LIMITED, (24) ARUNODAY SUPPLIERS PRIVATE LIMITED, (25) PRESTIGE DEALCOMM PRIVATE LIMITED, (26) FORTUNE SUPPLIERS PRIVATE LIMITED AND (27) GRAVITY TRADECOMM PRIVATE LIMITED, (hereinafter collectively referred to as the **said new owners**) as their co-owners of the said Land and accordingly the following deeds were executed in favour of the said new owners:

Sl. No.	Deed No & year	Book No.	Vol. No.	Pages	Registry Office	Area (In Dcml)	Name of the Purchasers
1.	6606 for the year 2006	I	12	3593 to 3605	D.S.R.- II, 24 PARGANAS(NORTH)	6	LOFTY ESTATE PRIVATE LIMITED &Others
2.	389 for the year 2009	I	2	2871 to 2882	A.R.A.- II, KOLKATA	2.812 5	MARVELLOUS NIRMAN PRIVATE LIMITED & Others
3.	2157 for the year 2011	I	7	5829 to 5841	A.R.A.- II, KOLKATA	11.25	ARUNODAY SUPPLIERS PRIVATE LIMITED & Others
4.	11176 for the year 11	I	43	172 to 184	A.R.A.- II, KOLKATA	1.66	DHANISTHA APARTMENTS PRIVATE LIMITED & Others
5.	11177 for the year 11	I	43	185 to 197	A.R.A.- II, KOLKATA	13.25	DHANISTHA APARTMENTS PRIVATE LIMITED & Others

F. Afterwards, by a Deed of Declaration dated the 20th day of June, 2016 made between the said Deity Vanijya Pvt. Ltd. & 70 others companies and the said new owners therein jointly referred to as the Owners of the One Part and the Promoter herein therein referred to as the Developer of the Other Part and registered with the A.R.A. – IV, Kolkata in Book No.I, Volume No.1904-2016, pages 219334-219482, Being No.190405948 for the year 2016, it was recorded and declared that the aforesaid recited Development Agreement dated the 15th day of July, 2014 shall be binding on all the parties thereto and the said Deity Vanijya Pvt. Ltd. & 70 others companies and the said new owners shall jointly be the Owners within the meaning of the said Development Agreement.

G. During the construction of the said Project, being desirous of acquiring a villas/row houses/bungalows in the said Project the Purchaser(s) had applied to the Promoter for allotment of one such villas/row house/bungalows.

H. By an Agreement for Sale dated made between the Vendors herein therein jointly referred to as the Owners of the First Part, the Promoter herein therein referred to as the Promoter of the Second Part and the Purchaser(s) herein therein referred to as the Allottee(s) of the Third Part and registered with the in Book No. I, Vol. No., Pages to, Being No..... for the year, the Vendors herein had agreed to sell, the Promoter herein had agreed to construct and the Purchaser(s) herein had agreed to purchase All That the **UNIT no.** comprising a G+2 house having a total **carpet area of sq.ft. (equivalent to a total built up area of sq. ft.)** approximately together with numbers of car parking space and open space of **sq. ft.** approximately comprising lawn, ramp and service ducts, at the front and rear side and other sides of the house, more fully and particularly described in the Schedule there under written as also **Third Schedule** hereunder, to be constructed on a plot of land containing an area of **Cotthas** approximately in the said Project known as **Silver Oak Prive** at the said Land more fully and particularly described in the Schedule there under written as also **Second Schedule** hereunder written Together With the absolute share in the said plot of land on which the said UNIT to be constructed Together With the pro rata share in the Common Areas of the said Project and the right to enjoy the Common Amenities and Facilities of the said Project more fully, particularly and respectfully described in the **Part-I and II** of the **Fourth Schedule** hereunder written (hereinafter collectively referred to as the **said UNIT**), at and for the consideration of Rs...../- (Rupees only) excluding the applicable GST thereon and other extras and deposits and applicable taxes payable as recorded therein and on the other terms and conditions recorded therein.

I. In pursuance of the said Plan as revised on 28.11.2018 the Promoter has at its own costs and expenses duly constructed, erected and completed construction of the said Project known as **SILVER OAK PRIVE** comprising several independent residential villas/row houses/bungalows thereat.

J. The Promoter herein has obtained the Completion Certificate bearing No..... dated issued by the, in respect of the said Project.

K. At the request of the Purchaser(s), the Vendors and the Promoter have agreed to execute this Indenture in his/her/their favour.

L. At or before execution of this Indenture, the Purchaser(s) has/have inspected, investigated and satisfied himself/herself/themselves as follows:-

- a) the title of the Vendors to the said land;
- b) the right of the Vendors and the Promoter to sell/transfer the said UNIT;
- c) the said Plan;

- d) the workmanship, specifications and the materials used in the said UNIT;
- e) the structural stability of the said UNIT;
- f) all the documents of title as referred hereinabove;
- g) the carpet area of the said UNIT and the pro rata share in the Common Areas;
- h) location of the car parking spaces;
- i) the Common Facilities and Amenities of the said UNIT and the said Project.

M. All other words if defined in the said Agreement for Sale shall have the same meaning hereunder.

NOW THIS INDENTURE WITNESSETH that in pursuant of the said agreement and in consideration of the aforesaid sum of **Rs...../- (Rupees only)** of the lawful money of the Union of India well and truly paid by the Purchaser(s) to the Promoter (the receipt whereof the Promoter doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Purchaser(s) and the said UNIT and properties appurtenant thereto) the Vendors do and each of them doth hereby grant, transfer, convey, assign and assure and the Promoter doth hereby confirm and assure unto and in favour of the Purchaser(s) herein **All that the UNIT no.** comprising a G+2 house having a total **carpet area of sq.ft. (equivalent to a total built up area of sq. ft.)** approximately together inclusive of numbers of car parking space and open space of **sq. ft.** approximately comprising lawn, ramp and service ducts, at the front and rear side and other sides of the house, more fully and particularly described in the **Third Schedule** hereunder written and delineated in the plan annexed hereto duly bordered in colour **RED** thereon, constructed on a plot of land containing an area of **Cotthas** approximately in the said Project known as **Silver Oak Prive** on a portion of the said Land more fully and particularly described in the **Part-I** of the **Second Schedule** hereunder written Together With the absolute share in the said plot of land on which the UNIT is erected and completed Together With the pro rata share of the Common Areas of the said Project, together with right to enjoy the proportionate share in the Common Amenities and Facilities of the said Project more fully and particularly mentioned and described in the **Part - I and II** of the **Fourth Schedule** hereunder written (herein after collectively referred to as the **said UNIT**) constructed, erected and completed in accordance with the said Plan (hereinafter collectively referred to as the **SAID UNIT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO**), absolutely and forever free from all encumbrances, charges, liens, attachments, trusts, whatsoever or howsoever **AND TOGETHER WITH** the right to use the common installations, areas, amenities and facilities in common with the other purchaser(s) and the other lawful occupants of the said Project **AND TOGETHER WITH** all easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said UNIT And the Rights And Properties Appurtenant thereto **TO HAVE AND TO HOLD** the said

UNIT and the Rights and Properties Appurtenant thereto hereby sold, transferred and conveyed and every part or parts thereof unto and to the use of the Purchaser(s).

II. AND THE VENDORS AND THE PROMOTER DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER(S) as follows:-

a) Notwithstanding any act deed matter or thing whatsoever by the Vendors/Promoter done or executed or knowingly suffered to the contrary the Vendors /Promoter are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to said UNIT And The Rights And Properties Appurtenant thereto hereby granted sold conveyed, transferred, assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.

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

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

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

e) The Purchaser(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 Vendors and the Promoter or any person or persons lawfully or equitably claiming as aforesaid.

f) **AND FURTHER THAT** the Vendors /Promoter and all persons having or lawfully or equitably claiming any estate or interest in the said UNIT And the Rights And Properties Appurtenant thereto or any part thereof through under or in trust for the Vendors /Promoter shall and will from time to time and at all times hereafter at the request and cost of the Purchaser(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 UNIT And The rights And Properties Appurtenant thereto and every part thereof unto and to the use of the Purchaser(s) in the manner as aforesaid as shall or may be reasonably required.

g) The Vendors have not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby and whereunder the said UNIT And the Rights

And Properties Appurtenant thereto hereby granted transferred and conveyed or expressed so to be or any part thereof is can or may be impeached encumbered or affected in title or otherwise.

h) The Vendors/Promoter do hereby further covenant with the Purchaser(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 Purchaser(s) shall produce or cause to be produced to the Purchaser(s) or to their attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the said UNIT and also shall at the like request and costs of the Purchaser(s) deliver to the Purchaser(s) such attested or other true copies or extracts there from as the Purchaser(s) may require and will in the meantime unless prevented as aforesaid keep the same un-obliterated and un-cancelled.

