

**DEED OF CONVEYANCE**

**THIS INDENTURE** is made on this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

**BETWEEN**

1. **Akhandjyoti Realcon LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAG-7055**, and Income Tax **PAN No. ABFFA4864J**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO.
2. **Akhandjyoti Real Estates LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAG-7053**, and Income Tax **PAN No. ABFFA4865K**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
3. **Amritlaxmi Vincom Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51909WB2010PTC150582**, and Income Tax **PAN No. AAICA5974A**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
4. **Arrowline Horticulture Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U01403WB2013PTC199095**, and Income Tax **PAN No. AAMCA2513R**, having its registered office at 230/B, A.J.C. Bose Road, 3<sup>rd</sup> Floor, Kolkata - 700 020, Police Station Bhowanipur, Post Office A.J.C. Bose Road
5. **Believer Estate Developer Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC208842**, and Income Tax **PAN No. AAGCB5315C**, having its registered office at 16, Bipradas Chatterjee Lane, Shibpur, Howrah - 711 102, Police Station and Post Office Shibpur,
6. **Bhagwati Awas Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70101WB2006PTC110987**, and Income Tax **PAN No. AADCB0246M**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO,
7. **Bhavishya Textile Mills Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70100WB2012PTC185246**, and Income Tax **PAN No. AAFCB1531M**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO,
8. **Blue Arrow Niketan Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC208073**, and Income Tax **PAN No. AAGCB4677B**, having its registered office at 66, Jatindra Mohan Avenue, 1<sup>st</sup> Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola,
9. **Camellia Vintrade Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U52190WB2009PTC137163**, and Income Tax **PAN No. AADCC7844C**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO ,
10. **Chandrani Vinimay Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U74900WB2009PTC135344**, and Income Tax **PAN No. AADCC7843F**, having

its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO,

11. **Delightful Estate Developers LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAF-5823**, and Income Tax **PAN No. AAMFD0344A**, having its registered office at "Hasting Chambers", 7C, Kiran Shankar Roy Road, 5th Floor, Room No. 5C, Kolkata 700001 , Police Station Hare Street , Post Office GPO,
12. **Everblink Highrise Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207520**, and Income Tax **PAN No. AAECE0301P**, having its registered office at 16, Biprodas Chatterjee Lane, Shibpur, Howrah - 711 102, Police Station and Post Office Shibpur,
13. **Everest Pratisthan Private Limited**, a company existing under the provisions of the Companies Act 2013, having CIN **U51909WB2009PTC137032**, and Income Tax **PAN No. AACCE2620D**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO,
14. **Gauriputra Developers Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC208645**, and Income Tax **PAN No. AAGCG1941D**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO,
15. **Gladstone Conclave Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207521**, and Income Tax **PAN No. AAGCG0762J**, having its registered office at 66, Jatindra Mohan Avenue, 1<sup>st</sup> Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola,
16. **Glasseye Highrise Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207522**, and Income Tax **PAN No. AAGCG0763K**, having its registered office at 25, R. N. Mukherjee Road, Ground Floor, Kolkata - 700 001, Police Station Hare Street, Post Office R. N. Mukherjee,
17. **Gloxinia Developers Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207530**, and Income Tax **PAN No. AAGCG0764Q**, having its registered office at 230/B, A. J. C. Bose Road, 3<sup>rd</sup> Floor, Kolkata - 700 020, Police Station Bhowanipur, Post Office A.J.C. Bose Road,
18. **Goodwill Dealcomm Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51909WB2009PTC138805**, and Income Tax **PAN No. AADCG7065K**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO,
19. **Graphic Constructions LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAF-5827**, and Income Tax **PAN No. AAPFG2662M**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO,

20. **Hardsoft Constructions Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2012PTC185177**, and Income Tax **PAN No. AACCH9970R**, having its registered office at CF - 131, Sector 1, Salt Lake City, Kolkata - 700 064, Police Station North Bidhannagar, Post Office Bidhannagar,
21. **Jhilmil Agriculture Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U01403WB2013PTC199201**, and Income Tax **PAN No. AADCJ2351B**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO ,
22. **Kalyankari Infrastructure Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC208647**, and Income Tax **PAN No. AAGCK0056K**, having its registered office at CF - 131, Sector - 1, Salt Lake City, Kolkata - 700 064, Police Station North Bidhannagar, Post Office Bidhannagar,
23. **Kheria Developers LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7263**, and Income Tax **PAN No. AAPFK1451L**, having its registered office at 16, Biprodas Chatterjee Lane, Shibpur, Howrah - 711 102, Police Station and Post Office Shibpur
24. **Kheria Realty LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7264**, and Income Tax **PAN No. AAPFK1490D**, having its registered office at 16, Biprodas Chatterjee Lane, Shibpur, Howrah - 711 102, Police Station and Post Office Shibpur
25. **Lakshmi Group Realty Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2016PTC215513**, and Income Tax **PAN No. AADCL0529M**, having its registered office at "Fortuna Tower", 23A, N. S. Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
26. **Lakshmi Hospitality & Farms Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70100WB2016PTC215555**, and Income Tax **PAN No. AADCL0530A**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
27. **Lakshmi Procon Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2008PLC127179**, and Income Tax **PAN No. AABCL4891L**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
28. **Lakshmi Realty Projects Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U45400WB2009PTC137826**, and Income Tax **PAN No. AABCL6475G**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
29. **Lakshmi Steel Industries Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U27310WB2007PTC116932**, and Income Tax **PAN No.**

**AABCL3353K**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO

30. **Lakshmi Transtel Tower Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U29253WB2008PLC127444**, and Income Tax **PAN No. AABCL4955F**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
31. **Lifewood Developers Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2012PTC185122**, and Income Tax **PAN No. AACCL3285H**, having its registered office at CF - 131, Salt Lake City, Sector – 1, Kolkata - 700 064, Police Station North Bidhannagar, Post Office Bidhannagar
32. **Lifewood Horticulture Private Limited**, a company existing under the provisions of the Companies Act 2013, having CIN **U01400WB2013PTC193067**, and Income Tax **PAN No. AACCL4766D**, having its registered office at CF - 131, Sector - 1, Salt Lake City, Kolkata - 700 064, Police Station North Bidhannagar, Post Office Bidhannagar
33. **Lifewood Infrastructure LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAC-8519**, and Income Tax **PAN No. AAFFL4859F**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
34. **Lifewood Nirman LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAC-8520**, and Income Tax **PAN No. AAFFL4807M**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
35. **Moonlight Agriculture Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U01403WB2013PTC199094**, and Income Tax **PAN No. AAICM9800H**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
36. **Moonlight Horticulture Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U01403WB2013PTC199096**, and Income Tax **PAN No. AAICM9799D**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
37. **Nachiket Developers Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2013PTC191162**, and Income Tax **PAN No. AAECN2724P**, having its registered office at 36A, Sahitya Parishad Street, Triveni Apartments, Kolkata - 700 006, Police Station Burtolla, Post Office Beadon Street
38. **Nightangle Dealtrade Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51909WB2010PTC153487**, and Income Tax **PAN No. AADCN4307P**, having its registered office at 36A, Sahitya Parisad Street, Triveni Apartments, Kolkata - 700 006, Police Station Burtolla, Post Office Beadon Street

39. **Orient Dealmark Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51909WB2010PTC153767**, and Income Tax **PAN No. AABCO3717A**, having its registered office at P-31/A, Kalakar Street, Kolkata - 700 007, Police Station Burrabazar, Post Office Kalakar Street
40. **Palanhar Projects Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2013PTC192943**, and Income Tax **PAN No. AAHCP1387P**, having its registered office at CF - 131, Sector-1, Salt Lake City, Kolkata - 700 064, Police Station North Bidhannagar, Post Office Bidhannagar
41. **Paraag Builders Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U45400WB2014PTC203556**, and Income Tax **PAN No. AAHCP8617Q**, having its registered office at 25, R. N. Mukherjee Road, Kolkata - 700 001, Police Station Hare Street, Post Office R. N. Mukherjee,
42. **Parampita Nirman Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2013PTC192941**, and Income Tax **PAN No. AAHCP1385R**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
43. **Plentyvalley Highrise Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207523**, and Income Tax **PAN No. AAICP2356H**, having its registered office at 25, R. N. Mukherjee Road, Ground Floor, Kolkata - 700 001, Police Station Hare Street, Post Office R. N. Mukherjee
44. **Prarthana Infracon LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAC-8537**, and Income Tax **PAN No. AAQFP4581R**, having its registered office at 39/40, Hara Prasad Shastri Sarani, Block H, New Alipore, Kolkata - 700 053, Police Station and Post Office New Alipore
45. **Purnasatya Developers Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2011PTC162573**, and Income Tax **PAN No. AAGCP0056Q**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
46. **Ramadhuta Properties Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207517**, and Income Tax **PAN No. AAHCR4162L**, having its registered office at 14E/2/1A, Naktala Road, 2<sup>nd</sup> Floor, Kolkata - 700 047, Police Station Jadavpur, Post Office Naktala,
47. **Rambhakt Buildcon LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAH-2032**, and Income Tax **Pan No. AAUFR4930J**, having its registered office at 66, Jatindra Mohan Avenue, 1<sup>st</sup> Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola,
48. **Rashdhara Realestates Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC208648**, and Income Tax **PAN No. AAHCR5450P**, having

its registered office at “Fortuna Tower”, 23A, N. S. Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO

49. **Retrodesign Constructions LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAF-5828**, and Income Tax **PAN No. AATFR5729C**, having its registered office at 26, Belvedere Road, 1st Floor, Alipore, Kolkata - 700027, Police Station Alipore, Post Office Alipore
50. **Risewell Estates Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2012PTC184585**, and Income Tax **PAN No. AAGCR0023B**, having its registered office at 16A, Shakespeare Sarani, Kolkata - 700 071, Police Station and Post Office Shakespeare Sarani
51. **Santainath Real Estate LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7268**, and Income Tax **PAN No. ACUFS0024N**, having its registered office at 66, Jatindra Mohan Avenue, 1<sup>st</sup> Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola
52. **Sarvavarna Promoters LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7261**, and Income Tax PAN No. **ACTFS9333H**, having its registered office at 16, Biprodas Chatterjee Lane, Shibpur, Howrah - 711 102, Police Station and Post Office Shibpur,
53. **Satyam Vanijya Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51109WB2006PTC108764**, and Income Tax **PAN No. AAJCS9072N**, having its registered office at 14, N. S. Road, 4<sup>th</sup> floor, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
54. **Shivangan Agriculture Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U01403WB2013PTC192988**, and Income Tax **PAN No. AATCS0118F**, having its registered office at CF - 131, Sector - 1, Salt Lake City, Kolkata - 700 064, Police Station North Bidhannagar, Post Office Bidhannagar
55. **Shivangan Properties Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U45400WB2006PTC107497**, and Income Tax **PAN No. AAKCS6636B**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
56. **Shivmani Conclave Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207518**, and Income Tax **PAN No. AAWCS0836R**, having its registered office at 14E/2/1A, Naktala Road, 2<sup>nd</sup> Floor, Kolkata - 700 047, Police Station Jadavpur, Post Office Naktala,
57. **Snowball Infraplaza Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207531**, and Income Tax **PAN No. AAWCS0838B**, having its registered office at “Fortuna Tower”, 23A, N. S. Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO

58. **Solty Dealer Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51101WB2010PTC151976**, and Income Tax **PAN No. AAOC6837J** having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
59. **Standard Commosales Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51909WB2010PTC155994**, and Income Tax **PAN No. AAPCS0970F**, having its registered office at 16, Bipro Das Chatterjee Lane, Shibpur, Howrah - 711 102, Police Station and Post Office Shibpur
60. **Subhdhan Commodeal Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51909WB2010PTC150570**, and Income Tax **PAN No. AAOC6837J**, having its registered office at "Fortuna Tower", 23A, N. S. Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
61. **Subhshiv Developers Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC208649**, and Income Tax **PAN No. AAWCS4712N**, having its registered office at 14E/2/1A, Naktala Road, 2<sup>nd</sup> Floor, Kolkata - 700 047, Police Station Jadavpur, Post Office Naktala,
62. **Suntown Constructions LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7372**, and Income Tax **PAN No. ACUFS0025P**, having its registered office at 66, Jatindra Mohan Avenue, 1<sup>st</sup> Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola
63. **Suntown Projects LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7267**, and Income Tax **PAN No. ACUFS0023M**, having its registered office at "Hasting Chambers", 7C, Kiran Shankar Roy Road, 5th Floor, Room No. 5C, Kolkata 700001 Police Station Hare Street, Post Office GPO,
64. **Thakdari Developers LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7260**, and Income Tax **PAN No. AAKFT0592J**, having its registered office at 66, Jatindra Mohan Avenue, 1<sup>st</sup> Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola
65. **Thakdari Real Estate LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7269**, and Income Tax **PAN No. AAKFT0656K**, having its registered office at 16, Biprodas Chatterjee Lane, Shibpur, Howrah - 711 102, Police Station and Post Office Shibpur
66. **Upfront Builders Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC208865**, and Income Tax **PAN No. AABCU8825F**, having its registered office at 66, Jatindra Mohan Avenue, 1<sup>st</sup> Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola,
67. **Vedini Infracon LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7262**, and Income Tax **PAN No.**



**AAMFV5322N**, having its registered office at "Hasting Chambers", 7C, Kiran Shankar Roy Road, 5th Floor, Room No. 5C, Kolkata 700001 Police Station Hare Street, Post Office GPO

68. **Winsome Estates Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2012PTC184535**, and Income Tax **PAN No. AABCW2726M**, having its registered office at 16A, Shakespeare Sarani, Kolkata - 700 071, Police Station and Post Office Shakespeare Sarani,
69. **Workswell Infra LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAH-2035**, and Income Tax **PAN No. AACFW3732F**, having its registered office at 66, Jatindra Mohan Avenue, 1<sup>st</sup> Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola,
70. **Worldwyn Estates Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2012PTC184538**, and Income Tax **PAN No. AABCW2725J**, having its registered office at 16A, Shakespeare Sarani, Kolkata - 700 071, Police Station and Post Office Shakespeare Sarani,
71. **Yashvi Real Estate LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAC - 8536**, and Income Tax **PAN No. AABFY4825G**, having its registered office at 39/40, Hara Prasad Shastri Sarani, Block H, New Alipore, Kolkata - 700 053, Police Station and Post Office New Alipore,
72. **PETUNIA ENCLAVE PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN **U70102WB2015PTC207529** having PAN No. **AAICP2357G**, having its registered office at 5B, Crescent Tower, 229, A.J.C. Bose Road, Kolkata-700023, Post Office Lala Lajpat Rai Sarani and Police Station – Bhawanipure,
73. **RAMADHUTA BUILDERS PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN **U70102WB2015PTC208120**, having PAN No. **AAHCR4919F**, having its registered office at 5B, Crescent Tower, 229, A.J.C. Bose Road, Kolkata-700023, Post Office Lala Lajpat Rai Sarani and Police Station – Bhawanipure
74. **SNOWBALL SKYSCRAPER PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN **U70102WB2015PTC207816**, having PAN No. **AAWCS1756J**, having its registered office at 5B, Crescent Tower, 229, A.J.C. Bose Road, Kolkata-700023, Post Office Lala Lajpat Rai Sarani and Police Station – Bhawanipure
75. **FAIRBLINK INFRAPROJECT LLP**, a Limited Liability Partnership, having Registration No. **AAM-9291** and PAN No. **AAGFF0087L**, having its office at 202, Sunny Corner, 2<sup>nd</sup> Floor, 22, Sarat Bose Road, Kolkata – 700020 Post Office AJC Bose Road and Police Station Ballygunge;
76. **GLOXINIA INFRAPLAZA LLP** a Limited Liability Partnership, having Registration Number **AAM – 9255** and having PAN No. **AASFG8786B**, having its registered office at - 202, Sunny Corner, 2nd Floor, 22 Sarat Bose Road, Kolkata-700020 Post Office - AJC Bose Road and Police Station Ballygunge

