

AGREEMENT FOR SALE

This Agreement for Sale (**Agreement**) executed on this
, 20

day of

BY AND BETWEEN

THE OWNERS NAMED HEREIN BELOW:

- 1 Everline Abasan LLP (AAHFE1431A)
- 2 Everline Avas LLP (AAHFE1440R)
- 3 Everline Buildcon LLP (AAHFE1432D)
- 4 Everline Builders LLP (AAHFE1427E)
- 5 Everline Conclave LLP (AAHFE1426F)
- 6 Everline Constech LLP (AAHFE1430B)
- 7 Everline Construction LLP (AAHFE1425G)
- 8 Everline Enclave LLP (AAHFE1435E)
- 9 Everline Estates LLP (AAHFE1434F)
- 10 Everline Highrise LLP (AAHFE1433C)
- 11 Everline Homes LLP (AAHFE1479L)
- 12 Everline Niketan LLP (AAHFE1429L)
- 13 Everline Nirman LLP (AAHFE1428M)
- 14 Everline Promoters LLP (AAHFE1437G)
- 15 Everline Residency LLP (AAHFE1436H)
- 16 Everline Towers LLP (AAHFE1439J)
- 17 Everline Villa LLP (AAHFE1438K)
- 18 Snowline Abasan LLP (ADRFS3673D)
- 19 Snowline Apartments LLP (ADRFS3670A)
- 20 Snowline Brick LLP (ADRFS3676G)
- 21 Snowline Buildcon LLP (ADRFS3660G)
- 22 Snowline Conclave LLP (ADRFS3663F)
- 23 Snowline Enclave LLP (ADRFS3677H)
- 24 Snowline Estates LLP (ADRFS3664C)
- 25 Snowline Highrise LLP (ADRFS3661H)
- 26 Snowline Homes LLP (ADRFS3665D)
- 27 Snowline Housing LLP (ADRFS6210Q)
- 28 Snowline Niketan LLP (ADRFS3671B)
- 29 Snowline Nivas LLP (ADRFS3674E)
- 30 Snowline Promoters LLP (ADRFS3679K)
- 31 Snowline Properties LLP (ADRFS3666A)
- 32 Snowline Realtors LLP (ADRFS3678J)
- 33 Snowline Residency LLP (ADRFS3662E)
- 34 Snowline Towers LLP (ADRFS3675F)

- 35 Snowline Villa LLP (ADRFS3672C)
- 36 Viewline Abasan LLP (AAQFV5590C)
- 37 Viewline Ashiyana LLP (AAQFV5588E)
- 38 Viewline Buildcon LLP (AAQFV5581P)
- 39 Viewline Builders LLP (AAQFV5579H)
- 40 Viewline Constech LLP (AAQFV5577K)
- 41 Viewline Estates LLP (AAQFV5638K)
- 42 Viewline Heights LLP (AAQFV5582Q)
- 43 Viewline Highrise LLP (AAQFV5587M)
- 44 Viewline Housing LLP (AAQFV5583R)
- 45 Viewline Niketan LLP (AAQFV5578G)
- 46 Viewline Projects LLP (AAQFV5585K)
- 47 Viewline Promoters LLP (AAQFV5591D)
- 48 Viewline Properties LLP (AAQFV5589F)
- 49 Viewline Residency LLP (AAQFV5580N)
- 50 Viewline Villa LLP (AAQFV5586L)
- 51 Albatross Biocrop LLP (ABAF9649J)
- 52 Fastgrow Buildcon LLP (AAGFF8828B)
- 53 Fastgrow Buildings LLP (AAGFF8831L)
- 54 Fastgrow Concrete LLP (AAGFF8829A)
- 55 Fastgrow Designs LLP (AAGFF8832K)
- 56 Fastgrow Home Constructions LLP (AAGFF8833J)
- 57 Prime Conclave LLP (AAYFP2616H)
- 58 Prime Construction LLP (AAYFP2613C)
- 59 Prime Destinations LLP (AAYFP2618K)
- 60 Prime Fast Housing LLP (AAYFP2617G)
- 61 Prime Niketan LLP (AAYFP2614F)
- 62 Fastgrow Amenities LLP (AAHFF2969G)
- 63 Supervalue Constructions Private Limited (AABCE8121C)
- 64 Fastgrow Avenues LLP (AAHFF2978B)
- 65 Fastgrow Constech LLP (AAHFF2972M)
- 66 Fastgrow Developers LLP (AAHFF2973L)
- 67 Fastgrow Galaxy LLP (AAHFF2971J)
- 68 Fastgrow Greenview LLP (AAHFF2979A)
- 69 Fastgrow Heritage LLP (AAHFF2974P)
- 70 Fastgrow Landmark LLP (AAHFF2980M)
- 71 Fastgrow Living LLP (AAHFF2981L)
- 72 Fastgrow Lodging LLP (AAHFF2975N)
- 73 Fastgrow Niketan LLP (AAHFF2976R)
- 74 Fastgrow Residency LLP (AAHFF2982K)
- 75 Fastgrow Residential LLP (AAHFF2977Q)
- 76 Fastgrow Skytowers LLP (AAHFF2983J)
- 77 Prime Amenities LLP (AAZFP2411K)