III. AND THE PURCHASER(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 UNIT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO HEREBY CONVEYED DO AND EACH OF THEM DO TH HEREBY COVENANT WITH THE VENDORS AND THE PROMOTER as follows:-

a) to co-operate with the Promoter and/or the facility management agency appointed by the Promoter in the management and maintenance of the said Project and other Common Purposes and formation of the Association.

b) to observe and perform the rules regulations and restrictions from time to time in force for the quiet and peaceful use enjoyment and management of the said Project and in particular the Common Areas of the said Project, Facilities and Amenities of the said Project and other common purposes.

c) to use the UNIT only for residential purpose in a decent and respectable manner and for no other purpose.

d) unless the right of parking motor car is expressly granted and mentioned in the Second Schedule hereunder written, Purchaser(s) shall not park any motor car or any other vehicle at any place in the said Project and if the right to park car is so expressly granted and mentioned in the Second Schedule the Purchaser(s) shall use the Car Parking Spaces only for the purpose of parking of their medium sized motor car.

e) not to keep in the parking place anything other than private motor car and shall not raise or put up any kutchra or pucca structure grided wall or enclosure thereon or part thereof and shall keep it always open as before. Not to make dwelling or staying of any person in the said car parking space or blocking by putting any articles.

f) not to use any part of the said Project or other Common Areas, Facilities and Amenities of the said Project for bathing or other undesirable purposes or such purposes which may cause any nuisance or annoyance to the other Purchaser(s) of the Project.

- g) to use the Common Areas of the said Project only to the extent required for ingress to and egress from the UNIT of men and materials and passage of utilities and facilities.
- h) to keep the common areas, open spaces, parking areas, paths, passages, staircases, lobby, landings etc., free from obstructions or encroachments and in a clean and orderly manner and not to store or allow any one to store any goods articles or things or allow anyone to sleep or rest therein or thereat or in any other Common Areas of the said Project.
- i) no purchaser shall make or permit any disturbing noises in the said Project or do or permit anything to be done therein which will interfere with the rights comfort or convenience of other Purchaser(s). No Purchaser(s) shall play upon or suffer to be played upon instrument or permit to be operated a phonograph or radio or television or loud speaker or music system in such UNIT if the same shall cause disturbance or annoyance to the other occupants of the new building. No Purchaser shall give vocal or instrumental instruction at any time in order to reduce sound emanating from any UNIT.
- j) not to hang or put any clothes in or upon the windows balconies and other portions which may be exposed in a manner or be visible to the outsiders.
- k) no bird or animal shall be kept or harboured in the common areas of the said Project. In no event shall dogs and other pets be permitted in any of the common portions of the said Project unless accompanied.
- l) not to claim any right whatsoever or howsoever over any other UNIT or portion of the said Project save the UNIT.
- m) not to put any nameplate or letter box or neon-sign or board or signage in the Common Areas or on the outside wall of the new building save a letter-box in the ground floor at the designated place as be expressly approved or provided by the Promoter and a decent nameplate or signage of the size of 6' X 3' outside or above the main gate of the UNIT. It is hereby expressly made clear that in no event the Purchaser(s) shall open out any additional window or any other apparatus protruding outside the exterior of the UNIT.
- n) not to alter the outer elevation of the building or any part thereof nor decorate the exterior of the building otherwise than in the manner agreed by the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s) in writing or in the manner as near as may be in which it was previously decorated.
- o) not to deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste or spit in the staircase, lobby, lifts, landings, pathways, passages or in any other Common Areas or in any other portion of the said Project nor into lavatories, cisterns, water or soil pipes serving the new Building nor allow or permit any other Co-transferee to do so.

- p) not to commit or permit to be committed any alteration or changes in the main structures, beams, pillars, pipes, conduits, cables and other fixtures and fittings serving in the UNIT.
- q) to keep the UNIT and partition walls, sewers, drains, pipes, cables, wires, entrance and main entrance in the new building in good condition and not to do or cause to be done anything in or around the UNIT which may cause or tend to cause or tantamount to cause or affect any damage to any flooring or ceiling of any other portion over below or adjacent to the UNIT. In particular and without prejudice to the generality to the foregoing, the Purchaser(s) do and each of them doth hereby covenant that the Purchaser(s) shall not make any form of alteration in the beams and columns passing through the UNIT or the Common Areas for the purpose of making changing or repairing the concealed wiring and piping or otherwise.
- r) not to let out transfer or part with the possession of the Car Parking Space, if the right of parking of car is granted hereunder, independent of the UNIT.
- s) not to carry on or cause to be carried on any obnoxious injurious noisy dangerous hazardous illegal or immoral act deed or activity in or through the UNIT.
- t) to maintain at their own costs, the UNIT in the same good condition state and order clean, hygienic and tidy and abide by all laws, bye-laws, rules, regulations and restrictions including those relating to Fire Safety under the West Bengal Fire Services Act, 1950 and the rules made there under of the Government, WBPDC/CESEC Ltd., and/or any statutory authority and/or local body with regard to the user and maintenance of the UNIT as well as the user operation and maintenance of the water, electricity, drainage, sewerage and other installations and amenities including the Promoter's logo and to make such additions and alterations in or about or relating to the UNIT as be required to be carried out by them or any of them, independently without holding the Vendors/Promoters in any manner liable or responsible therefor and to pay all costs and expenses therefor wholly or proportionately as the case may be and be answerable and responsible for deviation or violation of any of their conditions or rules or bye-laws and shall indemnify and keep the Vendors/Promoter saved, harmless and indemnified from and against all loss damage costs claims demands actions and proceedings that they or any of them may suffer or incur due to any non-compliance, non performance, default or negligence on the part of the Purchaser(s).
- u) to apply for and obtain at their own costs separate assessment and mutation of the UNIT in the records of the competent authority and the Vendors /Promoter shall give their consent for the same.
- v) to keep all the pipes, drains, basins, sinks and water closets, if any, in the said UNIT clean and unblocked and bear and pay all expenses relating thereto including the salaries of the cleaners, if employed by them.
- w) to collect and/or to remove all refuse or rubbish whatsoever from the said UNIT daily and to deposit the same in approved refuse bins receptacles or containers as may be directed from time to time at such specified places by the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the

Purchaser(s), the Ministry of Environment and/or any competent authority or organization.

x) to collect and throw all refuse, rubbish, scrap, tins, bottles, boxes, containers of all kinds and article that are to be disposed of into the proper bins, receptacles or containers to be provided therefor and not to throw the same from through or over the windows or any part of the UNIT.

y) not to affix, erect, attach, paint, exhibit or permit or suffer so to be upon any part of the exterior of the UNIT or any part of the new building any placard, poster, notice, advertisement, name or sign or television or wireless mast or aerial or any other thing whatsoever or protruding any attachment or fitting in any way outside the said UNIT save and except such as shall have been previously approved in writing by the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s).

z) not to change or in any way, vary the frontage or the entrance door of the UNIT approved by the Promoter for access to the UNIT or in any way to cut or alter the entrance door without first having obtained the written consent of the Promoter, which shall not to be unreasonably withheld.

aa) not to load or permit or suffer to be loaded at any time on any part of the floors or structures of the UNIT any weight greater than its load bearing capacity or as the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s) may from time to time prescribe or any weight which will cause undue strain and not to install any equipment or machinery which shall be unduly noisy or cause dangerous vibration or be a nuisance to the other occupants of the project.

bb) not do or permit or suffer to be done anything whereby the policy or policies of insurance on the project and the UNIT against loss or damage by fire or policies of insurance on the project or the UNIT against loss or damage by fire or other risks may be rendered void or violable or whereby the rate of premium thereon may be increased and to make good all damage suffered by Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s) and to repay to Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s) on demand all sums paid way of increased premiums and all other expenses relating to the renewal of such policy or policies rendered necessary by a breach or non-observance of this covenant without prejudice to any other rights of Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s).

cc) to insure and keep insured the UNIT against any claims loss liabilities or other risks arising from public or any third parties under a Public Liability Policy with an insurance company and to pay all premiums necessary for that purpose and to deliver to the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s) on demand the policy of such insurance and the receipts for the premiums so paid, which insurance shall include a Cross-Indemnity Clause and if the Purchaser(s) at any time fail to keep the UNIT insured as aforesaid, the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s) may do all things necessary to

effect and maintain such insurance and any money expended for that purpose shall be repaid by Purchaser(s) to Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s). The Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s) and/or the respective Purchaser(s) in rest of the Project shall insure their respective UNIT as such policy shall include similar cross indemnity clause covering the Purchaser(s) for similar risks from the third party liabilities arising from the other parts of the said Project.

dd) to be solely responsible for all its equipment and other property at the UNIT.

ee) to comply with, obtain and keep valid and subsisting all requisite permissions, licenses, registrations and approvals, including but not limited to, those under the Municipal Laws, Local Laws, Labour Laws, Environmental Laws, as are applicable for the use of the UNIT for selling of or dealing with the products or rendition of the services from the UNIT. As and when called upon to do so, the Purchaser(s) shall produce before the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s), all such permissions and licenses and if the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s) is not satisfied and require of the Purchaser(s) to obtain such other or further permissions or licenses from such authorities, the Purchaser(s) shall forthwith cause to obtain such permissions or licenses.

ff) to permit the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s) and their surveyors or agents with all necessary workmen and appliances at all reasonable times and without previous notice in writing to the Purchaser(s) to enter upon the UNIT and every part thereof to view the state and condition thereof and to execute repairs, alterations on any adjoining office space of all defects, decays and want of repairs there found.

gg) to fix or install air conditioners only at the designated place within the UNIT and not elsewhere.

hh) to operate the cooling or ventilation equipment in the UNIT in accordance with the regulation made by the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s) from time to time.

ii) not to play or use at the UNIT any equipment that is audible in the common parts or outside the new building.

jj) not to violate any provision of the Prevention of Cruelty to Animals Act, 1960 within the new building.

kk) No television aerial or other any other aerial shall be attached to or hung from the exterior of the new building. Further no antenna or aerial is also allowed to be installed on the roof.

ll) not to disturb and/or uninstall ever in future the logo **“SILVER OAK PRIVE”** placed on the main entrance gate of the project or any other place of the project and to maintain the same in proper order and manner.

mm) Except the immediate preceding sub-clause, these house rules may be added to, amended or repealed at any time by the Promoter and after formation of the Association by the Purchaser(s).