77. **BLUE ARROW BUILDCON PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN U70102WB2015PTC207823, having PAN No. AAGCB4261R, having its registered office at 47A, Zakaria Street, Kolkata - 700 073 Post Office - Chittaranjan Avenue and Police Station- Jora Sanko,
78. **GLASSEYE INFRAPLAZA PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN U70102WB2015PTC207821, having PAN No. AAGCG1056M, having its registered office at 47A, Zakaria Street, Kolkata - 700 073, Post Office - Chittaranjan Avenue and Police Station - Jora Sanko,
79. **PETUNIA NIRMAN LLP**, a Limited Liability Partnership, having Registration Number AAM – 9252 and having PAN No. AAWFP1499A having its office at 202, Sunny Corner, 2nd Floor, 22 Sarat Bose Road, Kolkata-700020, Post Office - AJC Bose Road and Police Station - Ballygunge
80. **PLENTYVALLEY PROPERTIES PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN U70102WB2015PTC207832, having PAN No. AAICP2693M, having its registered office at 4A, Syed Sally Street, 2<sup>nd</sup> Floor, Room No. 13, 14, 15, 16, 17, 18 & 19, Kolkata – 700073, Post Office - Chittaranjan Avenue and Police Station - Jora Sanko,
81. **SANTAINATH INFRA PROJECTS LLP**, a Limited Liability Partnership, having Registration Number AAD-7371 and having PAN No. ACTFS9334A, having its registered office at 47A, Zakaria Street, Kolkata 700073, Post Office Chittaranjan Avenue and Police Station Jora Sanko ,
82. **BLUE LIGHT VILLA PRIVATE LIMITED**, a company incorporated under the companies Act, 1956 as extended by the Companies Act 2013, having CIN U70102WB2015PTC207831, having PAN No. AAGCB4260Q, having its registered office at 19, Synagogue Street, City Centre, 2nd Floor, Room No. – 251, Kolkata-700001 , Post Office Khangrapatti and Police Station Burrabazar
83. **LILY NIWAS PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN U45208WB2009PTC137660, having PAN No. AABCL7156N, having its registered office at, 19, Synagogue Street, City Centre, 2nd Floor, Room No. – 251, Kolkata-700001 , Post Office Khangrapatti and Police Station Burrabazar
84. **SHIVMANI PROMOTERS PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN U70102WB2015PTC208122, having PAN No. AAWCS3134J, having its registered office at, 19, Synagogue Street, City Centre, 2nd Floor, Room No. – 251, Kolkata-700001 , Post Office Khangrapatti and Police Station Burrabazar
85. **MR. SANJAY KUMAR JAIN**, son of Late Ratanlal Jain, residing at 1, Crooked Lane, First Floor, Kolkata – 700 069 Police Station Hare Street, Post Office Dharmatalla, and having Income Tax PAN No. AEFPJ2439F ( AADHAR No.427011586193)

&

86. **MRS. SUMAN JAIN**, wife of Sanjay Jain, residing at 2/1A, Justice Dwarka Nath Road, Kolkata – 700 020, Police Station Bhawanipore, Post Office Elgin Road and having Income Tax PAN No. ACQPJ1880K (AADHAR No. 390130911540)

represented by its Constituted Attorney Attorney PS Group Realty Private Limited [Income Tax PAN AABCP5390E], a company existing under the provisions of the Companies Act, 2013, having its registered office at 1002 E.M Bypass, Kolkata - 700 105, Police Station Pragati Maidan Post Office Dhapa, acting through its authorized representative Authorised Signatory \_\_\_\_\_, son of Sri \_\_\_\_\_, residing at \_\_\_\_\_, \_\_\_\_\_, Post office – \_\_\_\_\_, Police Station – \_\_\_\_\_, Kolkata – 700 \_\_\_\_\_, having Permanent Account No. \_\_\_\_\_ (**Mobile No.** \_\_\_\_\_) (**Aadhaar No.** \_\_\_\_\_), vide a Board Resolution dated \_\_\_\_\_, appointed by the Owners by Power of Attorney hereinafter collectively referred to as “**OWNERS**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its nominees, successors-in-interest and permitted assigns) of the **FIRST PART**

**AND**

**PS GROUP REALTY PRIVATE LIMITED, (CIN: U65922WB1988PTC044915) (PAN: AABCP5390E)** a company under the provisions of the Companies Act, 2013, having its registered office at 1002 EM Bypass Front Block, P.S. Pragati Maidan, P.O. Dhapa, Kolkata – 700105, represented by its Authorised Signatory \_\_\_\_\_, son of Sri \_\_\_\_\_, residing at \_\_\_\_\_, \_\_\_\_\_, Post office – \_\_\_\_\_, Police Station – \_\_\_\_\_, Kolkata – 700 \_\_\_\_\_, having Permanent Account No. \_\_\_\_\_ (**Mobile No.** \_\_\_\_\_) (**Aadhaar No.** \_\_\_\_\_), vide a Board Resolution dated \_\_\_\_\_, hereinafter referred to as “the **DEVELOPER/PROMOTER**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and assigns) of the **SECOND PART:**

**AND**

**Mr** [\_\_\_\_], son of [\_\_\_\_], PAN No: [\_\_\_\_], AAADHAR No: [\_\_\_\_] and **Mrs** [\_\_\_\_], wife of [\_\_\_\_], PAN No: [\_\_\_\_], AAADHAR No: [\_\_\_\_], both residing at [\_\_\_\_], (hereinafter collectively referred to as the

“**Purchaser**”, which expression shall unless repugnant to the context or meaning thereof mean and include his/her/their heirs, representatives, successors-in-interest, executors and/or permitted assigns) of the **THIRD PART**.

[OR]

[\_\_\_\_], a company incorporated under the Companies Act, 1956 and having its registered office at [\_\_\_\_] P.O [\_\_\_\_], P.S [\_\_\_\_], having PAN: [\_\_\_\_], represented by its authorized representative Mr [\_\_\_\_], son of [\_\_\_\_], residing at [\_\_\_\_], P.O [\_\_\_\_], P.S [\_\_\_\_], having Aadhar No. [\_\_\_\_], authorized vide board resolution dated [\_\_\_\_], (hereinafter referred to as the “**Purchaser**”, which expression shall unless repugnant to the context or meaning thereof mean and include its successors-in-interest and permitted assigns) of the **THIRD PART**.

[OR]

[\_\_\_\_] [PAN: [\_\_\_\_]], a partnership firm established under the Indian Partnership Act, 1932 and having its office at [\_\_\_\_] P.O [\_\_\_\_] P.S [\_\_\_\_] and represented by its authorised partner [\_\_\_\_] [PAN: [\_\_\_\_]], [AAADHAR No: [\_\_\_\_]], son of [\_\_\_\_] and residing at [\_\_\_\_] P.S [\_\_\_\_] P.O [\_\_\_\_], (hereinafter referred to as the “**Purchaser**”, which expression shall unless repugnant to the context or meaning thereof mean and include the partners of the firm for the time being and their successors and permitted assigns) of the **THIRD PART**.

[OR]

[\_\_\_\_] [PAN: [\_\_\_\_]], a trust/society established under the Indian Trusts Act, 1882/Societies Registration Act, 1860 and having its office at [\_\_\_\_] P.S [\_\_\_\_] P.O [\_\_\_\_] and represented by its [\_\_\_\_] Mr [\_\_\_\_] [PAN: [\_\_\_\_]], [AAADHAR No: [\_\_\_\_]], son of [\_\_\_\_] and residing at [\_\_\_\_] P.S [\_\_\_\_] P.O [\_\_\_\_], (hereinafter referred to as the “**Purchaser**”, which expression shall unless repugnant to the context or meaning thereof mean and include all the trustees of the trust for the time being/all the members of the Governing Body of the society for the time being and their successors-in-office and permitted assigns) of the **THIRD PART**.

[OR]

Mr [ ] [PAN: [ ]], [AAADHAR No: [ ]], son of [ ] residing at [ ] P.S [ ] P.O [ ] for self and as the Karta of the Hindu Joint Mitakshara Family known as [ ] HUF [PAN: [ ]], having its place of business/ residence at [ ] P.S [ ] P.O [ ] (hereinafter referred to as the "**Purchaser**", which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees) of the **THIRD PART :**

The Owner, Promoter and the Purchaser shall hereinafter collectively be referred to as the "**Parties**" and individually as "**Party**".

**WHEREAS:**

- A. Unless, in these presents, there be something contrary or repugnant to the subject or context, the terms / expressions mentioned in **Annexure "A"** hereto shall have the meaning assigned to them as therein mentioned.
- B. The Owners are the owners of their respective pieces of land comprised in all that piece and parcel of land admeasuring about 27 Bighas 7 Cottahs 6 Chittacks 11 Sq. ft. (more or less) equivalent to 36614.73 sq. mt. (physical area 36612.64 sq. mt.) (more fully and particularly described in **First Schedule PART I** hereunder written and hereinafter referred to as the "**Said Premises**"). The vesting of the ownership of the Said Premises in favour of the Owners is more particularly detailed in **First Schedule PART II** hereunder.
- C. The Owners desired to develop Said Premises in different phases comprising of residential segment and for that purpose had approached with the proposal of development of the Said Premises wherein the Owners would allow, permit and that the Promoter would have all right power and authority to develop the Said Premises at its own cost and expenses.

- D. Pursuant to the above, the Owners and the Promoter herein have entered into various Development Agreements, as mentioned hereunder :

Owners	Book No.	CD Volume No.	Pages	Being No	Year	Registration Office
Akhandjyoti Realcon LLP & 70 ors.	I	1904-2018	36024 to 36259	190400799	2018	Additional Registrar of Assurance - IV, Kolkata
Sanjay Kumar Jain	I	1523-2018	84127 to 84205	152302348	2018	Additional District Sub - Registrar, Rajarhat
Fairblink Infraproject Pvt. Ltd. & 6 Ors.	I	1523-2018	84223 to 84330	152302349	2018	Additional District Sub - Registrar, Rajarhat
Blue Light Villa Pvt. Ltd. & 2 Ors.	I	1523-2018	235838 to 235916	152306988	2018	Additional District Sub - Registrar, Rajarhat
Petunia Enclave Pvt. Ltd. & 2 Ors.	I	1523-2018	235917 to 235996	152306987	2018	Additional District Sub - Registrar, Rajarhat

(hereinafter collectively referred to as “the Development Agreements”)

- E. The Owner No. 6 (herein) being Bhagwati Awas Private Limited has acquired the leasehold rights from West Bengal Housing Infrastructure Development Corporation Ltd., by and under a Deed of Lease dated 30th May, 2016 registered with the Additional Registrar of Assurances IV, Kolkata in Book No. I, Volume No. 1904-2016, Pages 190445 to 190479, Being No. 190405216 for the year 2016, of ALL THAT land admeasuring 406.07 sq. mts. more or less situate, lying at being Plot No. AA/1D/OP-43, Premises No. OP-43, Action Area 1D, New Town, Police Station: New Town, Mouza Thakdari, District North 24 Parganas (hereinafter referred to as “HIDCO LAND A”) and ALL THAT land measuring 1470.43 sq. m. more or less, situate lying at and being Plot No. DA/138/1, Premises No. 11/1-0276, Action Area 1, New Town, Police Station: New Town, Mouza Thakdari, District North 24 Parganas (hereinafter referred to as “HIDCO LAND B”); HIDCO LAND A and

HIDCO LAND B are collectively hereinafter referred to as “the HIDCO Land” for a period of 99 (ninety nine) years commencing on and from 30th May, 2016. By and under two letters dated 29th June 2016 and 29th September, 2016 from West Bengal Housing Infrastructure Development Corporation Ltd., the Owner No. 6 became entitled to use HIDCO LAND as access/service facility.

- F. In pursuance of the said Development Agreement, the Promoter has caused a map or plan being Memo No. 03/18-19 dated 24.04.2018 and thereafter obtained sanction of modified plan as Memo No. BMC/B & N/A/749 (32/32)R dated 09.10.2018 hereinafter referred to as the said “Plan”) sanctioned by the concerned authorities whereby the Promoter has become entitled to undertake development of the said Premises by causing new building(s) to be constructed at the said Premises comprising of various apartments constructed spaces having a specific area of land dedicated to such building and also sanctioned car parking spaces and the said Project has been named as “ONE 10” (“Project”) out of which the Promoter has completed the construction and marketing of Phase III comprising of Tower No. 11 having Ground plus Twenty (G+20) floors and mechanical dependable car parking spaces in the ground floor (“Phase III”) which is the third phase of development of the Project on a portion of the Project Land (“Phase III Land”), more fully described in Part – B of the First Schedule hereto and the subject Phase of this Deed of Conveyance.
- G. The Said Premises has various other access road and/or pathway to the Project. However, for the beneficial use of all the Allottes and welfare of the Project, the said Owner No. 6 has agreed to grant the right of use for the residual lease period of a portion of the HIDCO Land measuring 304.36 sq. mts (HIDCO Access Land) which has been demarcated for the purpose of being exclusively used as access road and/or road, path etc. for egress and ingress to the Project.
- H. The Promoter has decided to develop the Said Premises/Project in several Phases. The Promoter with the concurrence of the Owners that the Purchasers would be allowed to enjoy the amenities of the Said Project and all benefits arising therefrom including the right to access of the other Phases through the roads paths and

passages of Phase III comprised in the Project and/or through the Project Land.