- 78 Prime Apartments LLP (AAZFP2424L)
- 79 Prime Atmosphere LLP (AAZFP2412L)
- 80 Prime Avas LLP (AAZFP2413M)
- 81 Prime Constech LLP (AAZFP2425M)
- 82 Prime Dimensions LLP (AAZFP2426J)
- 83 Prime Eco-Builders LLP (AAZFP2415P)
- 84 Prime Ecospace LLP (AAZFP2422N)
- 85 Prime Fast Ashiyana LLP (AAZFP2427K)
- 86 Prime Fast Designs LLP (AAZFP2416Q)
- 87 Prime Fast Enclave LLP (AAZFP2414N)
- 88 Prime Fast Galaxy LLP (AAZFP2417R)
- 89 Prime Fast Heritage LLP (AAZFP2428G)
- 90 Prime Fast Highrise LLP (AAZFP3165G)
- 91 Prime Fast Homes LLP (AAZFP2522M)
- 92 Prime Fast Landmark LLP (AAZFP2419B)
- 93 Prime Fast Niketan LLP (AAZFP2429H)
- 94 Prime Fast Paradise LLP (AAZFP2430N)
- 95 Prime Fast Parkview LLP (AAZFP2420Q)
- 96 Prime Fast Residency LLP (AAZFP2431P)
- 97 Prime Fast Residential LLP (AAZFP2432Q)
- 98 Prime Fast Villa LLP (AAZFP2421R)
- 99 Prime Horizon LLP (AAZFP2433R)
- 100 Prime Lakeview LLP (AAZFP2423P)
- 101 Prime Parkview LLP (AAZFP2418A)
- 102 Fast Home Amenities LLP (AAHFF2459B)
- 103 Fast Home Atmosphere LLP (AAHFF2460L)
- 104 Fast Home Constech LLP (AAHFF2463K)
- 105 Fast Home Creative LLP (AAHFF2441B)
- 106 Fast Home Designs LLP (AAHFF2442C)
- 107 Fast Home Developers LLP (AAHFF2443D)
- 108 Fast Home Dimensions LLP (AAHFF2444E)
- 109 Fast Home Enclave LLP (AAHFF2461M)
- 110 Fast Home Galaxy LLP (AAHFF2445F)
- 111 Fast Home Highrise LLP (AAHFF2462J)
- 112 Fast Home Iconic LLP (AAHFF2446G)
- 113 Fast Home Niketan LLP (AAHFF2464Q)
- 114 Fast Home Paradise LLP (AAHFF2447H)
- 115 Fastgrow Bricks LLP (AAHFF2448J)
- 116 Fastgrow Citylights LLP (AAHFF2465R)
- 117 Fastgrow Connect LLP (AAHFF2449K)
- 118 Fastgrow Dream Home LLP (AAHFF2466N)
- 119 Fastgrow Dwelling LLP (AAHFF2467P)
- 120 Fastgrow Elite Property LLP (AAHFF2450J)