IV. AND IT IS FURTHER HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:-

a) If before formation of the Association, any dispute relating to the said UNIT arises by and between the Purchaser(s) and the other occupiers of the other UNITS of the project such disputes and differences shall be adjudicated by the Promoter alone whose decision shall be final and binding. The Promoter might authorize the Facility Management Agency to solve the said dispute. After the Association is formed, the same should be adjudicated by the Association alone.

b) From the date next to the date of making over possession of the said UNIT to the Purchaser(s) or on the expiry of the notice of possession, whichever is earlier, the Purchaser(s) shall bear, pay and discharge exclusively the following expenses and outgoings to the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s), as the case may be:-

I) Municipal rates and taxes and water tax, if any, assessed on or in respect of the UNIT directly to the statutory competent authority Provided That so long as the UNIT is not assessed separately for the purpose of such rates and taxes, the Purchaser(s) shall pay to the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s) proportionate share of all such rates and taxes.

II) All other taxes including Goods & Service Taxes if payable by the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s), impositions levies cess and outgoings whether existing or as may be imposed or levied at any time in future on or in respect of the UNIT or the said Project as a whole and whether demanded from or payable by the Purchaser(s) or the Promoter or facility management agency, the same shall be paid by the Purchaser(s) wholly in case the same relates to the UNIT and proportionately in case the same relates to the said Project as a whole.

III) Electricity charges for electricity consumed in or relating to the UNIT to the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s) based on the reading shown in the sub-meter provided for the UNIT at the rate at which the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s) shall be liable to pay the same to WBPDC/CEC Ltd.

IV) The recurring charges towards running and operation of the Generator to be calculated in the manner following:-

i) Fuel charges on the basis of the KWH meter and the applicable fuel rates;

ii) Annual Maintenance Contract and monthly running and maintenance charges on the basis of the monthly rates.

iii) Proportionate share of expenses of capital nature to be incurred/likely to be incurred by the Promoter or the facility management agency on account of major repairs, replacement etc., of such generator.

iv) Government duty at applicable rates on alternate generation of power.

V) The proportionate share of all Common Expenses (including those mentioned in the **Fifth Schedule** hereunder written) payable to the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s) from time to time. In particular and without prejudice to the generality of the foregoing, the Purchaser(s) shall pay to the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s) the maintenance charges calculated on actual basis at the rate to be decided by the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s) at its sole and absolute discretion after taking into consideration the common services provided and the general escalation in the market rates of such services upon reasonable prior notice to the Purchaser(s).

VI) All penalty surcharge interest costs charges and expenses arising out of any delay default or negligence on the part of the Purchaser(s) Purchaser(s) in payment of all or any of the aforesaid rates taxes impositions and/or outgoings proportionately or wholly as the case may be (including Delayed Payment Surcharge as charged by WBPDC/CEC Ltd., from its consumers for the delay in payment of its bills).

c) Unless otherwise expressly mentioned elsewhere herein, all payments mentioned herein shall be made within the seventh (7th) day of the month for which the same be due in case of monthly payments and otherwise also all other payments herein mentioned shall be made within 7 days of demand being made by the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s). The bills and demands for the amounts payable by the Purchaser(s) shall be deemed to have been served upon the Purchaser(s), in case the same is left in the UNIT or in the letter box in the ground floor of the new building earmarked for the UNIT.

d) Until the expiry of three months of a notice in writing given by the Promoter and/or the facility management agency appointed by the Promoter and/or the Association of the Purchaser(s) to the Purchaser(s) and the other co-transferees to take over charge of the acts relating to common purposes, the Promoter and/or the facility management agency appointed by the Promoter shall look after the common purposes and the Purchaser(s) undertake to regularly and punctually pay to the Promoter or its nominee the maintenance charges and other amounts payable by the Purchaser(s) herein.

e) The Purchaser(s) shall not hold the Promoter and/or the facility management agency appointed by the Promoter liable for rendering any accounts or explanation of

any expenses incurred by the Promoter and/or the facility management agency appointed by the Promoter in its acts relating to the Common Purposes nor shall the Purchaser(s) be entitled to hold the Promoter and/or the facility management agency appointed by the Promoter responsible to furnish any accounts, vouchers, bills, documents etc. in any manner and the Purchaser(s) as well as the Association shall remain liable to indemnify and keep indemnified the Promoter and/or the facility management agency appointed by the Promoter for all liabilities due to non-fulfillment of their respective obligations contained herein by the Purchaser(s) and/or the Association.

f) The notice contemplated hereinabove may be given by the Promoter and/or the facility management agency appointed by the Promoter at its sole discretion upon transfer of all the UNITS in the said Project to the Co-transferees or, earlier, and immediately upon receipt of such notice, the Purchaser(s) along with the other Co-transferees shall at their own costs and expenses and in a lawful manner form the Association for the common purposes with the Co-transferees as shareholders or members, as the case may be, thereof and each shareholder or member shall have voting rights in such Association equivalent to one vote per UNIT, it being clarified that in case there be more than one Purchaser of one UNIT even then only one of such Purchaser who is nominated amongst them shall be entitled to have voting rights appertaining to their UNIT.

g) The Purchaser(s) and the other Co-transferees shall sign and execute all papers, documents and applications for the purpose of formation of the Association and to do all the necessary acts deeds and things and the Promoter shall not in any manner be responsible and liable therefor except that in the event, the Promoter shall retain any UNIT, it shall also become a shareholder or member of the Association, as the case may be.

h) Upon formation of the Association, the Promoter shall transfer to the Association all their rights responsibilities and obligations with regard to the common purposes (save those expressly reserved by the Promoter hereunder or so intended to be or so desired by the Promoter hereafter) whereupon only the Association shall be entitled thereto and obliged therefor, it being expressly agreed and clarified that in case on the date of expiry of the notice period specified hereinabove, the Association is not formed then all such rights responsibilities and obligations with regard to the common purposes shall be deemed as on such date to have been transferred by the Promoter to all the Co-transferees for the time being of the new building without any further act on the part of the Promoter and whereupon only the Co-transferees shall be entitled thereto and obliged therefor. All reference to the Promoter herein with regard to the common purposes shall thenceforth be deemed to be reference to the Association or the Co-transferees as the case may be.

i) At the time of handing over the charge to the Association or to the Co-transferees as the case may be the Promoter shall also transfer the residue then remaining of the deposit made by the Purchaser(s) hereinabove after adjusting all amounts then remaining due and payable by the Purchaser(s) and the amounts thus transferred shall be held by the Association or the Co-transferees to the Account of the Co-transferees respectively for the purpose thereof and the Purchaser(s) and the other Co-transferees and the Association shall remain liable to indemnify the Promoter for all liabilities due to non fulfillment of its obligations by the Purchaser(s) and/or the other

Co-transferees and/or the Association and also for all liabilities claims and demands arising in course of the maintenance management upkeep and administration of the new building by the Association and/or Co-transferees (including those on account of loss of life or property due to operation and maintenance of lifts and/or other installations in the new building).

j) The rules and regulations and/or bye laws of the said Association shall not be inconsistent herewith.

k) In the event of the Purchaser(s) failing and/or neglecting or refusing to make payment of the maintenance charges, municipal rates and taxes, Common Expenses or any other amount payable by the Purchaser(s) under these presents within a period of seven days from the date on which such sum becoming due or payable and/or in observing and performing the covenants terms and conditions of the Purchaser(s) hereunder, then without prejudice to the other remedies available against the Purchaser(s) hereunder, the Purchaser(s) shall be liable to pay to the Promoter and/or the facility management agency appointed by the Promoter interest at the rate of 18% per annum and without prejudice to the aforesaid, the Maintenance-In-Charge shall be entitled to:

(a) disconnect the supply of electricity to the UNIT.

(b) withhold and stop all other utilities and facilities (including lifts, Generator, etc.) to the Purchaser(s) and their servants, visitors, guests, tenants, licenses and/or to the UNIT.