I. The Promoter has completed the construction of the Said Phase/Phase III (as hereinafter defined) at the said Premises in accordance with the Plan sanctioned by the concerned authorities and the Kolkata Municipal Corporation has issued a Completion Certificate vide Completion Case No. \_\_\_\_\_ dated \_\_\_\_\_.

J. The Purchaser, being desirous of purchasing an Apartment in the Phase III of the Said Project, applied to the Promoter vide prescribed Application Form No. [ ] dated [ ] ("**Application Form**") and has been allotted vide letter dated [ ] ("**Allotment Letter**") by the Promoter an Apartment being Unit no. [ ] having carpet area of [ ] square feet and Exclusive Balcony/Verandah/Open Terrace Area Or "EBVT Area", if any, having area of [ ] square feet aggregating to Net Area of [ ] square feet:

AREA	Sq.Ft
Carpet Area of Unit	
EBVT Area	
Net Area= (Carpet Area of Unit + EBVT Area)	

type [ ], on [ ] floor in the Building ("**Unit**") along with [ ] number of garage/covered car parking space bearing nos. [ ] in the [ ] [**Please insert the location of the garage/covered parking**], ("**Garage**") as permissible under the applicable law and of pro rata share in the Common Areas (*defined hereinafter*) (the Unit and Garage, forming part of the promoter's allocation hereinafter collectively referred to as the "**Apartment**", more particularly described in **Part I Second Schedule** and the floor plan of the Apartment are annexed hereto and marked as **Part II Second Schedule**) and having the specifications mentioned in **Part III Second Schedule** herein together with right to use the proportionate undivided shares in the Common Areas (defined below) for a total consideration of Rs [ ] (Rupees [ ]) ("**Total Price**")



- K. Subsequently, by an Agreement for Sale dated \_\_\_\_\_ and registered with Additional Registrar of Assurances-\_\_\_\_\_, Kolkata in Book No. \_\_\_\_\_, Volume No. \_\_\_\_\_, Pages from \_\_\_\_\_ to \_\_\_\_\_ being No. \_\_\_\_\_ for the year \_\_\_\_\_ the Promoter had agreed to sell and transfer to the Purchaser **All That the said Apartment** morefully described in the **PART I - SECOND SCHEDULE** for the consideration and on the terms and conditions thereinmentioned (hereinafter referred to as "the **Sale Agreement**"). In case there is any discrepancy between the terms of these presents and the Sale Agreement, the terms contained in these presents shall prevail.
- L. The said Apartment, the Common Areas and Installations of the Phase III is complete in all respects to the full and final satisfaction of the Purchaser. The Promoter has delivered possession of the said Apartment to the Purchaser at or before the execution of these presents. Upon completion if there has been a variation in the areas of the said Apartment and accordingly the areas and the consideration amount mentioned in the Sale Agreement have been modified.
- M. The Promoter has duly complied with its obligations contained in the said Sale Agreement as modified by these presents and is not in default of its obligations therein, which the Purchaser doth hereby confirm, and similarly the Promoter hereby confirmsthat the Purchaser has made full payment of the Total / Agreed Price to the Promoter.
- N. The Purchaser has now requested the Owner and the Promoter to convey the said Apartment in favour of the Purchaser.
- O. At or before the execution hereof, the Purchaser has fully satisfied itself with regards to the following:
- (i) The rights title and interest of the Owner to the said Premises;
  - (ii) The facts hereinbefore recited. The workmanship and quality of construction of the said Apartment and the Project, including the

structural stability of the same.

- (iii) The total area comprised in the said Apartment / Unit.
- (iv) The Partial/Final Completion Certificate issued by the Kolkata Municipal Corporation.
- (v) The final scheme of user and enjoyment of the Common Areas and Installations as contained in these presents.

P. The Purchaser has conducted necessary due diligence and fully satisfied itself about the title of the Owner to the said Premises and all legal incidents and matters in relation thereto and/or affecting the same, including those hereinbefore recited and also hereinafter stated, and has accepted the same to be free from all encumbrances whatsoever (save matters expressly mentioned herein) and agrees and covenants not to raise any objection thereto or make any requisition in connection therewith. Notwithstanding anything contained above or anywhere in these presents or the Sale Agreement, the Purchaser's right to receive compensation under the applicable laws shall not be restricted by any representations or covenants of the Purchaser.

**I. NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in consideration of the sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) only paid by the Purchaser to the Promoter at or before the execution hereof (the receipt whereof the Promoter doth hereby as also by the receipt hereunder written admit and acknowledge and from the same and every part thereof hereby forever acquit release and discharge the Purchaser), the Owner and the Promoter doth hereby grant sell convey transfer release assign and assure unto and to the Purchaser **ALL THAT** the said Apartment described in the **PART I SECOND SCHEDULE** hereunder written **TOGETHER WITH** proportionate undivided indivisible impartible share in the Common Areas and Installations described in the **THIRD SCHEDULE** hereunder written **AND** all the estate right title and interest of the Promoter into or upon the said Apartment and every part thereof, with all legal incidents thereof **AND** reversion or reversions remainder or remainders and the rents issues and profits of and in connection with the said Apartment **TOGETHER WITH** easements or quasi-easements and other stipulations and

provisions in connection with the beneficial use and enjoyment of the said Apartment as set out in the **FIFTH SCHEDULE** hereunder written **TO HAVE AND TO HOLD** the said Apartment and every part thereof unto and to the use of the Purchaser absolutely and forever free from all encumbrances and liabilities whatsoever with clear and marketable title **TOGETHER WITH** the free, unfettered, transferable and heritable rights of the Purchaser to own, use, occupy and enjoy the Said Apartment as absolute owner thereof with all other rights and properties herein mentioned **SUBJECT NEVERTHELESS TO** the Purchaser's covenants and agreements herein contained and also in the Sale Agreement and on the part of the Purchaser to be observed fulfilled and performed **EXCEPTING AND RESERVING** unto the Promoter and the persons deriving title from the Promoter such easements quasi-easements rights and privileges as set out in the **SIXTH SCHEDULE** hereunder written **AND ALSO SUBJECT** to the Purchaser paying and discharging all municipal and other rates taxes and impositions on the said Apartment wholly and the Common Expenses (described in the **FOURTH SCHEDULE** hereunder written) proportionately and all other outgoings in connection with the said Apartment wholly and the said Premises and in particular the Common Areas and Installations proportionately.

**II. THE OWNER AND PROMOTER DO TH HEREBY COVENANT WITH THE ALLOTTEE** as follows:-

- i) The interest which the Owner and the Promoter professes to transfer subsists and that the Promoter has good right full power and absolute authority to grant, sell, convey transfer, assign and assure unto and to the use of the Purchaser the said Apartment in the manner aforesaid.
- ii) It shall be lawful for the Purchaser from time to time and at all times hereafter to peaceably and quietly, but subject nevertheless to the provisions herein contained, to own, hold, use and enjoy the said Apartment and every part thereof and to receive the rents issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by the Promoter or any person claiming through or under the Promoter.

- iii) The Promoter shall upon reasonable request and at the costs of the Purchaser make do acknowledge execute and perfect all such further and/or other lawful and reasonable acts deeds matters and things whatsoever for further better and more perfectly assuring the said Apartment hereby granted sold conveyed and transferred unto and to the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser.
  
- iv) 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 Sale Agreement 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 Partial / Final completion certificate, the Promoter shall rectify such defects,. Provided that the Promoter shall not be liable to compensate if the defect is attributable to any acts or omissions or commissions of the Purchaser (or any person appointed by him or acting under him or under his instructions) or arising due to any normal wear and tear or due to reasons not solely attributable to the Promoter.

It is expressly agreed and understood that in case the Purchaser, without first notifying the Promoter and without giving to the Promoter the opportunity to inspect assess and determine the nature of such defect (which inspection Promoter shall be required to complete within 15 days of receipt of the notice from the Purchaser), alters the state and condition of such defect, then the Promoter shall be relieved of its obligations contained in the para immediately preceding and the Purchaser shall not be entitled to any cost or compensation in respect thereof.

- v) The Promoter undertakes to co-operate with the Purchaser and provide necessary support and sign and execute all necessary documents so as to enable the Purchaser's name to be reflected in all concerned government records as the sole, exclusive and absolute owner of the Apartment at the cost of the Purchaser.

- vi) The Promoter has paid all outgoings before transferring the physical possession of the Apartment to the Purchaser, which it has collected from the Purchaser, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project and within the scope of the Promoter). If the promoter fails to pay all or any of the outgoings collected by it from the Purchaser or any liabilities, mortgage loan and interest thereon (which are within the scope of the Promoter) before transferring the apartment to the Purchasers, the promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charge, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

**III. THE OWNER AND PROMOTER DOOTH HEREBY REPRESENT AND WARRANT TO THE PURCHASER as follows:**

The Promoter doth hereby repeats and reiterates all representations and warranties, as made in the Sale Agreement and in addition to that further represents and warrants to the Purchaser that:

- i) The Owner and Promoter assures the Purchaser that the Promoter has the right to execute this Deed of Conveyance and has not committed or omitted to perform any act or thing, whereby the right title and interest of the Purchasers created herein, may be prejudicially affected.
- ii) the Apartment, the Common Areas and the Phase III are complete in all respect, habitable and have been constructed and developed without any workmanship or quality or structural defect.
- iii) The transfer of the proportionate undivided indivisible impartible share in the Common Areas and Installations in the name of the Purchaser is being done in the

capacity of the Purchaser as a trustee on behalf of and for the benefit of the Association / Maintenance Company (as applicable) to be ultimately formed for the Project and that the Purchaser shall transfer the proportionate undivided indivisible impartible share in the Common Areas and Installations in favour of the Association / Maintenance Company (as applicable) at its own costs at the appropriate time after formation of the Association / Maintenance Company (as applicable) and/or at such time when all the Purchasers of different Units transfer their proportionate undivided indivisible impartible share in the Common Areas and Installations in favour of the Association / Maintenance Company (as applicable). The Promoter is under an obligation to transfer in favour of the Purchaser the proportionate undivided indivisible impartible share in the Common Areas and Installations in respect of the said Apartment. From Section 17 of the Real Estate (Regulation and Development) Act, 2016 it appears that the undivided proportionate title in the Common Areas and Installations is to be transferred to the Association in addition to handing over of the Common Areas and Installations to the Association. However, from Clause 10 of Annexure 'A' to the West Bengal Real Estate (Regulation and Development) Rules, 2021 it appears that by the Deed of Conveyance, title of the said Apartment together with proportionate indivisible share in the Common Areas and Installations are to be transferred to the Purchaser. It also appears from Section 5(2) of the WB Apartment Ownership Act, 1972 that undivided interest in the common areas and facilities shall be deemed to be conveyed or encumbered with the apartment even though such interest is not expressly mentioned in the conveyance. Accordingly, there is contradiction, ambiguity and/or lack of clarity regarding transfer of the undivided proportionate share in the Common Areas and Installations. Further as per the registration procedure followed by the Registration Authorities in West Bengal for registering Deeds of Conveyance regarding flats/apartments, the market valuation of the flats/apartments is to be ascertained from the website of the Registration Authorities and the same is required to be approved by the Registration Authorities for enabling the Deeds of Conveyance to be registered. The Market Valuation e-Assessment Slip regarding any flat/apartment can be generated only on the basis of super built-

up area which includes the undivided proportionate share in the Common Areas and Installations and market valuation is made on such basis taking into consideration the undivided proportionate share in the Common Areas and Installations. Stamp duty and registration fees are payable on the basis of such valuation including undivided proportionate share in the Common Areas and Installations without which the Deed of Conveyance cannot be registered. Under the aforesaid circumstances, it is not possible for the Promoter to execute this Deed of Conveyance in favour of the Purchaser only in respect of the said Apartment excluding the proportionate undivided indivisible impartible share in the Common Areas and Installations in respect of the said Apartment. Further and in any event, presently there is no procedure for registration of a Deed of Transfer / Conveyance of undivided proportionate share in the Common Areas and Installations in favour of the Association without any consideration. The consideration for the undivided proportionate share in the Common Areas and Installations is being paid by the Purchaser and no amount is or shall be receivable by the Promoter from the Association. Under the circumstances, at present there is no practical method of transfer of undivided proportionate share in the Common Areas and Installations in favour of the Association without payment of any consideration. In view of the above situation, the Promoter has no option but to execute this Deed of Conveyance in favour of the Purchaser transferring also the undivided proportionate share in the Common Areas and Installations since the stamp duty and registration fees are being paid by the Purchaser on such basis and in as much as the ultimate aim of the Real Estate (Regulation and Development) Act, 2016 including Section 17 thereof and Annexure A of the Rules is that the Promoter should not retain ownership of the undivided proportionate share in the Common Areas and Installations which should be transferred to the Purchaser and/or for his benefit to the Association. Under such circumstances, the Promoter is hereby discharging its obligation of transfer of the proportionate undivided indivisible impartible share in the Common Areas and Installations in respect of the said Apartment in favour of the Purchaser herein with the understanding that the Purchaser shall hold the same in trust for the Association / Maintenance Company (as applicable) to be formed

in future in respect of the Project and shall transfer the same to such Association / Maintenance Company (as applicable) in accordance with law, if and when clarity is available on the above issue. If necessary, the Promoter agrees to join as a party to such deed and/ or document for transfer of undivided proportionate share in the Common Areas and Installations in favour of the Association / Maintenance Company (as applicable). The stamp duty and registration fees, if any, for such transfer shall be payable by the Purchaser proportionately along with all the Purchasers of the Project.

**IV. THE ALLOTTEE DOETH HEREBY COVENANT WITH THE PROMOTER as follows:**

- A. The Purchaser so as to bind himself to the Promoter and the other Purchasers and so that this covenant shall be for the benefit of the Said Phase/Project and other apartments / units therein hereby covenants with the Promoter and with all the other Purchaser that the Purchaser and all other persons deriving title under them will at all times hereafter observe the terms conditions covenants restrictions set-forth herein and also in the said Sale Agreement, which shall apply mutatis mutandis.
- B. In terms of the Sale Agreement, the Purchaser has at or before the execution hereof deposit and/or keep deposited with the Promoter a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only to remain in deposit with the Promoter and in the event of any default by the Purchaser in making payment of the municipal and other rates taxes (if applicable) and outgoings, electricity charges, maintenance charges and proportionate liability towards the Common Expenses (including those mentioned in the **Fourth Schedule**) within the due dates and in the manner mentioned hereunder, the Promoter in their sole discretion and without prejudice to the other rights and remedies available to the Promoter, be entitled to meet out of the said deposit the amount/s under default. At the time of handover of the common areas and the common purposes to the Association / Maintenance Company, the Promoter shall transfer the balance lying in the said deposit account of the Purchaser to the Association / Maintenance



Company.