- 121 Fastgrow Empire LLP (AAHFF2451K)
- 122 Fastgrow Iconic LLP (AAHFF2452L)
- 123 Fastgrow Legacy LLP (AAHFF2453M)
- 124 Fastgrow Lighthouse LLP (AAHFF2454N)
- 125 Fastgrow Luxe Living LLP (AAHFF2470N)
- 126 Fastgrow Majestic LLP (AAHFF2468C)
- 127 Fastgrow Modern Realty LLP (AAHFF2455P)
- 128 Fastgrow Nest LLP (AAHFF2456Q)
- 129 Fastgrow Northwood LLP (AAHFF2469D)
- 130 Fastgrow Smart Homes LLP (AAHFF2471P)
- 131 Fastgrow Sweet Living LLP (AAHFF2472Q)
- 132 Fastgrow Township LLP (AAHFF2473R)
- 133 Fastgrow Ultima LLP (AAHFF2458A)
- 134 Fastgrow Urban LLP (AAHFF2474J)
- 135 Fastgrow Voyage Realty LLP (AAHFF2457R)
- 136 Home Citylights LLP (AANFH2394H)
- 137 Superfast Abasan LLP (AEJFS3695E)
- 138 Superfast Advisory LLP (AEJFS5023E)
- 139 Superfast Amenities LLP (AEJFS5050D)
- 140 Superfast Anchor LLP (AEJFS5021G)
- 141 Superfast Apartments LLP (AEJFS4317K)
- 142 Superfast Ashiyana LLP (AEJFS3694F)
- 143 Superfast Atmosphere LLP (AEJFS5362L)
- 144 Superfast Attractive LLP (AEJFS5343B)
- 145 Superfast Avas LLP (AEJFS5053A)
- 146 Superfast Avenues LLP (AEJFS5052B)
- 147 Superfast Awasan LLP (AEJFS5057E)
- 148 Superfast Brick LLP (AEJFS5055G)
- 149 Superfast Buildcon LLP (AEJFS5036D)
- 150 Superfast Buildings LLP (AEJFS5020H)
- 151 Superfast Castel LLP (AEJFS5022F)
- 152 Superfast Citylights LLP (AEJFS5061A)
- 153 Superfast Commercial LLP (AEJFS5054H)
- 154 Superfast Commodeal LLP (AEJFS5086D)
- 155 Superfast Conclave LLP (AEJFS5017G)
- 156 Superfast Concrete LLP (AEJFS5062D)
- 157 Superfast Connect LLP (AEJFS5063C)
- 158 Superfast Constech LLP (AEJFS3700A)
- 159 Superfast Creative LLP (AEJFS5028R)
- 160 Superfast Dealtrade LLP (AEJFS5085A)
- 161 Superfast Deluxe LLP (AEJFS5043J)
- 162 Superfast Designs LLP (AEJFS6100E)
- 163 Superfast Devcon LLP (AEJFS5040M)

- 164 Superfast Developers LLP (AEJFS5025C)
- 165 Superfast Dimension LLP (AEJFS5067G)
- 166 Superfast Divine LLP (AEJFS5068K)
- 167 Superfast Dream Home LLP (AEJFS5341D)
- 168 Superfast Dwelling LLP (AEJFS5064F)
- 169 Superfast Eco-Builders LLP (AEJFS5364N)
- 170 Superfast Ecospace LLP (AEJFS5029Q)
- 171 Superfast Elite Properties LLP (AEJFS5065E)
- 172 Superfast Empire LLP (AEJFS5026B)
- 173 Superfast Enclave LLP (AEJFS4628B)
- 174 Superfast Estate LLP (AEJFS3701B)
- 175 Superfast Everline LLP (AEJFS5083G)
- 176 Superfast Exim LLP (AEJFS6105B)
- 177 Superfast Galaxy LLP (AEJFS3703D)
- 178 Superfast Goodshine LLP (AEJFS5039N)
- 179 Superfast Granite LLP (AEJFS5084B)
- 180 Superfast Greenview LLP (AEJFS5042K)
- 181 Superfast Heavens LLP (AEJFS5044R)
- 182 Superfast Heights LLP (AEJFS5030F)
- 183 Superfast Heritage LLP (AEJFS4305K)
- 184 Superfast Highrise LLP (AEJFS5014F)
- 185 Superfast Home Construction LLP (AEJFS5027A)
- 186 Superfast Horizon LLP (AEJFS5339F)
- 187 Superfast Housing LLP (AEJFS5041L)
- 188 Superfast Iconic LLP (AEJFS6101F)
- 189 Superfast Infocom LLP (AEJFS5363M)
- 190 Superfast Infra LLP (AEJFS6103H)
- 191 Superfast Infracon LLP (AEJFS5078R)
- 192 Superfast Landmark LLP (AEJFS5340C)
- 193 Superfast Legacy LLP (AEJFS6102G)
- 194 Superfast Lifestyle LLP (AEJFS5048D)
- 195 Superfast Lighthouse LLP (AEJFS3731H)
- 196 Superfast Lodging LLP (AEJFS4308E)
- 197 Superfast Luxe Living LLP (AEJFS5047N)
- 198 Superfast Luxury LLP (AEJFS5056F)
- 199 Superfast Majestic LLP (AEJFS5045Q)
- 200 Superfast Mansion LLP (AEJFS5058M)
- 201 Superfast Modern Realty LLP (AEJFS5046P)
- 202 Superfast Moonlink LLP (AEJFS5344G)
- 203 Superfast Nest LLP (AEJFS5049C)
- 204 Superfast Niketan LLP (AEJFS5051C)
- 205 Superfast Nirman LLP (AEJFS5361K)
- 206 Superfast Nivas LLP (AEJFS3707H)