(c) to demand and directly realise rent and/or other amounts becoming payable to the Purchaser(s) by any tenant or licensee or other occupant in respect of the UNIT.

l) Until the appointment of Facility Management Agency by the Promoter, the Promoter shall look after the Common Purposes and the Purchaser(s) undertake to regularly and punctually pay to the Promoter or their nominee the maintenance charges and other amounts payable by the Purchaser(s) hereunder.

m) The Purchaser(s) shall observe the covenants as be deemed reasonable by the Promoter or the Facility Management Agency from time to time for the common purposes.

n) For the purposes of these presents any act, default or omission of the servants, agents, independent contractors and invitees of the Purchaser(s) shall be deemed to be the act, default or omission of the Purchaser(s).

o) The proportionate share of the Purchaser(s) in various matters referred herein shall be such as be determined by the Promoter and the Purchaser(s) shall accept the same notwithstanding there being minor variations therein for the sake of convenience.

p) Save the said UNIT the Purchaser(s) shall have no claim nor shall claim any right whatsoever or howsoever over and in respect of other UNITS and spaces or constructed areas or Car Parking Spaces at the said Project and the Vendorss/Promoter shall be absolutely entitled to use, enjoy, transfer, sell and/or

part with possession of the same and/or to deal with the same in any manner and to any person and on any terms and conditions as the Vendors/Promoter in their absolute discretion, shall think fit and proper and the Purchaser(s) hereby consent to the same and agree not to obstruct or hinder or raise any objection with regard thereto nor to claim any right of whatsoever nature over and in respect of the said areas and spaces belonging to the Vendors/Promoter exclusively.

q) The absolute share in the land below and underneath the UNIT hereby sold and transferred and attributable to the said UNIT shall always remain indivisible and impartible.

r) The Purchaser(s) shall keep the Vendors/Promoter indemnified of from and against all actions, proceedings, damages, claims, demands, costs, charges, expenses and proceedings made against or suffered by the Vendors/Promoter and/or the Association (upon formation) relating to the said UNIT/Project or any part thereof or to any person due to any negligence or any act, deed, thing or omission made, done or occasioned by the Purchaser(s) or the servants / agents / licensees / invitees / visitors of the Purchaser(s) and/or any breach or non-observance by the Purchaser(s) of the Purchaser(s)'s covenants and/or any of the terms herein contained.

s) The Purchaser(s) agree(s) that these terms and conditions for sale and transfer of the said UNIT as contained herein, are made in view of the existing laws, rules and regulations governing such sale and transfer.

V. THE CLUB

- a) A Club which has been set up by the Promoter within the adjoining residential project known as Silveroak Estate and developed by the Promoter shall have the recreational facilities tentatively like Air-conditioned Home Theatre, Community Hall, Children Play area, Kids Corner with, reading room, modern swimming pool and, Changing Room and Shower, well equipped gym, steam and yoga facility, Cafeteria, sporting arrangement comprising indoor game facilities etc. Such facilities may be varied at the sole discretion of Promoter.
- b) The said Club will be for the use of the Purchaser(s) and/or any person occupying the UNIT through the Purchaser(s) or any person other than UNIT owners who is admitted as a member of the club. The user of the club shall be subject to such terms and conditions and rules and regulations to be formulated in that regard by the Promoter or its nominee and also subject to making payment of the admission charges and monthly subscription charges which shall be levied and/or imposed by the Promoter or its nominee from time to time as per the rules of the club that would be framed by Promoter.
- c) The ownership of the Club shall always remain with the Promoter. The Purchaser(s) shall not have any right and title to the same. The Club will be run professionally or as decided by Promoter.

- d) All members will be required to abide by the rules and regulations to be framed from time to time.
- e) It is expected that the Purchase of the Said UNIT(s) will use the facilities at the club together with the completion of the project.
- f) The membership would create a right to use the club facilities subject to payment of charges and observance of regulations. No right or lien of any nature whatsoever will be created in favour of members, in respect of the assets of the Club.
- g) There will be no restriction upon the Promoter or its nominee in admitting any person/persons who is/are not Purchaser(s) as its member or give to anyone the right of user of the Club and/or its facilities on such terms as the Promoter or its nominee may decide.
- h) Any person residing with the Purchaser(s) may be given the facility to become additional member to the extent and on the terms prescribed by the Promoter or its nominee.

VI. DEFECT LIABILITY:

a) It is clarified that the Defect Liability of the Promoter under the applicable statute for the time being in force shall not cover defects, damage or malfunction resulting from (i) misuse (ii) unauthorised modifications or repairs done by the Purchaser(s) or its nominee/agent, (iii) cases of force majeure (iv) failure to maintain the amenities/equipments (v) accident and (iv) negligent use. Provided that where the manufacturer warranty as shown by the Promoter to the Purchaser(s) ends before the Defect Liability period and such warranties are covered under the maintenance of the said UNIT/Project and if the annual maintenance contracts are not done/renewed by the Purchaser(s)/Association, the Promoter shall not be responsible for any defects occurring due to the same. The said Project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the 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 UNITS and the Common Amenities of the project wherever applicable. The Purchaser(s) has/have been made aware and the Purchaser(s) expressly agree(s) that the regular wear and tear of the UNIT excludes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20* C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect. It is expressly agreed that before any liability of defect is claimed by or on behalf of Purchaser(s) it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and assess the same and then submit a report to state the defects in material used in the structure built by the UNIT and in the workmanship executed keeping in mind the agreed clauses of the Agreement for Sale.

b) It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the

Agreement for Sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Purchaser from the date of obtaining Completion Certificate, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Purchaser(s) shall be entitled to receive appropriate compensation in the manner as provided under applicable laws for the time being in force.

c) The Promoter shall not be liable to rectify any defect occurring under the following circumstances:

- i) If there are changes, modifications or alteration in plumbing pipes and fittings and fixtures or change of wall or floor tiles after the Purchaser taking over possession of the UNIT, the Promoter will not take any responsibility of waterproofing, cracks or any defect in plumbing pipes and fittings and fixtures that have developed directly or indirectly due to such changes;
- ii) If there are changes, modifications or alteration in electrical lines and wirings after said possession unto the Purchaser, the Promoter will not take any responsibility of any defect in electrical lines and wirings that have developed directly or indirectly due to such changes, modifications or alterations;
- iii) If there are changes, modifications or alterations in doors, windows or other related items, then the Promoter will not take responsibility of door locks or door alignment or seepage from windows or any other related defects arising directly or indirectly out of such changes, modifications or alterations;
- iv) If the Purchaser after taking actual physical possession of the UNIT, executes interior decoration work including any addition and/or alteration in the layout of the internal walls of the UNIT by making any changes in the UNIT, then any defect like damp, hair line cracks, breakage in floor tiles or other defects arising as a direct or indirect consequence of such alterations or changes will not be entertained by the Promoter;
- v) Different materials have different coefficient of expansion and contraction and as such because of this difference there are chances of cracks developing on joints of brick walls and RCC beams and columns. Any such cracks are normal in high rise buildings and needs to be repaired from time to time. Any cracks developed for reasons other than as mentioned above the Promoter shall get it rectified at its own cost.
- vi) If the materials and fittings and fixtures provided by the Promoter are not being maintained by the Purchaser or his / her agents in the manner in which same is required to be maintained.
- vii) Any electrical fittings and/or gadgets or appliances or other fittings and fixtures provided by the Promoter in the Common Areas and/or in the UNIT going out of order or malfunctioning due to voltage fluctuations or other

reasons not under the control of the Promoter and not amounting to poor workmanship or manufacture thereof.

viii) If the Architect certifies that such defects are not manufacturing defect or due to poor workmanship or poor quality.

d) The liability of the Promoter to undertake any such remedial steps shall arise only in cases where the defect is established as having been caused due to the fault of the Promoter AND FURTHER PROVIDED THAT the same has not been caused and/or occasioned directly and/or indirectly, by/due to any act of commission and/or omission of any act, deed or thing of/by the Promoter and/or of/by the men, servants, contractors, agents personnel etc. of the Promoter and/or due to normal wear and tear etc. AND FURTHER PROVIDED THAT no steps have been/or taken by the Promoter of his/her/their/its own volition in an endeavour to rectify any such purported defect. In the event that there is any dispute specifically in relation to any alleged defect or deficiency as stated aforesaid, the said dispute shall, notwithstanding anything to the contrary contained herein, be referred to the Architect of the project, whose decision in respect thereof shall be final and binding.

e) Notwithstanding anything herein contained it is hereby expressly agreed and understood that in case the Purchaser(s), without first notifying the Promoter and without giving the Promoter the reasonable opportunity to inspect, assess and determine the nature of purported defect in the UNIT, alters the state and condition of the area of the purported defect, then the Promoter shall be relieved of its obligations contained in clause V hereinabove.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(THE VENDORS)

(1) CARNIVAL TIE-UP PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51909WB2006PTC112215, having PAN-AADCC0145N, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station- Hare Street, Post-Office- Esplanade, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of 18, Ho Chi Minh Sarani, Diamond City West, Kolkata- 700061, Police Station Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J, (2) MERCY VYAPAAR PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51909WB2006PTC112045, having PAN- AAECM9807G, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station- Hare Street, Post Office- Esplanade, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of 18, Ho Chi Minh Sarani, Diamond City West, Kolkata- 700061, Police Station Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J, (3) DEBONAIR VYAPAAR PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC112239, having PAN-AACCD5553A, having its registered office at 11, Crooked Lane, Kolkata-7000069, PoliceStation-Hare Street, Post Office-Esplanade, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of 18, Ho Chi Minh Sarani, Diamond city West, Kolkata-700061, Police Sttaion Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J, (4) DAFFODIL VANIJYA PRIVATE