**V. MAINTENANCE OF THE SAID BUILDINGS/APARTMENT/PROJECT**

The Promoter shall be responsible to provide and maintain the Said Phase/Project, including the Common Areas and Installations and the essential services, till taking over of the maintenance of the Said Phase/Project by the Association of Purchasers subject to Purchasers making payment of the maintenance charges agreed under these presents.

The terms conditions covenants restrictions etc., pertaining to use and enjoyment of the Common Areas and Installations of the Said Phase/Project are contained in **Annexure "B"** hereto and all the Purchasers of Apartments / Units shall be bound and obliged to comply with the same.

**VI. RIGHT TO ENTER THE APARTMENT FOR REPAIRS**

The Promoter / maintenance agency / association of Purchasers, as the case may be, shall have rights of unrestricted access of all Common Areas, garages / covered parking and parking spaces for providing necessary maintenance services and the Purchaser agrees to permit the Promoter / association of Purchasers and/or maintenance agency to enter into the Apartment or any part thereof, after due prior written notice of 48 hours and during the normal working hours, unless emergent circumstances warrant otherwise, with a view to set right any defect.

**VII. USAGE**

**Use of Basement and Service Areas:** The basement(s) and service areas, if any, as located within the Project, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment's, waiting room(s) / storage room(s) / changing room / wash room for staff etc. and other permitted uses as per sanctioned plans.

The Purchaser shall not be permitted to use the services areas and the basement(s) in any manner whatsoever, other than those earmarked as parking spaces and the same shall be reserved for use by the association of Purchasers formed by the Purchasers for rendering maintenance services.

**VIII. COMPLIANCE WITH RESPECT TO THE APARTMENT:**

- a. The Purchaser shall, after taking possession, be solely responsible to maintain the Apartment at his/her/its own costs, in good repair and condition and shall not do or suffer to be done anything in or to the Buildings, or the Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment, and keep the Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Buildings are not in any way damaged or jeopardized.
- b. The Purchaser further undertakes, assures and guarantees that he/she/it would not put any signboard/name-plate, neon light, publicity material or advertisement material etc. on the face / façade of the Building(s) or anywhere on the exterior of the Project, buildings therein or the Common Areas. The Purchasers shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Purchaser shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Buildings. The Purchaser shall also not remove any wall including the outer and load bearing wall of the Apartment.
- c. The Purchaser shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of Purchasers and/or maintenance agency appointed by the association of

Purchasers. The Purchaser shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

**IX. OTHER PROVISIONS:**

- a. Save the said Apartment the Purchaser shall have no right nor shall claim any right whatsoever or howsoever over and in respect of other units and spaces or constructed areas or parking spaces to the extent not forming part of the Common Areas and Installations and the 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 Promoter, in its absolute discretion, shall think fit and proper and the Purchaser hereby consents to the same and agrees 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 Promoter exclusively.
- b. The said Apartment is liable to be assessed to municipal tax for the quarter subsequent to the quarter in which the said Building(s) have been granted Completion Certificate. The Purchaser shall within 6 (six) months from the date hereof apply for at his own costs separate assessment and mutation of the said Apartment in the records of the Kolkata Municipal Corporation.
- c. In case of any amount (including maintenance charges) being due and payable by the Purchaser to the Promoter and/or the Maintenance In- Charge, the Purchaser shall not be entitled to let out, transfer or part with the possession of the said Apartment till the time the same are fully paid and NoDues Certificate is obtained from the Promoter and/or the Maintenance In-Charge or the association of Purchasers, as applicable.
- d. The Promoter shall in its sole discretion be entitled to sell transfer deal with

and/or otherwise dispose off the Parking Spaces and parking rights and/or grant to any Purchaser the right to park motor cars and/or other vehicles in or at the Parking Spaces save and except the Parking Spaces allotted to the Purchaser herein.

- e. Notwithstanding anything elsewhere to the contrary herein contained it is expressly agreed and understood that the Promoter shall be exclusively entitled to and shall have the exclusive right to install its own glow sign /signage without any fee or charge and also to install and/or permit any telecom company or service provider to install Towers, V-Sat, Dish or other Antennas or installations of any nature on the roofs for the time being of the Buildings or any part thereof on such terms and conditions as the Promoter may in its sole discretion think fit and proper without any objection or hindrance from the Purchaser, and the Purchaser hereby consent to the same;
- f. The Purchaser shall have no connection whatsoever with the purchasers / buyers of the other Units and there shall be no privity of contract or any agreement arrangement or obligation or interest as amongst the Purchaser and the other Purchasers (either express or implied) and the Purchaser shall be responsible to the Promoter for fulfillment of the Purchaser's obligations and the Promoter's obligations and the Promoter's rights shall in no way be affected or prejudiced thereby.
- g. The properties and rights hereby transferred to the Purchaser is and shall be one lot and shall not be partitioned or dismembered in part or parts in any manner. It is further agreed and clarified that any transfer of the said Apartment by the Purchaser shall not be in any manner inconsistent herewith and the covenants herein contained shall run with the land.
- h. The Purchaser shall be and remain responsible for and indemnify the Promoter and the Maintenance In-charge against all damages costs claims demands and proceedings occasioned to the Said Phase/ said Premises or any other part of the

Project or to any person due to negligence or any act deed or thing made done or occasioned by the Purchaser and shall also indemnify the Promoter against all actions claims proceedings costs expenses and demands made against or suffered by the Promoter as a result of any act omission or negligence of the Purchaser or the servants agents licensees or invitees of the Purchaser and/or any breach or non-observance non-fulfillment or non-performance of the terms and conditions of the Sale Agreement and these presents to be observed fulfilled and performed by the Purchaser. Similarly, the Promoter shall also be and remain responsible for and indemnify and shall keep indemnified and harmless the Purchaser against all damages costs claims demands and proceedings occasioned due to any breach or non-observance non-fulfillment or non-performance of the terms and conditions of the Sale Agreement and these presents to be observed fulfilled and performed by the Promoter or due to the Pending Litigation. It is being clarified that the Purchaser is not to bear any expenditure and/or outgoings in respect to the Pending Litigations.

- i. The Project at the said Premises shall bear the name "**One 10**" unless changed by the Promoter from time to time in its absolute discretion and the Logo " \_\_\_\_\_ " shall always be displayed at a prominent place in the Project.
- j. The paragraph heading(s) do not form a part of this Indenture and have been given only for the sake of convenience and shall not be taken into account for the construction or interpretation thereof.

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

**SIGNED AND DELIVERED by** the  
within named **OWNER** in the  
presence of:

**SIGNED AND DELIVERED by** the  
within named **PROMOTER** in  
the presence of:

**SIGNED AND DELIVERED by** the  
within named **ALLOTTEE** in  
the presence of:

**SCHEDULES**

**THE FIRST SCHEDULE**

**(THE SAID PREMISES)**

ALL THAT piece and parcel of land containing an area of measuring about 27 Bighas 7 Cottahs 6 Chittacks 11 Sq. ft. (more or less) equivalent to 36614.73 sq. mt. (physical area 36612.64 sq. mt.), having buildings and structures having dwelling units, passage, boundary walls etc. R.S. and L.R. Dag Nos. 444/1477 (Earlier 444 (P)), 446, 447/1472 (earlier 447 (P)), 1317, 1319, 1320, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1341/1471 (earlier 1341 (P)), 1342, 1343/1473 (earlier 1343 (P)), 1344/1474 (earlier 1344 (P)), 1345/1475 (earlier 1345 (P)), 1346/1478 (earlier 1346 (P)), 1347, 1348, 1349, 1350, 1351, 1352, 1353/1479 (Earlier 1353 (P)), 1354, 1355, 1356, 1357, 1358 and 1359, under L.R. Khatian Nos. 1665, 1686, 1709, 1710, 1711, 1713, 1759, 1760, 1761, 1775, 1856, 1857, 1858, 1866, 1897, 1899, 1900, 1908, 1909, 1939, 1956, 1957, 1960, 1961, 1985, 2002, 2017, 2108, 2109, 2131, 2132, 2133, 2134, 2135, 2136, 2138, 2139, 2142, 2143, 2144, 2171, 2174, 2199, 2200, 2201, 2202, 2229, 2230, 2232, 2233, 2245, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2301, 2303, 2305, 2306, 2307, 2326, 2340, 2341, 2342, 2344, 2345, 2361, 2369, 2378, 2433 and 2432 in Mouza – Thakdari, J.L. No. 19, Touzi No. 145, RS No. 216, under Bidhannagar municipal Corporation, Being Municipal Ward No. 27, P.S. New Town, District – North 24 Parganas, West Bengal, and butted and bounded as follows :-

ON THE NORTH	:	By Road
ON THE SOUTH	:	By Part of various Dags of same Mouza
ON THE EAST	:	By Part of various Dags of same Mouza
ON THE WEST	:	By Part of various Dags of same Mouza

**PART II**

**(PHASE III LAND)**

ALL THAT piece and parcel of land containing an area of measuring about 36612.64 sq. mt. having buildings and structures having dwelling units, passage, boundary walls etc. in R.S. & L.R. Dag Nos. 1338 (PART), 1339 (PART), 1347 (PART), 1341/1471 (PART) , 1345/1475 , 1342 ,1344/1474, 1343 /1473 , 446 (PART) , 444 /1477 , 447/1472 UNDER LR Khatian no. 1686, 1709, 1710, 1711, 1712, 1713, 1761, 1775, 1900, 1908, 1909, 2132, 2133, 2144, 2232, 2267, 2268, 2269, 2372, 1960, 2199, 2232, 2344, 2345, 1939, 1956, 1957, 1961, 1985, 2002, 2131, 2138, 2340, 2361, 1856, 1857, 1897, 2134, 2135, 2136, 2139, 2307, 2341, 2342, 1760, 1858, 2108, 2109, 2131, 2133, 1956, 1957, 2108, 2109, 1665 in Mouza – Thakdari, J.L. No. 19, Touzi No. 145, RS No. 216, under Bidhannagar Municipal Corporation, Being Municipal Ward No. 27, Police Station- New Town, District – North 24 Parganas, West Bengal.

**PART-III****(Title)****(Devolution of Title)**

<b>Land situate at Mouza Thakdari, Police Station Rajarhat, Additional District Sub-Registrar, Bidhannagar, J.L. No. 19, R.S. 216, Touzi No. 145, District 24 Parganas (North)</b>									
<b>Sl. No</b>	<b>Owner</b>	<b>L.R. Dag No.</b>	<b>L. R. Khatian No.</b>	<b>Purchased Area (Decimals)</b>	<b>Total Area (Decimals)</b>	<b>Registry Office</b>	<b>Date Of Deed</b>	<b>Deed No.</b>	<b>Deeds Details</b>
1.	<b>Akhandjyoti Realcon LLP</b>	1356	<b>2307</b>	<b>0.2517</b>	<b>11.9723</b>	Additional Registrar of Assurances ("A.R.A") - IV, Kolkata	12 <sup>th</sup> August, 2016	19040765/9/2016	Book No. I, CD Volume No. 1904 - 2016, Pages 283611 to 283633
		1356		<b>0.4374</b>		A.R.A - IV, Kolkata	29 <sup>th</sup> September, 2016	19040936/6/2016	Book No. I, CD Volume No. 1904 - 2016, Pages 346238 to 346266
		1356		<b>0.2186</b>		A.R.A - IV, Kolkata	5 <sup>th</sup> November, 2016	19041035/7/2016	Book No. I, CD Volume No. 1904 - 2016, Pages 383481 to 383505
		1342		<b>4.3380</b>		A.R.A - IV, Kolkata	5 <sup>th</sup> November, 2016	19041036/2/2016	Book No. I, CD Volume No. 1904 - 2016, Pages 383672 to 383697
		1346		<b>6.7266</b>		A.R.A - IV, Kolkata	5 <sup>th</sup> November, 2016	19041058/6/2016	Book No. I, CD Volume No. 1904 - 2016, Pages 385320 to 385347
2.	<b>Akhandjyoti Real Estates LLP</b>	1342	<b>2341</b>	<b>5.0000</b>	<b>10.6674</b>	A.R.A - IV, Kolkata	5 <sup>th</sup> November, 2016	19041035/6/2016	Book No. I, CD Volume No. 1904 - 2016, Pages 333345 to 333368
		1346		<b>5.6674</b>		A.R.A - IV, Kolkata	5 <sup>th</sup> November, 2016	19041070/0/2016	Book No. I, CD Volume No. 1904 - 2016, Pages 390699 to 390275
3.	<b>Amritlaxmi Vincom</b>	1338	<b>1711</b>	<b>4.0000</b>	<b>10.3000</b>	Additional District	3 <sup>rd</sup> August,	07907/2010	Book No. I, CD Volume No. 13,



	<b>Private Limited</b>					Sub-Registrar ("ADSR"), Bidhannagar	2010		Pages 6890 to 6903
		1338		<b>6.3000</b>		ADSR, Bidhannagar	3 <sup>rd</sup> August, 2010	07920/2010	Book No. I, CD Volume No. 13, Pages 7120 to 7134
4.	<b>Arrowline Horticulture Private Limited</b>	1347	<b>1985</b>	<b>6.9700</b>	<b>10.2200</b>	A.R.A - II, Kolkata	22 <sup>nd</sup> January, 2014	00944/2014	Book No. I, CD Volume No. 5, Pages 620 to 641
		1320		<b>1.6250</b>		ADSR, Rajarhat	28 <sup>th</sup> January, 2014	00840/2014	Book No. I, CD Volume No. 2, Pages 1533 to 1550
		1320		<b>1.6250</b>		ADSR, Rajarhat	14 <sup>th</sup> February, 2014	01591/2014	Book No. I, CD Volume No. 3, Pages 2714 to 2732
5.	<b>Believer Estate Developer Private Limited</b>	1338	<b>2268</b>	<b>7.2080</b>	<b>11.2080</b>	A.R.A - IV, Kolkata	9 <sup>th</sup> March, 2016	19042302 / 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 88330 to 88362
		1354		<b>4.0000</b>		A.R.A - IV, Kolkata	8 <sup>th</sup> August, 2016	19040747 8/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 277925 to 277948
6.	<b>Bhagwati Awasthi Private Limited</b>	1342	<b>2342</b>	<b>5.0000</b>	<b>12.0000</b>	A.R.A - IV, Kolkata	5 <sup>th</sup> November, 2016	19041039 0/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 383987 to 384013
		1342		<b>5.0000</b>		A.R.A - IV, Kolkata	5 <sup>th</sup> November, 2016	19041059 5/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 385348 to 385374
		1355		<b>2.0000</b>		A.R.A - IV, Kolkata	5 <sup>th</sup> November, 2016	19041059 1/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 385396 to 385422
7.	<b>Bhavishya Textile Mills Private Limited</b>	1347	<b>2340</b>	<b>7.5350</b>	<b>11.7188</b>	A.R.A - IV, Kolkata	30 <sup>th</sup> March, 2017	19040290 3/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages 101804 to 101833
		1333		<b>3.3498</b>		A.R.A - IV, Kolkata	20 <sup>th</sup> April, 2017	19040401 7/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages
		1334		<b>0.8340</b>					