LIMITED, an existing company under the Companies Act, 2013, having CIN-U51909WB2006PTC112216, having PAN-AACCD5077F, having its registered office at 11, Crooked Lane, Kolkata -700 069, Police Station - Hare Street, Post Office Esplanade, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of 18, Ho Chi Minh Sarani, Diamond City West, Kolkata-700061, Police Sttaion Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J, (5) MAINSTREAM VYAPAAR PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51909W132006PTC112214, having PAN-RAECM9808K, having it's registered office at 11, Crooked Lane, Kolkata-700069, Police Station- Hare Street, Post Office- Esplanade, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of 18, Ho Chi Minh Sarani, Diamond City West, Kolkata-700061, Police Sttaion Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J, (6) STARWART TIE-UP PRIVATE LIMITED, an existing company under the CompaniesAct, 2013, having CIN-U51909WB 2006PTC112249, having PAN-AAKCS6381H, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station- Hare Street, Post Office Esplanade, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of 18, Ho Chi Minh Sarani, Diamond city West, Kolkata-700061, Police Sttaion Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J, (7) BLUEBELL DEALCOM PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U51909WB2006PTC112252, having PAN- AADCB0735B, having its registered office at 11, Crooked Lane, Kolkata -700 069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of residing at 18, Ho Chi Minh Sarani, Diamond city West, Kolkata-700061, Police Sttaion Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J, (8) ASTER SUPPLIERS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U511091WB2006PTC111764, having PAN-AAGCA3094B, having its registered office at. 11, Crooked Lane, Kolkata-700069, Police Station-Hare Street, Post Office-Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (9) DAISY DEALERS PRIVATE LIMITED, an existing Company underthe Companies Act, 2013, having CIN-U151909WB2006PTC112248, having PAN-AACCD5555G, having its registered office at 11, Crooked Lane, Kolkata -700 069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of residing at 18, Ho Chi Minh Sarani, Diamond city West, Kolkata-700061, Police Sttaion Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J, (10) FALCON TIE UP PRIVATE LIMITED, an existing company under the Companies Act, 2013, havingCIN-U51109WB2005PTC104638, having PAN-AABCF0143P, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700 087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of residing at 18, Ho Chi Minh Sarani, Diamond city West, Kolkata-700061, Police Sttaion Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J, (11) SADBHAWNA DEALERS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN U51109WB2006PTC109437, having PAN-AAKCS5043G, having its registered office at 12/1, Nellie Sengupta Sarari, Kolkata-700087, Police Station New Market, PostofficeNew Market, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhanian, son of Late Satya Narayan

Dhandhania, of residing at 18, Ho Chi Minh Sarani, Diamond city West, Kolkata-700061, Police Sttaion Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J,(12) SAMBODHAN ADVISORY PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U74140WB2006PTC109436, having PAN-AAKCS5152R, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087,Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhania, son of Late Satya Narayan Dhandhania, of residing at 18, Ho Chi Minh Sarani, Diamond city West, Kolkata-700061, Police Sttaion Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J,

(13) SHIVGANGA VANIJYA PRIVATE LIMITED, an existing company under the Coinpanies Act, 2013, having CIN-U51109WB2006PTC109435, having PAN-AAKCS5044B, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post-Office New Market,represented by its Authorized Signatory Mr. Dilip Kumar Dhandhania, son of Late Satya Narayan Dhandhania, of residing at 18, Ho Chi Minh Sarani, Diamond city West, Kolkata-700061, Police Sttaion Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J,

(14) SAHANSIL TRADLINK PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109 WB2006PTC 109440, having PAN-AAKCS5123K, having its registered effice' at 12/1, Nellie Sengupta Sarani, Kolkata - 700 087, Police Station - New Market, Post Office - New Market, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhania, son of Late Satya Narayan Dhandhania, of residing at 18, Ho Chi Minh Sarani, Diamond city West, Kolkata-700061, Police Sttaion Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J,

(15) BRIJWASI SUPPLIERS PRIVATE LIMITED, an existing company under theCompanies Act, 2013, having CIN U51109W132006PT C109088, having PAN-AADCB0386L, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087,Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhania, son of Late Satya Narayan Dhandhania, of residing at 18, Ho Chi Minh Sarani, Diamond city West, Kolkata-700061, Police Sttaion Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J,

(16) UNNATI SUPPLIERS PRIVATE LIMITED, an existing company under the Companies, Act, 2013, having CIN- U51109WB2006PTC109080, having PAN-AAACU8728L, havirights registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhania, son of Late Satya Narayan Dhandhania, of residing at 18, Ho Chi Minh Sarani, Diamond city West, Kolkata-700061, Police Sttaion Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J,

(17) NISHAKAR MARKETING PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC109087, having PAN--AACCN4382P, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata - 700 087, Police Station - New Market, Post Office - New Market, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhania, son of Late Satya Narayan Dhandhania, of residing at 18, Ho Chi Minh Sarani, Diamond city West, Kolkata-700061, Police Sttaion Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J,

(18) BRIJWASI MARKETING PRIVATE LIMITED, an existing company undertheCompanies Act, 2013, having CIN-U51109WB2006PTC109086, having PAN : IADCB0387M, having Its registered office at 12/1, Nellie Sengupta Sarani, Kolkata - 700 087, Police Station - New Market, Post Office - New Market, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhania, son of Late Satya Narayan Dhandhania, of residing at 18, Ho Chi Minh Sarani, Diamond city West, Kolkata-700061, Police Sttaion Sarsuna, Post Office Thakurpukur, having PAN

ADIPD1444J, (19) SAHANBHUTI DEALER PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC109964, having PAN-AAKCS5055J, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station - New Market, Post Office - New Market, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of residing at 18, Ho Chi Minh Sarani, Diamond city West, Kolkata-700061, Police Station Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J, (20) SURAKSHIT SUPPLIERS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC109967, having PAN-AAKCS5046D, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of residing at 18, Ho Chi Minh Sarani, Diamond city West, Kolkata-700061, Police Station Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J, (21) UNNATI VYAPAAR PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110787, having PAN-AAACU8729M, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata - 700 087, Police Station - New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of residing at 18, Ho Chi Minh Sarani, Diamond city West, Kolkata-700061, Police Station Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J, (22) SUGANDH MERCANTILE PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110790, having PAN-AAKCS5045A, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata 700 087, Police Station - New Market, Post Office - New Market, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of residing at 18, Ho Chi Minh Sarani, Diamond City West, Kolkata-700061, Police Station Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J, (23) SHIVDHARA AGENCY PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110784, having PAN-AAKCS5126N, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata - 700 087, Police Station- New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of residing at 18, Ho Chi Minh Sarani, Diamond city West, Kolkata-700061, Police Station Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J, (24) TROPEX MERCANTILE PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110788, having PAN-AACCT5946M, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station - New Market, Post Office- New Market, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of residing at 18, Ho Chi Minh Sarani, Diamond city West, Kolkata-700061, Police Station Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J, (25) CONCORD VYAPAAR PRIVATE LIMITED, an existing company under the Companies Act; 2013, having CIN-U51109WB2006PTC 110781, having PAN-AACCC9791R, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata- 700087, Police Station-New Market, Post Office-NewMarket, represented by its Authorized Signatory Mr. Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of residing at 18, Ho Chi Minh Sarani, Diamond city West, Kolkata-700061, Police Station Sarsuna, Post Office Thakurpukur, having PAN ADIPD1444J, (26) WONDER DISTRIBUTOR PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-

U51109WB2006PTC110800, having PAN-AAACW6829L, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata - 700 087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (27) PANGHAT MERCANTILE PRIVATE LIMITED an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110799, having PAN-AAECP1300M, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (28) CHIRAG VINIMAY PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109W132006PTC 110791, having PAN-AACCC9789K, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station- New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (29) ALISHAN DEALER PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U51109WB2006PTC110786, having PAN-AAGCA1045G, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (30) EVERLIKE BARTER PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109W112006PTC110789, having PAN-AABCE7032L, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (31) GOODHOPE COMMERCIAL PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110783, having PAN-AACCG753SG, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700987, Police Station - New Market, Post Office - New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (32) TRIMUDRA VANIJYA PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109W82006PTC110785, having PAN-AACCT5948F, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata - 700 087, Police Station - New Market, Post Office - New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (33) SNEHIL MERCANTILE PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110797, having PAN AAKCS5052R, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (34) SAGUN MARKETING PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110798, having PAN-AAKCS5124Q, having its registered office at 12/1, Nellie Sengupta Sarani,

Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (35) APNAPAN MERCHANDISE PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110782, having PAN-AAGCA1000M, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station - New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (36) SAHANSIL AGENCIES PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110793, having PAN-AAKCS5051N, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata - 700 087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (37) SATYAM DEALERS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110794, having PAN-AAKCS5278H, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (38) SUNDRAM VANIJYA PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110795, having PAN-AAKCS5122J, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700 087, Police Station-New Market, Post Office - New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (39) MANOBAL MARKETING PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110796, having PAN-AAECM9189K, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (40) CHAMPAK VYAPAR PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110676, having PAN-AACCC9788J, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (41) DESIRE TRADES PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110679, having PAN- AACCD5221F having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata - 700 087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (42) MAINA VINIMOY PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110671, having PAN-AAECM9195M, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police

Station - New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N,(43) PORTABLE DEALING PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110678, having PAN-AAECP1266A, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (44) PRITAM DEALING PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110675, having PAN-AAECP1263F, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N,(45) PURNIMA VYAPAAR PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109W132006PTC110672, having PAN-AAECP1354R, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (46) SURFACE VYAPAAR PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110670, having PAN-AAKCS5053Q, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (47) VEDENT COMMERCIAL PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110668, having PAN-AACCV3955A, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N,(48) MATAJI MERCHANTS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC110677, having PAN-AAECM9220H, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (49) ECO VANIJYA PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51900WB2006PTC107496, having PAN-AABCE6556B, having its registered office at 12/1, Nellie Sengupta Sarani, Police Station New Market, Post Office New Market, Kolkata-700087, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (50) PARADISE SUPPLIERS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN U51109W132005PTC10 4639, having PAN-AADCP8436H, having its registered office at 12/1, Nellie Sengupta Sarani, Police Station New Market, Post Office New Market, Kolkata 700 087, represented by its Authorized Signatory Mr.

Gautam Chakraborty, son of Priyatosh Chakraborty, of 6, Vidyasagar Road, Post Office Nabagram, Police Station Uttarpara, Hooghly-712246, having PAN ADWPC1302N, (51) CHARMS MERCHANTS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109W112005PTC 104609, having PAN-AACCC9024H, having its registered office at 12/1, Nellie Sengupta Sarani, Police Station New Market, Post Office New Market, Kolkata-700087, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (52) MARVELLOUS NIRMAN PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U45 200WB2006PTC111906, having PAN-AAFCM0643R, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station- Hare Street, Post Office- Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (53) PARAMOUNT NIRMAN PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U45 200WB2006PTC111908, having PAN-AAECP2516R, having its registered office at 11, Crooked Lane, Kolkata - 700 069, Police Station Hare Street, Post Office- Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (54) PILLAR REALTORS PRIVATE LIMITED, an existing company under the Companies -Act, 2013, having CIN-U45200WB2006PTC111907, having PAN-AAECP2517Q, having its registered office at 11, Crooked Lane, Kolkata-700 069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (55) TRIVENI PROMOTERS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U45200W132006PTC 111904, having PAN-AACCT6657K, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station - Hare Street, Post Office Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (56) ASTER SALES PRIVATE LIMITED, an existing Company under the Companies Act, 2013, having CIN- U51109WB200 6PTC 111759, having PAN-AAGCA3093G, having its registered office at 11, Crooked Lane, Kolkata - 700069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (57) A TO Z TRADECOMM PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2007PTC112749, having PAN-AAGCA2838P, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (58) MUKUND COMMODITIES PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2007PTC112748, having PAN- AAFCM0458G, having its registered office at 11, Crooked Lane, Kolkata -700 069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of

Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (59) CHIRAG BARTER PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2007PTC112746, having PAN-AADCC0565A, having its registered office at 11, Crooked Lane, Kolkata -700069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (60) MUKUND VANIJYA PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2007PTC112890, having PAN-AAFCM0459H, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station Hare Street, Post Office Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (61) A TO Z VANIJYA PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2007PTC112747, having PAN-AAGCA2839N, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (62) AJANTA DEALCOMM PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2007PTC112891, having PAN-AAGCA2837C, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (63) SUGANDH DEALER PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC 109442, having PAN-AAKCS0438B, having its registered office at 11, Crooked Lane, Kolkata -700069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (64) JAGKALYAN MARKETING PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC 109924, having PAN-AABCJ7022P, having its registered office at 11, Crooked Lane, Kolkata -700069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (65) HAMSAFAR DISTRIBUTORS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC109925, having PAN-AABCH7200F, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (66) ELEGENT HEIGHTS PRIVATE LIMITED, an existing Company under the Companies Act, 2013, having CIN-U45200WB2006PTC112155, having PAN-AABCE7399G, having its registered office at 7, Claittaranjan Avenue, Kolkata - 700072, Police Station - Bowbazar, Post Office - Princep Street, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of

Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M,(67) S. P. NIRMAN PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U70101WB2006PTC 110629, having PAN-AAKCS8526J, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (68) SURLOK VANIJYA PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2008PTC122619, having PAN-AAMCS9671A, having its registered office at 11, Crooked Lane, Kolkata - 700069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (69) DHANISTHA APARTMENTS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U70102WB2010PTC145573, having PAN-AADCD4160C, having its registered office at 7, Chittaranjan Avenue, Kolkata-700072, Police Station - Bolwbazar, Post Office - Princep Street, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M,(70) KRITARTHA REAL ESTATE PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN U70200WB2010PTC144613, having PAN-AADCK9147L, having its registered office at 7, Chittaranjan Avenue, Kolkata-700072, Police Station-Bowbazar, Post Office-Princep Street, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M,(71) LOFTY ESTATE PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U70101WB2005PTC103537, having PAN-AABCL2423N, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M (72) BONEWELL TRADING PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC111854 having PAN AADCB1818K, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AADCB1818K, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M,(73) RELAX TRADING PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U51109WB2006PTC111853 having PAN AADCR6601E, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AADCR6601E, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (74) LOVELY BARTER PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC111852 having PAN-AABCL3366Q, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AABCL3366Q, represented by its Authorized

Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M,(75) NEELKANTH TIE-UP PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U51109WB2006PTC111848 having PAN-AACCN5496L, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (76) SUDHAKAR SUPPLY PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN U51109WB2006PTC111847 having PAN-AALCS2571C, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (77) DIGNITY DISTRIBUTORS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC111846 having PAN-AACCD6440J, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AACCD6440J, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (78) HEVAN MERCHANOISE PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC111845, having PAN-AABCH8877Q, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AABCH88770, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (79) RIPPLE DISTRIBUTORS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U51109WB2006PTC111843 having PAN-AADCR6619Q, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (80) MRIDUL BARTER PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U51109WB2006PTC111841 having PAN-AAFCM1461K, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AAFCM1461K, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (81) SATYAVACHAN MERCHANDISE PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U51109WB2006PTC111840, having PAN- AALCS0100K, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (82) WINDSON VYAPAAR PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN U51109WB2006PTC111842

having PAN-AAACW7181M, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AAACW7181M, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (83) SPOT LIGHT DISTRIBUTORS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U51109WB2006PTC111844 having PAN-AALCS0128F, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AALCS0128F, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q,(84) MAHASAKTI TIE-UP PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN U51109WB2006PTC111794 having PAN-AAFCM2620J, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q,(85) TAPWAN MERCHANDISE PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U51109WB2006PTC112102 having PAN-AACCT7098L, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q,(86) NIKHAR AGENCIES PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U51109WB2006PTC112097 having PAN-AACCN5495K, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AACCN5495K, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q,(87) KASAUTI TRADING PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U51909WB2014PTC201894 having PAN-AADCK1201D, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q,(88) COMFORT BARTER PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN U51109WB2006PTC112100, having PAN-AADCC1170B, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (89) EXCLUSIVE SUPPLY PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN U51109WB2006PTC112108 having PAN-AABCE8010G, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q,(90) SANJOG VINIMOY PRIVATE LIMITED, an existing company

under the Companies Act, 2013, having CIN U51109WB2006PTC112110 having PAN-AALCS0127L, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AALCS0127L, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q,(91) PROMINENT DISTRIBUTORS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U51109WB2006PTC112147 having PAN-AAECP3197J, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q,(92) MADHURI VANIJYA PRIVATE LIMITED, an existing company under the Companies Act, 2013 having CIN- U51109WB2005PTC104666 having PAN-AAECM7994A, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AAECM7994A, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (93) COMPARE VYAPAAR PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U51109WB2005PTC103599 having PAN-AACCC9023A, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (94) ARUNODAY SUPPLIERS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2007PTC114183 having PAN-AAHCA3806G, having its registered office at 11, Crooked Lane,Kolkata-700069, Police Station-Hare Street, Post-Office-Esplanade, PAN AAHCA3806G, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q,(95) PRESTIGE DEALCOMM PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2007PTC114182 having PAN-AAECP8684Q, having its registered office at 11, Crooked Lane,Kolkata-700069, Police Station-Hare Street, Post-Office-Esplanade, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q,(96) FORTUNE SUPPLIERS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U51109WB2007PTC114180 having PAN-AABCF2992A, having its registered office at 11, Crooked Lane,Kolkata-700069, Police Station-Hare Street, Post-Office-Esplanade, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, AND (97) GRAVITY TRADECOMM PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN- U51109WB2007PTC114181 having PAN-AADCG3050E, having its registered office at 11, Crooked Lane,Kolkata-700069, Police Station-Hare Street, Post-Office-Esplanade, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q.

THE SECOND SCHEDULE ABOVE REFERRED TO:
PART-I

(SAID LAND)

ALL THAT the piece and parcel of land containing an area of 182 Cottahs be the same a little more or less situate lying at and being Mouza Salua, J.L. No.3, comprised in L.R. Dag Nos.521, 522, 523, 525, 526, 527, 529, 535 and 538, under L.R. Khatian Nos. 1343, 1393, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1258, 1259, 1260, 1261, 1271, 1272, 1273, 1274, 1275, 1276, 1278, 1282, 1283, 1284, 1285, 1554 and 1555, Ward No.9, within the municipal limits of Bidhan Nagar Municipal Corporation (previously Rajarhat-Gopalpur Municipality), Police Station Airport, Post Office-Rajarhat, District North 24-Parganas, Kolkata-700 136 and butted and bounded as follows :-

ON THE NORTH: National High Way& 528

ON THE EAST: 540 (P),537,536,558,618,533 & 530

ON THE WEST: 619 & 524

ON THE SOUTH: 517 (P),518,520, & 539

PART-II

(DEEDS OF CONVEYANCE)

Smt. Chhaya Ghatak & ors therein collectively referred to as the vendors of the one and Eco Vanijya Pvt Ltd & ors 2 cos therein referred to as the purchasers of the other part, Sali land measuring 5 decimals, more or less comprised in R.S./L.R. Dag No 521 registered in office of the Additional Registrar of Assurance-II on 12.05.2008 in Book No 1, Volume No. 1, pages 1 to 33 Being No. 3984 for the year 2008.