									142868 to 142900
8.	<b>Blue Arrow Niketan Private Limited</b>	1359	<b>2262</b>	<b>10.1000</b>	<b>10.1000</b>	A.R.A - IV, Kolkata	12 <sup>th</sup> February, 2016	19040156 7/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 57091 to 57123
9.	<b>Camellia Vintrade Private Limited</b>	1333	<b>2202</b>	<b>1.0000</b>	<b>8.6660</b>	A.R.A - II, Kolkata	24 <sup>th</sup> August, 2015	19020923 4/ 2015	Book No. I, CD Volume No. 1902 - 2015, Pages 116378 to 116404
		1334		<b>1.6666</b>		A.R.A - II, Kolkata	24 <sup>th</sup> August, 2015	19020923 7/ 2015	Book No. I, CD Volume No. 1902 - 2015, Pages 116318 to 116341
		444		<b>6.0000</b>					
10.	<b>Chandrani Vinimay Private Limited</b>	1352	<b>2369</b>	<b>9.3312</b>	<b>12.2565</b>	A.R.A - IV, Kolkata	24 <sup>th</sup> March, 2017	19040264 7/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages 97338 to 97378
		1353		<b>2.9253</b>		A.R.A - IV, Kolkata	24 <sup>th</sup> March, 2017	19040264 8/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages 97379 to 97418
11.	<b>Delightful Estate Developers LLP</b>	1352	<b>2306</b>	<b>3.1104</b>	<b>11.0793</b>	A.R.A - IV, Kolkata	8 <sup>th</sup> August, 2016	19040747 7/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 277949 to 277983
		1353		<b>3.2844</b>		A.R.A - IV, Kolkata	5 <sup>th</sup> November, 2016	19041039 2/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 383953 to 383986
		1352		<b>2.4480</b>					
		1353		<b>2.2365</b>					
12.	<b>Everblink Highrise Private Limited</b>	1338	<b>2232</b>	<b>3.1410</b>	<b>11.9805</b>	A.R.A - IV, Kolkata	9 <sup>th</sup> October, 2015	19040099 1/ 2015	Book No. I, CD Volume No. 1904 - 2015, Pages 32614 to 32644
		1338		<b>2.3550</b>		A.R.A - IV, Kolkata	9 <sup>th</sup> October, 2015	19040098 4/ 2015	Book No. I, CD Volume No. 1904 - 2015, Pages 32900 to 32932
		1338		<b>1.9095</b>		A.R.A - IV, Kolkata	17 <sup>th</sup> October, 2015	19040125 8/ 2015	Book No. I, CD Volume No. 1904 - 2015, Pages 43990 to 44027
		1339		<b>0.6375</b>		A.R.A - IV, Kolkata			
		1338		<b>2.3919</b>		A.R.A - IV, Kolkata	8 <sup>th</sup> March, 2016	19040734 6/ 2016	Book No. I, CD Volume No. 1904 - 2015, Pages 276810 to 276840
		1339		<b>0.7956</b>					

		1339		<b>0.7500</b>		A.R.A - IV, Kolkata	24 <sup>th</sup> Decemb er, 2016	19041185 9/ 2016	Book No. I, CD Volume No. 1904 - 2017, Pages 36 to 65	
13.	<b>Everest Pratisthan Private Limited</b>	1339	<b>2199</b>	<b>6.3750</b>	<b>6.3750</b>	A.R.A - II, Kolkata	24 <sup>th</sup> Aug ust,201 5	19020924 1/ 2015	Book No. I, CD Volume No. 1902 - 2015, Pages 116250 to 11627	
14.	<b>Gauriputra Developer s Private Limited</b>	1359	<b>2253</b>	<b>10.1000</b>	<b>10.1000</b>	A.R.A - IV, Kolkata	2 <sup>nd</sup> Dece mber,20 16	19040156 8/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 57124 to 57156	
15.	<b>Gladstone Conclave Private Limited</b>	1350	<b>2230</b>	<b>5.8000</b>	<b>11.6000</b>	A.R.A - IV, Kolkata	1 <sup>st</sup> Decemb er, 2015	19040219 7/ 2015	Book No. I, CD Volume No. 1904 - 2015, Pages 79578 to 79612	
		1350		<b>5.8000</b>		A.R.A - IV, Kolkata	19 <sup>th</sup> Novemb er, 2015	19040186 0/ 2015	Book No. I, CD Volume No. 1904 - 2015, Pages 65503 to 65539	
16.	<b>Glasseye Highrise Private Limited</b>	1349	<b>2229</b>	<b>8.6800</b>	<b>11.0628</b>	A.R.A - IV, Kolkata	19 <sup>th</sup> Novemb er, 2015	19040186 1/ 2015	Book No. I, CD Volume No. 1904 - 2015, Pages 65466 to 65502	
		1359		<b>2.3828</b>		A.R.A - IV, Kolkata	23 <sup>rd</sup> Septem ber, 2016	19040897 2/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 333369 to 333392	
17.	<b>Gloxinia Developer s Private Limited</b>	1349	<b>2245</b>	<b>8.6800</b>	<b>12.2416</b>	A.R.A - IV, Kolkata	1 <sup>st</sup> Decemb er, 2015	19040219 6/ 2015	Book No. I, CD Volume No. 1904 - 2015, Pages 79613 to 79647	
		1350		<b>0.1688</b>		A.R.A - IV, Kolkata	23 <sup>rd</sup> Decemb er, 2015	19040311 8/ 2015	Book No. I, CD Volume No. 1904 - 2015, Pages 111418 to 111443	
		1351		<b>0.1486</b>		A.R.A - IV, Kolkata	23 <sup>rd</sup> Decemb er, 2015	19040311 9/ 2015	Book No. I, CD Volume No. 1904 - 2015, Pages 111444 to 111469	
		1351		<b>0.1950</b>		A.R.A - IV, Kolkata	23 <sup>rd</sup> Decemb er, 2015	19040311 7/ 2015	Book No. I, CD Volume No. 1904 - 2015, Pages 111390 to 111417	
		1351		<b>0.8554</b>		A.R.A - IV, Kolkata	4 <sup>th</sup> January, 2016	19040004 3/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 4929	
		1350		<b>0.1111</b>						
		1351		<b>0.0975</b>						

									to 4954
		1350		<b>0.0370</b>					Book No. I, CD Volume No. 1904 - 2016, Pages 4929 to 4954
		1351		<b>0.0325</b>		A.R.A - IV, Kolkata	21 <sup>st</sup> March, 2016	19040284 0/ 2016	
		1351		<b>0.4662</b>		A.R.A - IV, Kolkata	23 <sup>rd</sup> April, 2016	19040385 1/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 145544 to 145571
		1351		<b>0.1951</b>		A.R.A - IV, Kolkata	5 <sup>th</sup> July, 2016	19040426 5/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 161450 to 161479
		1350		<b>0.1266</b>					Book No. I, CD Volume No. 1904 - 2016, Pages 161709 to 161736
		1351		<b>0.1114</b>		A.R.A - IV, Kolkata	5 <sup>th</sup> July , 2016	19040426 4/ 2016	
		1351		<b>0.9898</b>		A.R.A - IV, Kolkata	5 <sup>th</sup> Novemb er, 2016	19041039 1/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 383923 to 383952
		1351		<b>0.0266</b>		A.R.A - IV, Kolkata	28 <sup>th</sup> April, 2017	19040390 0/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages 142595 to 142620
18.	<b>Goodwill Dealcomm Private Limited</b>	1338	<b>1709</b>	<b>12.1500</b>	<b>12.1500</b>	ADSR, Bidhanna gar	24 <sup>th</sup> June, 2010	06570/20 10	Book No. I, CD Volume No.11, Pages 4102 to 4115
		1338				ADSR, Bidhanna gar	25 <sup>th</sup> June, 2010	06575/20 10	Book No. I, CD Volume No. 11, Pages 4274 to 4287
		1338				ADSR, Bidhanna gar	25 <sup>th</sup> June, 2010	06565/20 10	Book No. I, CD Volume No. 11, Pages 3935 to 3948
19.	<b>Graphic Constructi ons LLP</b>	1341	<b>2361</b>	<b>6.2500</b>	<b>11.6672</b>	A.R.A - IV, Kolkata	14 <sup>th</sup> January, 2017	19040028 7/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages 119 to 149
		1341		<b>4.2510</b>		A.R.A - IV, Kolkata	28 <sup>th</sup> January, 2017	19040071 9/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages 30042 to 30066
		1351		<b>0.11662</b>		A.R.A - IV, Kolkata	17 <sup>th</sup> March,	19040239 7/	Book No. I, CD Volume No. 1904 -

							2017	2017	2017, Pages 92810 to 92845			
		1351		<b>0.81634</b>		A.R.A - IV, Kolkata	20 <sup>th</sup> April, 2017	190403569/2017	Book No. I, CD Volume No. 1904 - 2017, Pages 130280 to 130316			
		1351		<b>0.23324</b>		ADSR Rajarhat	17 <sup>th</sup> May, 2017	152304094/2017	Book No. I, CD Volume No. 1523 - 2017, Pages 117523 to 117550			
20.	<b>Hardsoft Constructions Private Limited</b>	1347	<b>1939</b>	<b>2.9830</b>	<b>11.9630</b>	A.R.A - II, Kolkata	26 <sup>th</sup> November, 2013	15642/2013	Book No. I, CD Volume No.47, Pages 3270 to 3292			
		1356		<b>0.3238</b>					A.R.A - II, Kolkata	26 <sup>th</sup> November, 2013	15641/2013	Book No. I, CD Volume No.47, Pages 3250 to 3269
		1347		<b>5.9760</b>								
		1356		<b>0.2160</b>								
		1359		<b>2.4642</b>								
21.	<b>Jhilmil Agriculture Private Limited</b>	1333	<b>2017</b>	<b>5.8337</b>	<b>11.6674</b>	A.R.A - II, Kolkata	15 <sup>th</sup> March, 2014	03278/2014	Book No. I, CD Volume No. 15, Pages 3850 to 3874			
		1333		<b>5.8337</b>					A.R.A - II, Kolkata	15 <sup>th</sup> March, 2014	03279/2014	Book No. I, CD Volume No. 15, Pages 3875 to 3900
22.	<b>Kalyankari Infrastructure Private Limited</b>	1359	<b>2260</b>	<b>10.1000</b>	<b>10.1000</b>	A.R.A - IV, Kolkata	12 <sup>th</sup> February, 2016	190401570/2016	Book No. I, CD Volume No. 1904 - 2016, Pages 57157 to 57189			
23.	<b>Kheria Developers LLP</b>	1347	<b>2138</b>	<b>2.0000</b>	<b>10.3979</b>	A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	05497/2015	Book No. I, CD Volume No. 31, Pages 2375 to 3276			
		1341		<b>1.2500</b>					A.R.A - II, Kolkata	24 <sup>th</sup> August, 2015	190209416/2015	Book No. I, CD Volume No. 1902 - 2015, Pages 122317 to 122338
		1320		<b>4.3300</b>					A.R.A - II, Kolkata	24 <sup>th</sup> August, 2015	190209233/2015	Book No. I, CD Volume No. 1902 - 2015, Pages

		1333		1.1514					116405 to 116428
		1334		1.6665		A.R.A - IV, Kolkata	17 <sup>th</sup> March, 2017	19040239 6/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages 94237 to 94266
24.	Kheria Realty LLP	1342	2135	6.0000	12.0000	A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04985/20 15	Book No. I, CD Volume No.28, Pages 3248 to 3276
		1348		6.0000		A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04975/20 15	Book No. I, CD Volume No.28, Pages 3011 to 3034
25.	Lakshmi Group Realty Private Limited	1359	2326	9.9604	11.4604	A.R.A - IV, Kolkata	23 <sup>rd</sup> Septem ber, 2016	19040896 9/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 333345 to 333368
		1333		1.5000		A.R.A - IV, Kolkata	20 <sup>th</sup> April, 2017	19040356 7/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages 130317 to 130350
26.	Lakshmi Hospitality & Farms Private Limited	1319	2305	4.5000	11.0000	A.R.A - IV, Kolkata	8 <sup>th</sup> August, 2016	19040751 1/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 278019 to 278041
		1317		2.0000		A.R.A - IV, Kolkata	5 <sup>th</sup> Novemb er, 2016	19041063 8/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 385423 to 385449
		1319		4.5000					
27.	Lakshmi Procon Limited	1346	2432	4.4130	12.0380	A.R.A - II, Kolkata	13 <sup>th</sup> April, 2013	5692/201 3	Book No. I, CD Volume No. 18, Pages 4301 to 4319,
		1346		1.3130		A.R.A - II, Kolkata	13 <sup>th</sup> April, 2013	5295/201 3	Book No. I, CD Volume No. 18, Pages 4283 to 4300
		1346		6.3120		A.R.A - II, Kolkata	13 <sup>th</sup> April, 2013	5291/201 3	Book No. I, CD Volume No. 17, Pages 3308 to 3325
28.	Lakshmi Realty Projects Private Limited	1335	1761	7.5000	11.5000	A.R.A - II, Kolkata	13 <sup>th</sup> April, 2013	5293/201 3	Book No. I, CD Volume No. 17, Pages 3362 to 3385,
		1337		4.0000		ADSR, Bidhanna	14 <sup>th</sup> Decemb	14190/20 11	Book No. I, CD Volume No. 23,

						gar	er, 2011		Pages 3091 to 3103
29.	Lakshmi Steel Industries Private Limited	1335	1897	7.5000	11.5000	A.R.A - II, Kolkata	13 <sup>th</sup> April, 2013	5296/2013	Book No. I, CD Volume No. 17, Pages 3411 to 3435
		1342		4.0000		A.R.A - IV, Kolkata	5 <sup>th</sup> November, 2016	190410564/2016	Book No. I, CD Volume No. 1904 - 2016, Pages 383869 to 383895
30.	Lakshmi Transtel Tower Limited	1317	2303	2.0000	4.3516	A.R.A - IV, Kolkata	8 <sup>th</sup> August, 2016	190407510/2016	Book No. I, CD Volume No. 1904 - 2016, Pages 277817 to 277840
		1349		0.3250		A.R.A - IV, Kolkata	30 <sup>th</sup> January, 2017	190400808/2017	Book No. I, CD Volume No. 1904 - 2017, Pages 33531 to 33558
		1350		0.8169					
		1351		0.0553					
		1359		1.1544					
31.	Lifewood Developers Private Limited	1348	1866	11.0000	11.0000	A.R.A - II, Kolkata	16 <sup>th</sup> January, 2013	00725/2013	Book No. I, CD Volume No. 3, Pages 3004 to 3023
32.	Lifewood Horticulture Private Limited	1347	1956	6.8793	11.4609	A.R.A - II, Kolkata	19 <sup>th</sup> December, 2013	16756/2013	Book No. I, CD Volume No.52, Pages 2847 to 2869,
		1356		0.2516					
		1344		4.3300		A.R.A - II, Kolkata	20 <sup>th</sup> April, 2015	04679/2015	Book No. I, CD Volume No.26, Pages 3826 to 3855
33.	Lifewood Infrastructure LLP	1345	2131	5.0000	12.0000	A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04973/2015	Book No. I, CD Volume No.28, Pages 2964 to 2986
		1347		7.0000		A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04978/2015	Book No. I, CD Volume No.28, Pages 3083 to 3106
34.	Lifewood Nirman LLP	1342	2139	5.3300	11.3300	A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04984/2015	Book No. I, CD Volume No.28, Pages 3219 to 3247
		1348		6.0000		A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04976/2015	Book No. I, CD Volume No.28, Pages 3035 to 3058
35.	Moonlight	1347	1957	9.0700	12.0700	A.R.A - II,	19 <sup>th</sup>	00026/20	Book No. I, CD

	Agriculture Private Limited	1356		0.3300		Kolkata	December, 2013	14	Volume No.1, Pages 296 to 316
		1343		2.6700		A.R.A - II, Kolkata	20 <sup>th</sup> April, 2015	04678/2015	Book No. I, CD Volume No.26, Pages 3795 to 3825
36.	Moonlight Horticulture Private Limited	1347	2002	6.9623	11.9623	A.R.A - II, Kolkata	22 <sup>nd</sup> January, 2014	00945/2014	Book No. I, CD Volume No. 5, Pages 642 to 682
		1341		5.0000		A.R.A - II, Kolkata	2 <sup>nd</sup> July, 2014	8397/2014	Book No. I, CD Volume No. 40, Pages 3622 to 3638
37.	Nachiket Developers Private Limited	1338	1900	10.0000	12.0000	A.R.A - II, Kolkata	7 <sup>th</sup> May, 2013	06616/2013	Book No. I, CD Volume No. 21, Pages 2126 to 2145
		1333		2.0000		A.R.A - II, Kolkata	6 <sup>th</sup> August, 2013	11973/2013	Book No. I, CD Volume No. 35, Pages 3806 to 3828
38.	Nightangle Dealtrade Private Limited	1338	1775	11.9900	11.9900	ADSR, Bidhannagar	17 <sup>th</sup> February, 2011	01842/2011	Book No. I, CD Volume No. 4, Pages 78 to 90
		1338				ADSR, Bidhannagar	17 <sup>th</sup> February, 2011	01843/2011	Book No. I, CD Volume No. 4, Pages 91 to 103
39.	Orient Dealmark Private Limited	1336	1759	10.8316	11.6632	A.R.A - II, Kolkata	22 <sup>nd</sup> October, 2011	13822/2011	Book No. I, CD Volume No. 54, Pages 1459 to 1481
		1320		0.8316		A.R.A - II, Kolkata	22 <sup>nd</sup> October, 2011	13441/2011	Book No. I, CD Volume No. 52, Pages 4707 to 4729
40.	Palanhar Projects Private Limited	1347	1960	5.9670	10.3080	A.R.A - II, Kolkata	26 <sup>th</sup> November, 2013	15645/2013	Book No. I, CD Volume No.47, Pages 3335 to 3354
		1356		0.2150					
		1339		4.1260					
41.	Paraag Builders Private Limited	1346	2433	2.8700	4.6200	A.R.A - II, Kolkata	11 <sup>th</sup> May, 2015	190207688/2015	Book No. I, CD Volume No. 1902 - 2015, Pages 43503 to 43524
		1346		1.7500		A.R.A - II,	19 <sup>th</sup>	19020915	Book No. I, CD



						Kolkata	August, 2015	7/2015	Volume No. 1902 - 2015, Pages 113783 to 113806
42.	Parampita Nirman Private Limited	1338	1908	6.4284	8.4284	A.R.A - II, Kolkata	20 <sup>th</sup> June, 2013	08955/2013	Book No. I, CD Volume No. 27, Pages 6288 to 6313
		1338		2.0000		A.R.A - II, Kolkata	30 <sup>th</sup> May, 2015	19020575/2015	Book No. I, CD Volume No. 1902 - 2015, Pages 8060 to 8088
43.	Plentyvalley Highrise Private Limited	1336	2233	4.8750	9.7500	A.R.A - IV, Kolkata	18 <sup>th</sup> September, 2015	19040032/2015	Book No. I, CD Volume No. 1904 - 2015, Pages 10276 to 10303
		1336		4.8750		A.R.A - IV, Kolkata	12 <sup>th</sup> February, 2016	19040144/2016	Book No. I, CD Volume No. 1904 - 2016, Pages 54196 to 54226
44.	Prarthana Infracon LLP	446	2109	3.4000	11.8000	A.R.A - II, Kolkata	12 <sup>th</sup> December, 2014	15491/2014	Book No. I, CD Volume No. 77, Pages 3684 to 3708
		446		3.4000		A.R.A - II, Kolkata	12 <sup>th</sup> December, 2014	15492/2014	Book No. I, CD Volume No. 77, Pages 3709 to 3734
		1345		5.0000		A.R.A - II, Kolkata	24 <sup>th</sup> August, 2015	19020923/2015	Book No. I, CD Volume No. 1902 - 2015, Pages 116455 to 116479
45.	Purnasatya Developers Private Limited	1338	1909	8.5716	8.5716	A.R.A - II, Kolkata	20 <sup>th</sup> June, 2013	08959/2013	Book No. I, CD Volume No. 27, Pages 6379 to 6403
46.	Ramadhuta Properties Private Limited	1359	2266	2.3284	10.5758	A.R.A - IV, Kolkata	12 <sup>th</sup> February, 2016	19040143/2016	Book No. I, CD Volume No. 1904 - 2016, Pages 54419 to 54450
		1359		7.1632		A.R.A - IV, Kolkata	12 <sup>th</sup> February, 2016	19040144/2016	Book No. I, CD Volume No. 1904 - 2016, Pages 54227 to 54257
		1336		1.0842		A.R.A - IV, Kolkata	7 <sup>th</sup> July, 2017	19040697/2017	Book No. I, CD Volume No. 1904 - 2017, Page

									251626 to 251660
47.	Rambhakt Buildcon LLP	1339	2345	2.0000	12.0000	A.R.A - IV, Kolkata	24 <sup>th</sup> December, 2016	19040001 1/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages 119 to 149
		1347		10.0000		A.R.A - IV, Kolkata	30 <sup>th</sup> March, 2017	19040290 3/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages 101804 to 101833
48.	Rashdhara Realestates Private Limited	1359	2251	10.1000	10.1000	A.R.A - IV, Kolkata	12 <sup>th</sup> February, 2016	19040147 8/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 58549 to 58581
49.	Retrodesign Construction LLP	1349	2301	0.9113	11.3284	A.R.A - IV, Kolkata	5 <sup>th</sup> July, 2016	19040426 3/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 161480 to 161507
		1350		0.7656					
		1359		5.3950					
		1352		0.7776		A.R.A - IV, Kolkata	8 <sup>th</sup> August, 2016	19040748 4/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 277841 to 277866
		1353		0.4883					
		1349		0.3037		A.R.A - IV, Kolkata	8 <sup>th</sup> August, 2016	19040748 1/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 277867 to 277895
		1350		0.2551					
		1352		0.3887					
		1353		0.2441					
		1359		1.7990					
50.	Rise Well Estates Private Limited	1342	1857	5.8345	11.6690	A.R.A - II, Kolkata	6 <sup>th</sup> September, 2012	11438/20 12	Book No. I, CD Volume No. 45, Pages 133 to 150
		1342		5.8345		A.R.A - II, Kolkata	6 <sup>th</sup> September, 2012	11433/20 12	Book No. I, CD Volume No. 45, Pages 45 to 62
51.	Santainath Real Estate LLP	1338	2132	6.0000	12.0000	A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04982/20 15	Book No. I, CD Volume No.28, Pages 3164 to 3188,
		1348		6.0000		A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04974/20 15	Book No. I, CD Volume No.28, Pages 2987 to 3010
52.	Sarvavarna Promoters LLP	1320	2143	10.0000	10.0000	A.R.A - II, Kolkata	1 <sup>st</sup> June, 2015	19020586 5/ 2015	Book No. I, CD Volume No. 1902 - 2015, Pages 11209 to 11236
53.	Satyam	1333	2142	11.5254	11.5254	A.R.A - II,	30 <sup>th</sup>	19020576	Book No. I, CD

	<b>Vanijya Private Limited</b>					Kolkata	May, 2015	7/2015	Volume No. 1902 - 2015, Pages 8368 to 8395
54.	<b>Shivangan Agriculture Private Limited</b>	1347	<b>1961</b>	<b>5.1875</b>	<b>10.3254</b>	A.R.A - II, Kolkata	26 <sup>th</sup> November, 2013	15644/2013	Book No. I, CD Volume No.47, Pages 3313 to 3334
		1356		<b>0.1875</b>		A.R.A - II, Kolkata	26 <sup>th</sup> November, 2013	15643/2013	Book No. I, CD Volume No.47, Pages 3293 to 3312
		1347		<b>4.5400</b>		A.R.A - IV, Kolkata	24 <sup>th</sup> January, 2017	190400559/2017	Book No. I, CD Volume No. 1904 - 2017, Pages 24518 to 24565
		1356		<b>0.1590</b>		A.R.A - II, Kolkata	13 <sup>th</sup> April, 2013	5294/2013	Book No. I, CD Volume No. 17, Pages 3386 to 3410
		1356		<b>0.2514</b>		A.R.A - IV, Kolkata	20 <sup>th</sup> April, 2017	190403567/2017	Book No. I, CD Volume No. 1904 - 2017, Pages 130317 to 130350
55.	<b>Shivangan Properties Private Limited</b>	1335	<b>1899</b>	<b>10.0000</b>	<b>11.5000</b>	A.R.A - II, Kolkata	13 <sup>th</sup> April, 2013	5294/2013	Book No. I, CD Volume No. 17, Pages 3386 to 3410
		1333		<b>1.5000</b>		A.R.A - IV, Kolkata	20 <sup>th</sup> April, 2017	190403567/2017	Book No. I, CD Volume No. 1904 - 2017, Pages 130317 to 130350
56.	<b>Shivmani Conclave Private Limited</b>	1338	<b>2267</b>	<b>0.2250</b>	<b>4.6260</b>	A.R.A - IV, Kolkata	9 <sup>th</sup> October, 2015	190400992/2015	Book No. I, CD Volume No. 1904 - 2015, Pages 32582 to 32613
		1347		<b>1.9368</b>		A.R.A - IV, Kolkata	30 <sup>th</sup> March, 2017	190402901/2017	Book No. I, CD Volume No. 1904 - 2017, Pages 101699 to 101725
		1359		<b>2.4642</b>		A.R.A - IV, Kolkata	19 <sup>th</sup> September, 2016	190408815/2016	Book No. I, CD Volume No. 1904 - 2016, Pages 328278 to 328311
57.	<b>Snowball Infraplaza Private Limited</b>	1359	<b>2201</b>	<b>0.5772</b>	<b>7.1042</b>	A.R.A - IV, Kolkata	21 <sup>st</sup> September, 2015	190400370/2015	Book No. I, CD Volume No. 1904 - 2015, Pages 12705 to 12727
		1359		<b>1.1544</b>		A.R.A - IV, Kolkata	21 <sup>st</sup> September, 2015	190400372/2015	Book No. I, CD Volume No. 1904 - 2015, Pages 12751 to 12773
		1359		<b>1.1396</b>		A.R.A - IV, Kolkata	21 <sup>st</sup> September, 2015	190400373/2015	Book No. I, CD Volume No. 1904 - 2015, Pages 12797 to 12819

		1359		<b>0.5772</b>		A.R.A - IV, Kolkata	21 <sup>st</sup> September, 2015	19040037 7/ 2015	Book No. I, CD Volume No. 1904 - 2015, Pages 11916 to 11938
		1359		<b>1.2284</b>		A.R.A - IV, Kolkata	21 <sup>st</sup> September, 2015	19040037 5/ 2015	Book No. I, CD Volume No. 1904 - 2015, Pages 11962 to 11984
		1359		<b>1.1396</b>		A.R.A - IV, Kolkata	17 <sup>th</sup> March, 2015	19040265 8/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 101590 to 101616
		1352		<b>0.3888</b>					
		1353		<b>0.2441</b>		A.R.A - IV, Kolkata	7 <sup>th</sup> May, 2016	19040426 7/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 161408 to 161428
		1353		<b>0.0777</b>					
		1359		<b>0.5772</b>		A.R.A - IV, KOLKATA	2 <sup>nd</sup> February, 2017	19040083 7/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages 34341 to 34365
58.	<b>Solty Dealers Private Limited</b>	1338	<b>1713</b>	<b>6.0650</b>	<b>12.1300</b>	ADSR, Bidhannagar	22 <sup>nd</sup> September, 2010	09776/20 10	Book No. I, CD Volume No. 16, Pages 2936 to 2956
		1338		<b>6.0650</b>		ADSR, Bidhannagar	22 <sup>nd</sup> September, 2010	09771/20 10	Book No. I, CD Volume No. 16, Pages 2811 to 2831
59.	<b>Standard Commosales Private Limited</b>	1320	<b>1760</b>	<b>1.0842</b>	<b>11.6862</b>	A.R.A - II, Kolkata	25 <sup>th</sup> October, 2011	13821/20 11	Book No. I, CD Volume No. 54, Pages 1754 to 1771
		1336		<b>1.0842</b>					
		1320		<b>2.1658</b>		A.R.A - II, Kolkata	20 <sup>th</sup> January, 2012	00743/20 12	Book No. I, CD Volume No. 3, Pages 3616 to 3631
		1345		<b>0.8468</b>		A.R.A - II, Kolkata	21 <sup>st</sup> September, 2012	11944/20 12	Book No. I, CD Volume No. 47, Pages 2994 to 3016
		1320		<b>1.0842</b>					
		1336		<b>1.0842</b>		ADSR, Bidhannagar	4 <sup>th</sup> July, 2012	08604/20 12	Book No. I, CD Volume No. 12, Pages 7867 to 7881
		1320		<b>1.0842</b>					
		1336		<b>1.0842</b>		ADSR, Bidhannagar	4 <sup>th</sup> July, 2012	08605/20 12	Book No. I, CD Volume No. 12, Pages 7882 to