Smt. Mira Rani Saha therein collectively referred to as the vendor of the one part and Falcon Tie up Pvt Ltd & ors 41 cos therein referred to as the purchasers of the other part , Sali land measuring 5 decimals, more or less comprised in R.S./L.R. Dag No 521 registered in office of the District Sub Registrar-II North 24 Parganas on 06.09.2007 in Book No 1, CD Volume No. 7, pages 5669 to 5683 Being No. 4704 for the year 2007.

Rajjak Ali Mondal therein collectively referred to as the vendor of the one part and Sugandh Dealers Pvt Ltd & ors 3 cos therein referred to as the purchasers of the other part , Sali land measuring 1 decimals, more or less comprised in R.S./L.R. Dag

No 521 registered in office of the Additional Registrar of Assurance-II on 21.12.2009 in Book No 1, CD Volume No. 29, pages 731 to 741 Being No. 14070 for the year 2009.

Rajjak Ali Mondal & Ors therein collectively referred to as the vendors of the one part and Sugandh Dealers Pvt Ltd & ors 3 cos therein referred to as the purchasers of the other part , Sali land measuring 3 decimals, more or less comprised in R.S./L.R. Dag No 521 registered in office of the Additional Registrar of Assurance-II on 21.12.2009 in Book No 1, CD Volume No. 29, pages 719 to 730 Being No. 14069 for the year 2009.

Rajjak Ali Mondal therein collectively referred to as the vendor of the one part and Sugandh Dealers Pvt Ltd & ors 3 cos therein referred to as the purchasers of the other part , Sali land measuring 3 decimals, more or less comprised in R.S./L.R. Dag No 521 registered in office of the Additional Registrar of Assurance-II on 21.12.2009 in Book No 1, CD Volume No. 28, pages 7348 to 7358 Being No. 14071 for the year 2009.

Prem Lal Jain & Ors therein collectively referred to as the vendor of the one part and Sugandh Dealers Pvt Ltd & ors 3 cos therein referred to as the purchasers of the other part , Sali land measuring 12 decimals, more or less comprised in R.S./L.R. Dag No 521 registered in office of the Additional Registrar of Assurance-II on 22.04.2010 in Book No 1, CD Volume No. 14, pages 3883 to 3901 Being No. 4969 for the year 2010.

Uday Chand Sen therein collectively referred to as the vendor of the one part and Eco vanijya Pvt Ltd & ors 2 cos therein referred to as the purchasers of the other part , Sali land measuring 4 decimals, more or less comprised in R.S./L.R. Dag No 521 registered in office of the Additional Registrar of Assurance-II on 12.05.2008 in Book No 1, CD Volume No. 1, pages 1 to 33 Being No. 3989 for the year 2008.

Sikha Roy therein collectively referred to as the vendor of the one part and Aster Suppliers Pvt Ltd & ors 7 cos therein referred to as the purchasers of the other part, Sali land measuring 4 decimals, more or less comprised in R.S./L.R. Dag No 521&522 registered in office of the Additional Registrar of Assurance-II on 14.03.2007 in Book No 1, Volume No. 1, pages 1 to 18 Being No. 178 for the year 2008.

Amitava Ganguly therein collectively referred to as the vendor of the one part and Falcon Tie up Pvt Ltd & ors 41 cos therein referred to as the purchasers of the other part , Sali land measuring 8.28 decimals, more or less comprised in R.S./L.R. Dag No 522 registered in office of the District Sub Registrar-II North 24 Parganas on 30.09.2006 in Book No 1, CD Volume No. 12, pages 669 to 686 Being No. 6440 for the year 2007.

Pranati Ganguly therein collectively referred to as the vendor of the one part and Falcon Tie up Pvt Ltd & ors 41 cos therein referred to as the purchasers of the other part , Sali land measuring 9.91 decimals, more or less comprised in R.S./L.R. Dag No 522 registered in office of the District Sub Registrar-II North 24 Parganas on 30.09.2006 in Book No 1, CD Volume No. 3, pages 2144 to 2161 Being No. 1434 for the year 2008.

Sulekha Rani Sen therein collectively referred to as the vendor of the one part and Eco vanijya Pvt Ltd & ors 2 cos therein referred to as the purchasers of the other part , Sali land measuring 4.97 decimals, more or less comprised in R.S./L.R. Dag No 522 registered in office of the District Sub Registrar-II North 24 Parganas on 12.06.2006 in Book No 1, Volume No. 1, pages 1 to 32 Being No. 3986 for the year 2008.

Uday Chand Sen therein collectively referred to as the vendor of the one part and Eco vanijya Pvt Ltd & ors 2 cos therein referred to as the purchasers of the other part , Sali land measuring 5.69 decimals, more or less comprised in R.S./L.R. Dag No 522 registered in office of the Additional Registrar of Assurance-II on 12.05.2006 in Book No 1, Volume No. 1, pages 1 to 33 Being No. 3990 for the year 2008.

Bibhash Chandra Das therein collectively referred to as the vendor of the one part and Deity vanijya Pvt Ltd & ors 8 cos therein referred to as the purchasers of the other part , Sali land measuring 12 decimals, more or less comprised in R.S./L.R. Dag No 523 registered in office of the Additional Registrar of Assurance-II on 09.01.2007 in Book No 1, Volume No. 1, pages 1 to 18 Being No. 2892 for the year 2007.

Chitra Saha therein collectively referred to as the vendor of the one part and Deity vanijya Pvt Ltd & ors 8 cos therein referred to as the purchasers of the other part , Sali land measuring 6 decimals, more or less comprised in R.S./L.R. Dag No 523 registered in office of the Additional Registrar of Assurance-II on 09.01.2007 in Book No 1, Volume No. 1, pages 1 to 18 Being No. 2851 for the year 2007.

Lakshmi Kanta Naskar therein collectively referred to as the vendor of the one part and Falcon Tie up Pvt Ltd & ors 41 cos therein referred to as the purchasers of the other part part , Sali land measuring 39 decimals, more or less comprised in R.S./L.R. Dag No 523 registered in office of the Additional Registrar of Assurance-II on 03.08.2006 in Book No 1, Volume No. 1, pages 1 to 21 Being No. 6174 for the year 2008.

Ram Krishna Saha therein collectively referred to as the vendor of the one part and Deity vanijya Pvt Ltd & ors 8 cos therein referred to as the purchasers of the other part part , Sali land measuring 6 decimals, more or less comprised in R.S./L.R. Dag No 523 registered in office of the Additional Registrar of Assurance-II on 09.01.2007 in Book No 1, Volume No. 1, pages 1 to 18 Being No. 2893 for the year 2007.

Bhabani Prasad Gayatri Chakraborty therein collectively referred to as the vendor of the one part and Marvellous Nirman Pvt Ltd & ors 3 cos therein referred to as the purchasers of the other part part , Sali land measuring 10 decimals, more or less comprised in R.S./L.R. Dag No 525 registered in office of the Additional Registrar of Assurance-II on 25.11.2006 .

Nanda Lal Ghosh & Ors therein collectively referred to as the vendor of the one part and Marvellous Nirman Pvt Ltd & ors 3 cos therein referred to as the purchasers of the other part , Sali land measuring 17 decimals, more or less comprised in R.S./L.R. Dag No 525 registered in office of the Additional Registrar of Assurance-II on 25.11.2006 .

Ananta Das & Ors therein collectively referred to as the vendor of the one part and Marvellous Nirman Pvt Ltd & ors 3 cos therein referred to as the purchasers of the other part, Sali land measuring 4.13 decimals, more or less comprised in R.S./L.R.

Dag No 525 & 526 registered in office of the Additional Registrar of Assurance-II on 27.11.2006 in Book No 1, Volume No. 1, pages 1 to 21 Being No. 195 for the year 2008.

Mohit Paul therein collectively referred to as the vendor of the one part and Marvellous Nirman Pvt Ltd & ors 3 cos therein referred to as the purchasers of the other part , Sali land measuring 2.86 decimals, more or less comprised in R.S./L.R. Dag No 525 & 526 registered in office of the Additional Registrar of Assurance-II on 25.11.2006 in Book No 1, Volume No. 1, pages 1 to 21 Being No. 197 for the year 2008.

Rajarhat Builders Pvt Ltd therein collectively referred to as the vendor of the one part and Dhanishta Apartments Pvt Ltd & ors 1 co. therein referred to as the purchasers of the other part , Sali land measuring 14.24 decimals, more or less comprised in R.S./L.R. Dag No 525 registered in office of the Additional Registrar of Assurance-II on 28.09.2012 in Book No 1, CD Volume No.54, pages 1668 to 1682 Being No. 13645 for the year 2008.