		1320		1.0842					7898
		1336		1.0842		A.R.A - II, Kolkata	24 <sup>th</sup> June, 2013	09245/20 13	Book No. I, CD Volume No. 28, Pages 2885 to 2907
60.	Subhdhan Commodal Private Limited	1338	1710	6.3000	11.3842	ADSR, Bidhanna gar	30 <sup>th</sup> July, 2010	07868/20 10	Book No. I, CD Volume No. 13, Pages 6048 to 6062
		1338		4.0000		ADSR, Bidhanna gar	3 <sup>rd</sup> August, 2010	07907/20 10	Book No. I, CD Volume No. 13, Pages 6890 to 6903
		1320		1.0842		A.R.A - IV, Kolkata	7 <sup>th</sup> July, 2017	19040697 4/2017	Book No. I, CD Volume No. 1904 - 2017, Page 251591 to 251625
61.	Subhshiv Developer s Private Limited	1359	2263	10.1000	10.1000	A.R.A - IV, Kolkata	2 <sup>nd</sup> Decemb er, 2016	19040157 1/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 57058 to 57090
62.	Suntown Constructi ons LLP	1351	2174	2.3330	9.0104	A.R.A - II, Kolkata	21 <sup>st</sup> August, 2015	19020910 4/ 2015	Book No. I, CD Volume No. 1902 - 2015, Pages 115396 to 115424
		1350		1.7490		A.R.A - II, Kolkata	21 <sup>st</sup> August, 2015	19020910 3/ 2015	Book No. I, CD Volume No. 1902 - 2015, Pages 115373 to 115395
		1359		4.9284		A.R.A - IV, Kolkata	19 <sup>th</sup> Sept ember, 2016	19040880 4/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 329176 to 329195
63.	Suntown Projects LLP	1342	2134	6.0000	12.0000	A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	05498/20 15	Book No. I, CD Volume No. 31, Pages 2404 to 2431
		1348		6.0000		A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	05496/20 15	Book No. I, CD Volume No. 31, Pages 2330 to 2352
64.	Thakdari Developer s LLP	1333	2144	1.3000	5.5000	A.R.A - II, Kolkata	1 <sup>st</sup> June, 2015	19020584 4/ 2015	Book No. I, CD Volume No. 1902 - 2015, Pages 10507 to 10532
		1338		4.2000		A.R.A - II, Kolkata	1 <sup>st</sup> June, 2015	19020584 3/	Book No. I, CD Volume No. 1902 -

								2015	2015, Pages 10482 to 10506
65.	Thakdari Real Estate LLP	1342	2136	6.0000	12.0000	A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	05499/2015	Book No. I, CD Volume No. 31, Pages 2404 to 2431
		1348		6.0000		A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	05500/2015	Book No. I, CD Volume No. 31, Pages 2432 to 2454
66.	Upfront Builders Private Limited	1338	2269	7.2080	11.3486	A.R.A - IV, Kolkata	9 <sup>th</sup> March, 2016	190402549/2016	Book No. I, CD Volume No. 1904 - 2016, Pages 89432 to 89465
		1349, 1350 & 1351		1.1961		A.R.A - IV, Kolkata	17 <sup>th</sup> March, 2016	190402657/2016	Book No. I, CD Volume No. 1904 - 2016, Pages 101617 to 101644
		1349, 1350 & 1351		0.5940		A.R.A - IV, Kolkata	24 <sup>th</sup> March, 2016	190402921/2016	Book No. I, CD Volume No. 1904 - 2016, Pages 109576 to 109609
		1349, 1350, 1351 & 1359		2.3505		A.R.A - IV, Kolkata	2 <sup>nd</sup> May, 2017	190406119/2017	Book No. I, CD Volume No. 1904 - 2017, Pages 229574 to 229603
67.	Vedini Infracon LLP	1338	2133	6.0000	12.0000	A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04981/2015	Book No. I, CD Volume No.28, Pages 3139 to 3163
		1345		3.0000		A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04972/2015	Book No. I, CD Volume No.28, Pages 2940 to 2963
		1348		3.0000		A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04977/2015	Book No. I, CD Volume No.28, Pages 3059 to 3082
68.	Winsome Estates Private Limited	1342	1856	5.8310	11.6620	A.R.A - II, Kolkata	6 <sup>th</sup> September, 2012	11435/2012	Book No. I, CD Volume No. 45, Pages 81 to 98
		1342		5.8310		A.R.A - II, Kolkata	6 <sup>th</sup> September, 2012	11434/2012	Book No. I, CD Volume No. 45, Pages 63 to 80

69.	<b>Workswell Infra LLP</b>	1339	<b>2344</b>	<b>12.3550</b>	<b>12.3550</b>	A.R.A - IV, Kolkata	6 <sup>th</sup> December, 2016	190411188/2016	Book No. I, CD Volume No. 1904 - 2016, Pages 409467 to 409492
70.	<b>Worldwyn Estates Private Limited</b>	1345	<b>1858</b>	<b>9.3844</b>	<b>9.3844</b>	A.R.A - II, Kolkata	6 <sup>th</sup> September, 2012	11436/2012	Book No. I, CD Volume No. 45, Pages 99 to 115
		1345				A.R.A - II, Kolkata	6 <sup>th</sup> September, 2012	11437/2012	Book No. I, CD Volume No. 45, Pages 116 to 132
		1345				A.R.A - II, Kolkata	6 <sup>th</sup> September, 2012	11439/2012	Book No. I, CD Volume No. 45, Pages 151 to 167
71.	<b>Yashvi Real Estates LLP</b>	446	<b>2108</b>	<b>3.4000</b>	<b>12.2000</b>	A.R.A - II, Kolkata	12 <sup>th</sup> December, 2014	15494/2014	Book No. I, CD Volume No. 77, Pages 3760 to 3783
		446		<b>3.4000</b>		A.R.A - II, Kolkata	12 <sup>th</sup> December, 2014	15496/2014	Book No. I, CD Volume No. 77, Pages 3808 to 3831
		446		<b>3.4000</b>		A.R.A - II, Kolkata	12 <sup>th</sup> December, 2014	15497/2014	Book No. I, CD Volume No. 77, Pages 3832 to 3853
		1345		<b>2.0000</b>		A.R.A - II, Kolkata	24 <sup>th</sup> August, 2015	190209232/2015	Book No. I, CD Volume No. 1902 - 2015, Pages 116429 to 116454
72	<b>Petunia Enclave (P) Ltd</b>	1359		<b>10.1000</b>	<b>10.1000</b>	A.R.A - IV, Kolkata	12-Feb-2016	190401447 / 2016	Book No. I, CD Volume No. 1904 -2016, Page 54128 to 54161.
73	<b>Ramadhuta Builders (P) Ltd</b>	1359		<b>10.1000</b>	<b>10.1000</b>	A.R.A - IV, Kolkata	12-Feb-2016	190401442/ 2016	Book No. I, CD Volume No. 1904 -2016, Page 54290 to 54323
74	<b>Snowball Skyscraper (P) Ltd</b>	1359		<b>10.1000</b>	<b>10.1000</b>	A.R.A - IV, Kolkata	12-Feb-2016	190401446/ 2016	Book No. I, CD Volume No. 1904 -2016, Page 54162 to 54195
75	<b>Fairblink Infraproject LLP</b>	1349	<b>2200</b>	<b>1.9875</b>	<b>8.2282</b>	A.R.A - I, Kolkata	18-Sep-2015	190400330 /2015	Book No. I, CD Volume No. 1904 -2015, Page 10304 to 10330

		1349, 1350 & 1351		<b>1.281 3</b>		A.R.A - IV, Kolkata	21-Sep- 2015	19040037 4 /2015	Book No. I, CD Volume No. 1904 -2015, Page 12820 to 12842
		1349, 1350 & 1351		<b>1.196 5</b>		A.R.A - IV, Kolkata	21-Sep- 2015	19040037 6 /2015	Book No. I, CD Volume No. 1904 -2015, Page 11939 to 11961
		1349, 1350 & 1351		<b>0.596 5</b>		A.R.A - IV, Kolkata	21-Sep- 2015	19040036 7 /2015	Book No. I, CD Volume No. 1904 -2015, Page 12649 to 12671
		1349, 1350 & 1351		<b>0.569 9</b>		A.R.A - IV, Kolkata	21-Sep- 2015	19040036 9 /2015	Book No. I, CD Volume No. 1904 -2015, Page 12682 to 12704
		1349, 1350 & 1351		<b>1.1965</b>		A.R.A - IV, Kolkata	21-Sep- 2015	19040037 1 /2015	Book No. I, CD Volume No. 1904 -2015, Page 12728 to 12750
		1358		<b>1.4000</b>		A.R.A - IV, Kolkata	19-Feb- 2016	19040163 2 /2016	Book No. I, CD Volume No. 1904 -2016, Page 64326 to 64354
76	<b>Gloxinia Infraplaza LLP</b>	1349	<b>2265</b>	<b>1.9850</b>	<b>6.9850</b>	A.R.A - IV, Kolkata	12-Feb- 2016	19040143 5/ 2016	Book No. I, CD Volume No. 1904 -2016, Page 54485 to 54513
		1357		<b>5.0000</b>		A.R.A - IV, Kolkata	12-Feb- 2016	19040144 1/ 2016	Book No. I, CD Volume No. 1904 -2016, Page 54324 to 54353
77	<b>Blue Arrow Buildcon (P) Ltd</b>	1357	<b>2256</b>	<b>10.0000</b>	<b>10.0000</b>	A.R.A - IV, Kolkata	12-Feb- 2016	19040144 8/ 2016	Book No. I, CD Volume No. 1904 -2016, Page 54098 to 54127
78	<b>Glasseye Infraplaza (P) Ltd</b>	1357	<b>2252</b>	<b>10.0000</b>	<b>10.0000</b>	A.R.A - IV, Kolkata	12-Feb- 2016	19040143 9/ 2016	Book No. I, CD Volume No. 1904 -2016, Page 54451 to 54484
79	<b>Petunia Nirman LLP</b>	1358	<b>2254</b>	<b>8.4000</b>	<b>8.4000</b>	A.R.A - IV, Kolkata	12-Feb- 2016	19040143 7/ 2016	Book No. I, CD Volume No. 1904 -2016, Page 54388 to 54418
80	<b>Santainath Infraprojec ts LLP</b>	1358	<b>2171</b>	<b>4.2000</b>	<b>12.2000</b>	A.R.A - II, Kolkata	29- Jun-	19020678 4/ 2015	Book No. I, CD Volume No. 1902 -2015, Page



							2015		26161 to 26192
		1358		<b>4.0000</b>		A.R.A - II, Kolkata	30- Jun- 2015	19020678 2 /2015	Book No. I, CD Volume No. 1902 -2015, Page 24549 to 24574
		1358		<b>4.0000</b>		A.R.A - II, Kolkata	30- Jun- 2015	19020678 3/ 2015	Book No. I, CD Volume No. 1902 -2015, Page 24523 to 24548
81	<b>Plentyvalley Properties (P) Ltd</b>	1358	<b>2255</b>	<b>10.0000</b>	<b>10.0000</b>	A.R.A - IV, Kolkata	12-Feb- 2016	19040144 0/ 2016	Book No. I, CD Volume No. 1904 -2016, Page 54354 to 54387
82	<b>Sanjay Jain</b>	1338	<b>1686</b>	<b>4.0416</b>	<b>12.3966</b>	ADSR, Bidhanna gar	07.05.2 010	4712/201 0	Book No. I, CD Vol. 8, Page 336 to 361
		1338		<b>8.3550</b>		A.R.A – IV, Kolkata	12.11.2 016	19041067 0/ 2016	Book No. I, CD Vol. 1904-2016, Page 395078 to 395098
83	<b>Suman Jain</b>	1338	<b>2378</b>	<b>4.3134</b>	<b>4.3134</b>	A.R.A – IV, Kolkata	27.10.2 016	19041019 9/ 2016	Book No. I, CD Vol. 1904-2016, Page 378211 to 378231
84	<b>Blue Light Villa (P) Ltd</b>	1359	<b>2259</b>	<b>10.1000</b>	<b>10.1000</b>	A.R.A - IV, Kolkata	12-Feb- 2016	19040144 3 /2016	Book No. I, CD Volume No. 1904 -2016, Page 54258 to 54289
85	<b>Lily Niwas (P) Ltd</b>	447	<b>1665</b>	<b>1.8600</b>	<b>12.3487</b>	ADSR, Bidhanna gar	31-Dec- 2010	00054/20 11	Book No. I, CD Volume No. 1, Page 1107 to 1125
				<b>3.5220</b>		ADSR, Bidhanna gar	7-Jan- 2011	00186/20 11	Book No. I, CD Volume No. 1, Page 4397 to 4411
				<b>3.1000</b>		ADSR, Bidhanna gar	9-Mar- 2011	02986/20 11	Book No. I, CD Volume No. 5, Page 10350 to 10367
		1333		<b>3.0334</b>		A.R.A - IV, Kolkata	13.08.2 016	19040775 0/ 2016	Book No. I, CD Volume No. 1904-2016, Page 283585 to 283610
86	<b>Shivmani Promoters (P) Ltd</b>	1359	<b>2258</b>	<b>9.8568</b>	<b>9.8568</b>	A.R.A - IV, Kolkata	12-Feb- 2016	19040143 4/ 2016	Book No. I, CD Volume No. 1904 -2016, Page

**THE SECOND SCHEDULE ABOVE REFERRED TO: PART I****(APARTMENT)**

**All That** the Residential Flat / Apartment bearing No.23 containing a **Carpet Area** of \_\_\_\_\_ Square Feet [**Built-up Area** whereof being \_\_\_\_\_ Square Feet] more or less on the twenty-third **floor** of the **Tower Building** at the Phase III/said Premises described in the **First Schedule** hereinabove written and shown in the **Second Plan** annexed hereto, duly bordered thereon in **“Red”** TOGETHER WITH \_\_\_ number of Carparking Space at the \_\_\_\_ Floor Level exact location showing the Third Plan annexed hereto.

**THE SECOND SCHEDULE ABOVE REFERRED TO: PART II****(FLOOR PLAN)****THE THIRD SCHEDULE ABOVE REFERRED TO****PART-I****(Common Areas and Installations)**

SI No.	Tower/Outdoor	Floor	Amenities
1.	T-11	Ground	Squash Court, Reception, Waiting Lounge, Fitness Room and Change Room
2.	Outdoor	Ground	Outdoor Gymnasium, Yoga/Meditation zone, Badminton Court, Beach Volley ball, Tennis Court, Basketball Court, Rock climbing, Acupressure/Foot Reflexology, Bamboo forest, outdoor seating

**PART II****(PROJECT COMMON AREAS, AMENITIES & FACILITIES)**

SI No.	Tower/Outdoor	Floor	Amenities
1	MLCP	Ground	Multipurpose Hall
2	T-1	Ground	Convenience, administration, recreation facilities
3	T-2	Ground	Health and recreation facilities

4	T-3	7 <sup>th</sup>	Games and recreation facilities
5	T-4	7 <sup>th</sup>	Games and recreation facilities
6	T-5	7 <sup>th</sup>	Guest Room
7	T-7	7 <sup>th</sup>	Games and recreation facilities
8	T-9	Ground	Indoor seating
		7 <sup>th</sup>	Games and recreation facilities
9	T-10	Ground	Administration & recreation facilities
10	Outdoor		Games courts, outdoor pool, recreation, landscaping, outdoor seating

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**

**(Common Expenses)**

1. Repairing rebuilding repainting improving or other treating as necessary and keeping the Project and every exterior part thereof in good and substantial repairs order and condition and renewing and replacing all worn or damaged parts thereof.
2. Painting with quality paint as often as may (in the opinion of the Association) be necessary and in a proper and workmanlike manner all the wood metal stone and other work of the Project and the external surfaces of all exterior doors of the Building and decorating and colouring all such parts of the Project as usually are or ought to be.
3. Keeping the gardens and grounds of the Project generally in a neat and tidy condition and tending and renewing all lawns flowers beds shrubs trees forming part thereof as necessary and maintaining repairing and where necessary reinstating any boundary wall hedge or fence.
4. Keeping the private road in good repair and clean and tidy and edged where necessary and clearing the drive way when necessary.
5. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers forming part of the Project.
6. Paying such workers as may be necessary in connection with the upkeep of the Project.
7. Insuring any risks.
8. Cleaning as necessary the external walls and windows in the Project as may be necessary keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the building.
9. Cleaning as necessary of the areas forming part of the Project.
10. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time of the maintained Project and providing such additional lighting apparatus as the Association may think fit.
11. Maintaining and operating the lifts.
12. Providing and arranging for the emptying receptacles for rubbish.

13. Paying all rates taxes duties charges assessments and outgoings whatsoever (whether central state or local) assessed charged or imposed upon or payable in respect of the Building(s) or Common Areas or any part thereof excepting in so far as the same are the responsibility of the individual Purchaser(s) / occupiers of the Project.
14. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to any individual Purchaser/occupier of Project.
15. Generally managing and administering the development and protecting the amenities in the Project and for that purpose employing any contractor and enforcing or attempting to enforce the observance of the covenants on the part of any of the occupants of the Project.
16. Employing qualified accountant for the purpose of auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.
17. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and bye-laws made thereunder relating to the Project.
18. Insurance of fire fighting appliances and other equipment for common use and maintenance renewal and insurance of the common television aerials and such other equipment as the Association may from time to time consider necessary for the carrying out of the acts and things mentioned in this Schedule.
19. Administering the management company staff and complying with all relevant statutes and regulations and orders thereunder and employing suitable persons or firm to deal with these matters.
20. The provision for maintenance and renewal of any other equipment and the provision of any other service which in the option of the Association it is reasonable to provide.
21. In such time to be fixed annually as shall be estimated by the Association (whose decision shall be final) to provide a reserve fund for items of expenditure referred to this Schedule to be or expected to be incurred at any time.
22. The said reserve fund shall be kept in separate account and the interest thereon or income from the said fund shall be held by the Association and shall only be applied in accordance with unanimous or majority decision of the members of the Association and with the terms of this Schedule.
23. The Purchaser (s) under the scope of these presents undertakes to reimburse and / or pay the proportionate charges towards the diesel expenses for providing substitute backup for electricity in the form of generator services to the extent of such proportionate KVA load allocated and / or taken by the Purchaser(s) herein in respect of their unit in the Project and such expenses incurred shall be reflected and / or incorporated in a separate bill which shall be raised on every English calendar month. In the event if any Purchasers makes a default in making such payment for consecutive two months in such a situation the Association shall have the unfettered right to withdraw such facility without giving any prior notice or intimation whatsoever. Be it further stated herein that these charges shall have to be borne by the Purchaser(s) herein over and above the monthly maintenance charges

**THE FIFTH SCHEDULE ABOVE REFERRED TO:****(Easements)**

1. The Purchaser shall be entitled to all rights privileges vertical and lateral easements quasi-easements appendages and appurtenances whatsoever belonging to or in any way appertaining to the said Apartment as usually held used occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto **Excepting And Reserving** unto the Promoter and/or the other occupiers of the said Project and the Maintenance In- Charge the rights easements quasi easements privileges and appurtenances hereinafter morefully and particularly setforth in the **Sixth Schedule** hereto and also elsewhere herein contained.
2. The right of access and way in common with the Promoter and/or other occupiers of the said Project at all times and for all normal lawful purposes connected with the use and enjoyment of the common areas and installations.
3. The right of way in common as aforesaid at all times and for all purposes connected with reasonable use and enjoyment of the said Apartment **Provided Always** and it is hereby declared that nothing herein contained shall permit the Purchaser or any person deriving title under him or his servants agents and invitees to obstruct in any way by vehicles, deposit of materials rubbish or otherwise the free passage of other person or persons including the Promoter and/or other occupiers of the said Project and the Maintenance In-charge entitled to such way as aforesaid.
4. The right of protection of the said Apartment by and from all parts of the Building so far as they now protect the same.
5. The right of flow in common as aforesaid of electricity water and waste or soil from and to the said Apartment through pipes drains wires and conduits lying or

being in under through or over the other parts of the Building so far as may be reasonably necessary for the beneficial use occupation and enjoyment of the said Apartment.

6. The right of the Purchaser with or without workmen and necessary materials to enter from time to time upon the other parts of the Project for the purpose of rebuilding, repairing, replacing or cleaning so far as may be necessary such pipes drains wires and conduits as aforesaid and also for the purpose of rebuilding, repairing, replacing or cleaning any part or parts of the Building and the Common Areas and Installations insofar as such rebuilding repairing replacing or cleaning as aforesaid cannot be reasonably carried out without such entry and in all such cases excepting in emergent situation upon giving forty-eight hours previous notice in writing of his intention so to enter to the Promoter and/or Maintenance- In-Charge and/or the occupier affected thereby.

**THE SIXTH SCHEDULE ABOVE REFERRED TO:**

**(Easements excepted out of the sale and reserved for the Promoter and persons deriving title through or under the Promoter)**

The undermentioned rights easements quasi easements and privileges appertaining to the Premises shall be excepted and reserved for the Promoter and/or the Maintenance In-charge and/or the other occupiers of the Project:

1. The right of access and way in common with the Purchaser and/or other person or persons entitled to the other part or parts of the Project and the Premises at all times and for all purposes connected with the use and enjoyment of the common areas installations and facilities.
2. The right of flow in common with the Purchaser and other person or persons as aforesaid of electricity water and waste or soil from and to any part (other than the said Apartment ) of the other part or parts of the Project and the Premises through pipes drains wires conduits lying or being in under through or over the

said Apartment and all other parts of the Project and the Premises as far as may be reasonably necessary for the beneficial use occupation and enjoyment of other part or parts of the Project and the Premises subject to the other provisions elsewhere herein contained.

3. The right of protection of other part or parts of the Building / Project and the Premises by all parts of the said Apartment so far as they now protect the same.
4. The right as might otherwise become vested in the Purchaser by means of any of the structural alterations or otherwise in any manner to lessen or diminish the normal enjoyment by other part or parts of the Project and the Premises.
5. The right with or without workmen and necessary materials to enter from time to time upon the said Apartment for the purpose of rebuilding, repairing, replacing or cleaning so far as may be necessary such pipes drains wires and conduits as aforesaid provided always that except in emergentsituation the Promoter, the Maintenance-In-Charge and the occupiers of other part or parts of the Project shall give to the Purchaser a prior forty- eight hours written notice of its or their intention for such entry as aforesaid.

**RECEIPT AND MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Purchaser  
 the within mentioned sum of Rs. \_\_\_\_\_/-  
**(Rupees \_\_\_\_\_) only** being the  
 consideration in full payable under these presents  
 to the Promoter by cheques / pay order / demand  
 draft and/or by a RTGS :

**MEMO OF CONSIDERATION:**

<b>(i)</b>		
	<b>TOTAL</b>	

(Rupees \_\_\_\_\_) only

**Witness:**



**Annexure "A"**

**A. PREMISES / SAID PREMISES** shall mean the divided and demarcated portion of ALL THAT piece and parcel of land containing an area of measuring about 27 Bighas 7 Cottahs 6 Chittacks 11 Sq. ft. (more or less) equivalent to 36614.73 sq. mt. (physical area 36612.64 sq. mt.), having buildings and structures having dwelling units, passage, boundary walls etc. R.S. and L.R. Dag Nos. 444/1477 (Earlier 444 (P)), 446, 447/1472 (earlier 447 (P)), 1317, 1319, 1320, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1341/1471 (earlier 1341 (P)), 1342, 1343/1473 (earlier 1343 (P)), 1344/1474 (earlier 1344 (P)), 1345/1475 (earlier 1345 (P)), 1346/1478 (earlier 1346 (P)), 1347, 1348, 1349, 1350, 1351, 1352, 1353/1479(Earlier 1353 (P)), 1354, 1355, 1356, 1357, 1358 and 1359, under L.R. Khatian Nos. 1665, 1686, 1709, 1710, 1711, 1713, 1759, 1760, 1761, 1775, 1856, 1857, 1858, 1866, 1897, 1899, 1900, 1908, 1909, 1939, 1956, 1957, 1960, 1961, 1985, 2002, 2017, 2108, 2109, 2131, 2132, 2133, 2134, 2135, 2136, 2138, 2139, 2142, 2143, 2144, 2171, 2174, 2199, 2200, 2201, 2202, 2229, 2230, 2232, 2233, 2245, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2301, 2303, 2305, 2306, 2307, 2326, 2340, 2341, 2342, 2344, 2345, 2361, 2369 ,2378 , 2433 and 2432 in Mouza – Thakdari, J.L. No. 19, Touzi No. 145, RS No. 216, under Bidhannagar municipal Corporation, Being Municipal Ward No. 27, P.S. New Town, District – North 24 Parganas, West Bengal more or less, morefully and particularly mentioned and described in **PART-I of the FIRST SCHEDULE**;

B. ALL THAT piece and parcel of land containing an area of measuring about 7903.38 sq.mt. having buildings and structures, dwelling units, passage, boundary walls etc. R.S. & L.R. Dag Nos. 1338 (PART), 1339 (PART), 1347(PART), 1341/1471(PART), 1345/1475, 1342, 1344/1474, 1343/1473, 446(PART), 444/1477, 447/1472,underL.R.KhatianNos. 1686, 1709, 1710, 1711, 1712, 1713, 1761, 1775,

1900, 1908, 1909, 2132, 2133, 2144, 2232, 2267, 2268, 2269, 2372, 1960, 2199, 2232, 2344, 2345, 1939, 1956, 1957, 1961, 1985, 2002, 2131, 2138, 2340, 2002, 2361, 1856, 1857, 1897, 2134, 2135, 2136, 2139, 2307, 2341, 2342, 1760, 1858, 2108, 2109, 2131, 2133, 1956, 1957, 2108, 2109, 1665 in Mouza – Thakdari, J.L. No. 19, Touzi No. 145, RS No. 216, under Bidhannagar Municipal Corporation, Being Municipal Ward No. 27, P.S. New Town, District – North 24 Parganas, West Bengal

**C. ALLOTTEES / PURCHASERS** according to the context shall mean the persons who for the time being, own any Apartment in the Project or have agreed to purchase the same and have taken possession thereof (including the Promoter for those Apartments and other constructed spaces not alienated by it and/or reserved and/or retained by it for its own exclusive use).

**D. COMMON AREAS AND INSTALLATIONS** shall mean the common areas installations and facilities in and for the said Premises mentioned and specified in the **THIRD SCHEDULE** and expressed by the Promoter for common use and enjoyment of the Purchasers **BUT** shall not include the parking spaces, roofs/terraces at different floor levels attached to any particular Flat / Apartment or Flats / Apartments, Sky Balconies attached to any particular Flat / Apartment or Flats / Apartments.

**E. COMMON EXPENSES** shall mean and include all expenses for the maintenance management upkeep and administration of the said Premises and the Buildings and in particular the Common Areas and Installations and rendition of common services in common to the Purchaser and all other expenses for the common purposes (including those mentioned in the **FOURTH SCHEDULE**) to be borne paid contributed and shared by the Purchasers.

**F. COMMON PURPOSES** shall mean and include the purposes of managing maintaining and upkeeping the Buildings and the said Premises and in particular the Common Areas and Installations, rendition of common services in common to the Purchasers, collection and disbursement of the Common Expenses and

administering and dealing with the matters of common interest of the Purchasers and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective units exclusively and the Common Areas and Installations in common.

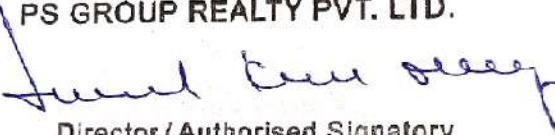
**G. CARPET AREA** according to the context shall mean the net usable floor area of any Flat / Apartment, excluding the area covered by external walls, areas under service shafts (if any), exclusive balcony or verandah or exclusive open terrace area, but includes the area covered by the internal partition walls of the Flat / Apartment;

**H. MAINTENANCE COMPANY** shall mean any Company incorporated under any provision of the Companies Act, 2013 or an Association or a Syndicate / Committee or a Society or a Firm or any other Entity that maybe formed by the Promoter in accordance with the Real Estate Laws applicable to the project for the common purposes having such rules regulations byelaws and restrictions as be deemed proper and necessary by the Promoter in its absolute discretion.

**I. MAINTENANCE IN-CHARGE** shall upon formation of the Maintenance Company and its taking over charge of the acts relating to the Common Purposes from the Promoter shall mean the Maintenance Company and till such time the Maintenance Company is formed and takes over charge of the acts relating to the Common Purposes shall mean the Promoter.

**J.** Words importing **SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa.

**K.** Words importing **MASCULINE GENDER** shall include the **FEMININE GENDER** and **NEUTER GENDER**; similarly words importing **FEMININE GENDER** shall include **MASCULINE GENDER** and **NEUTER GENDER**; Likewise **NEUTER GENDER** shall include **MASCULINE GENDER** and **FEMININE GENDER**

PS GROUP REALTY PVT. LTD.  
  
 Director / Authorised Signatory