Ashima Raha therein collectively referred to as the vendor of the one part and Marvellous Nirman Pvt Ltd & ors 3 cos therein referred to as the purchasers of the other part , Sali land measuring 3.31 decimals, more or less comprised in R.S./L.R. Dag No 525 & 526 registered in office of the Additional Registrar of Assurance-II on 25.11.2006 .

Sunil Singha Roy therein collectively referred to as the vendor of the one part and Surlok Vanijya Pvt Ltd therein referred to as the purchaser of the other part, Sali land measuring 2 decimals, more or less comprised in R.S./L.R. Dag No 525/559 registered in office of the Additional Registrar of Assurance-II on 12.07.2008 in Book No 1, CD Volume No.77, pages 1230 to 1244 Being No. 10828 for the year 2008.

Tarapada Mondal therein collectively referred to as the vendor of the one part and Falcon Tie up Pvt Ltd & ors 41 cos therein referred to as the purchasers of the other part , Sali land measuring 63 decimals, more or less comprised in R.S./L.R. Dag No 527 & 529 registered in office of the Additional Registrar of Assurance-II on 13.11.2006.

Panchanan Samanta & Ors. therein collectively referred to as the vendor of the one part and Deity Vanijya Pvt Ltd & ors 8 cos therein referred to as the purchaser of the other part, Sali land measuring 38 decimals, more or less comprised in R.S./L.R. Dag No 535 registered in office of the Additional Registrar of Assurance-II on 10.01.2007 in Book No 1, Volume No.1, pages 1 to 21 Being No. 2896 for the year 2007.

Sk. Gofur & Ors therein collectively referred to as the vendor of the one part and S.P. Nirman Pvt Ltd therein referred to as the purchaser of the other part, Sali land measuring 20 decimals, more or less comprised in R.S./L.R. Dag No 538 registered in office of the Additional Registrar of Assurance-II on 02.12.2006 .

THE THIRD SCHEDULE ABOVE REFERRED TO

[SAID UNIT]

ALL THAT the residential UNIT situated within the Project named _____ at _____, within the jurisdiction of Ward No. ___ of _____ Municipal Corporation / Municipality, under P.S. _____ and delineated on the plan 'B' annexed hereto and bordered in colour "YELLOW" thereon together with the exclusive right to use the adjoining open terrace/open space, if any, also delineated on the map 'B' annexed hereto and bordered in colour "YELLOW" thereon and together further with the car parking space(s), as per details given herein below;

- i) UNIT No. _____
- ii) Carpet Area (which will mean the carpet area of the Said UNIT calculated in the manner provided under the relevant act(s)... _____ sft., more or less.
- iii) Area of the adjoining terrace/open space: _____ sft.
- iv) Area of the adjoining balcony: _____ sft.
- v) _____ No(s) of Open car parking space (135 sft. each more or less).
- vi) _____ No(s) of Covered car parking space (135 sft. each, more or less).

THE FOURTH SCHEDULE ABOVE REFERRED TO

Part-I

(COMMON AREAS & FACILITIES)

1. Entrance and exit gates of the Complex/Project.
2. Paths passages and open spaces project and those reserved by the Promoter.
3. Driveway.
4. Stand-by diesel generator set of reputed makes as per the designed capacity for lighting the lights at the common areas, for operation of lifts and pump and for supply of power in the said UNIT to the extent of quantum mentioned herein during power failure and generator room.
5. Water pump with motor: water distribution system.
6. Underground water reservoir
7. STP.
8. Room for darwan/security guard, caretaker's office.
9. Boundary walls.

Part-II
(COMMON FACILITIES AND AMENITIES)
 Will be jointly shared by the allottees as well as Silver Oak Estate Residents

“THE RETREAT” at Silveroak Estate	
Landscape Garden	Swimming Pool
Children's Play Area	Senior Citizen's Park
Jogging Track	Outdoor Playing Area

THE FIFTH SCHEDULE ABOVE REFERRED TO :

(COMMON EXPENSES)

1. Repairing, rebuilding, repairing, improving as necessary and keeping the said project, the UNIT(s) and the Common Areas And Facilities and every exterior part thereof in good and substantial repair, order and condition and renewing and replacing etc. all worn or damaged parts thereof.
2. As often as may be necessary in the opinion of the Promoter or the facility Management Company, as the case may be, painting with quality paint and in a proper and workmanlike manner all the wood, metal, stone and other work of/at the said project, the UNIT(s) and the Common Areas, Common Amenities And Facilities and the external surfaces of all exterior doors etc. of the UNIT(s) and the Common Areas, Common Amenities And Facilities and decorating and coloring all such parts of the UNIT(s) and the Common Areas, Common Amenities And Facilities, as usually are or ought to be.
3. Maintaining, repairing and where, necessary reinstating any boundary wall, hedge or fence.
4. Keeping the driveways, passages and pathways of the said project in good repair, and clean, tidy and edged.
5. Cost of clearing, repairing, reinstating any drains and sewers.

6. Paying such workers as may be necessary in connection with the upkeep and maintenance of the said project, the UNIT(s) and the Common Areas, Common Amenities And Facilities.
7. Cost of operating and maintaining the various facilities/utilities comprising a part of the Common Areas, Common Amenities And Facilities.
8. Insuring any risks.
9. Insurance of fire fighting appliances and other equipments for common use and maintenance renewal and insurance of the common television aerials and such other equipment as the Promoter may from time to time consider necessary for the carrying out of the acts and things mentioned in this Schedule.
10. Cleaning as necessary, the external walls and windows (not forming part of any UNIT) in/at the said project and/or the UNIT(s) as may be necessary as also the Common Areas, Common Amenities And Facilities, the passages, landings, staircases and all other common parts of the UNIT(s) and the said project as identified by the Promoter or the Facility Management Company, as the case may be.
11. Operating, maintaining and if necessary, renewing from time to time the lighting apparatus of the said project, the UNIT(s) and the Common Areas, Common Amenities And Facilities, and providing additional lighting apparatus thereat.
12. Maintaining and operating the lifts, generator and all facilities and utilities forming a part of the Common Areas, Common Amenities And Facilities and also those identified by the Promoter, if any.
13. Providing and arranging for removal of rubbish.
14. Paying at the rates, taxes, commercial surcharge, levies, duties, charges assessments and outgoings whatsoever (whether central, state or local) assessed, charged or imposed or payable presently or in the future with retrospective effect or otherwise, in respect of the said project and/or UNIT(s) and/or the Common Areas, Common Amenities And Facilities and/or any part thereof, excepting in so far as the same is the responsibility of an end user/the occupant of any UNIT.
15. Abating any nuisance and executing such works as may be necessary for complying with any notice served by any Authority in connection with the said project and/or the UNIT(s) and/or any part thereof so far as the same is not the liability of and/or attributable to an end user/occupant of a UNIT.
16. Generally managing and administering and protecting the said project, the UNIT(s) and the Common Areas, Common Amenities And Facilities, and for such purpose employing any contractor and enforcing the observance of the covenants on the part of the end users/occupants of any of the UNITS.

17. Employing qualified accountant(s) for the purpose of auditing the accounts in respect of the Common Expenses, and certifying the total amount thereof for the period to which the account relates.
18. Complying with the requirements and directions of any competent authority and/or with the provisions of all statutes and all regulations, orders and bye-laws made thereunder relating to the said project and/or the UNIT(s) and/or the Common Areas, Common Amenities And Facilities excepting those which are the responsibility of an end user/occupier of any UNIT.
19. Administering the management of the staff and complying with all relevant statutes and regulations and orders there under and employing whenever necessary suitable person(s) or firm to deal with these matters and disengage them when required.
20. The purchase, maintenance and renewal of any other equipment and the provision of any other service, which in the option of the Promoter or the Facility Management Company, as the case may be, it is reasonable to provide.
21. Charges/fees of the Facility Management Company, if any.
22. Service Charges of the Promoter till the maintenance is taken over by the Association.
23. Such periodic amounts, as may be estimated by the Promoter or the Facility Management Company, as the case may be, whose decision shall be final and binding, and to provide for a reserve fund for items of expenditure including those referred to in this schedule or expected to be incurred at any time.
24. Costs and expense for the operation, management, maintenance, upkeep and administration of the mechanical vehicle parking spaces situate at any part or portion of the Said Project notwithstanding the fact that the Allottee has not been granted the right to use any of such mechanical vehicle parking spaces.
25. Such other costs, expenses etc. incidental to and/or ancillary to and/or related to/with any of the matters, items, issues etc. stated in this Schedule.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Indenture of Conveyance at Kolkata in the presence of attesting witnesses, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE Please affix
WITHIN NAMED VENDORS: photograph and
 sign across the
 photograph

(1) Signature _____
Name _____
Address _____

(2) Signature _____
Name _____
Address _____

Please affix
photograph and
sign across the
photograph

**SIGNED AND DELIVERED BY THE
WITHIN NAMED PROMOTER:**

Please affix
photograph and
sign across the
photograph

(1) Signature _____
Name _____

**SIGNED AND DELIVERED BY THE
WITHIN NAMED PURCHASER(S):**

Please affix
photograph and
sign across the
photograph

(1) Signature _____
Name _____

At _____ on _____ in the presence of :

WITNESSES:

1. Signature

Name _____

Address _____

2. Signature

Name _____

Address _____