- 207 Superfast Northwood LLP (AEJFS3693C)
- 208 Superfast Paradise LLP (AEJFS5016H)
- 209 Superfast Parkview LLP (AEJFS5035A)
- 210 Superfast Planner LLP (AEJFS3732E)
- 211 Superfast Pro-Estate LLP (AEJFS5074D)
- 212 Superfast Projects LLP (AEJFS5059L)
- 213 Superfast Promoters LLP (AEJFS5019J)
- 214 Superfast Realcon LLP (AEJFS5075C)
- 215 Superfast Realestate LLP (AEJFS5080F)
- 216 Superfast Regency LLP (AEJFS5081E)
- 217 Superfast Residency LLP (AEJFS5038P)
- 218 Superfast Resort LLP (AEJFS7240F)
- 219 Superfast Roserise LLP (AEJFS5077A)
- 220 Superfast Rosewood LLP (AEJFS5037C)
- 221 Superfast Shelter LLP (AEJFS5018K)
- 222 Superfast Skyscrapers LLP (AEJFS5060B)
- 223 Superfast Skytowers LLP (AEJFS5069J)
- 224 Superfast Terxim LLP (AEJFS5076B)
- 225 Superfast Township LLP (AEJFS5365P)
- 226 Superfast Trustworthy LLP (AEJFS5345H)
- 227 Superfast Ultima LLP (AEJFS5070H)
- 228 Superfast Unicorn LLP (AEJFS5342A)
- 229 Superfast Unique LLP (AEJFS6104A)
- 230 Superfast Urban LLP (AEJFS5033G)
- 231 Superfast Villa LLP (AEJFS5015E)
- 232 Superfast Vintage LLP (AEJFS5072F)
- 233 Superfast Voyage Realty LLP (AEJFS5071G)
- 234 Supergrow Abasan LLP (AEJFS4297N)
- 235 Supergrow Amenities LLP (AEJFS4301P)
- 236 Supergrow Apartment LLP (AEJFS3699J)
- 237 Supergrow Ashiyana LLP (AEJFS3696H)
- 238 Supergrow Avas LLP (AEJFS3710C)
- 239 Supergrow Brick LLP (AEJFS4299C)
- 240 Supergrow Buildcon LLP (AEJFS4302Q)
- 241 Supergrow Buildings LLP (AEJFS3719M)
- 242 Supergrow Citylights LLP (AEJFS3709K)
- 243 Supergrow Commodeal LLP (AEJFS3726C)
- 244 Supergrow Conclave LLP (AEJFS3705F)
- 245 Supergrow Concrete LLP (AEJFS3711D)
- 256 Supergrow Connect LLP (AEJFS3715H)
- 247 Supergrow Constech LLP (AEJFS4326Q)
- 248 Supergrow Creative LLP (AEJFS4630M)
- 249 Supergrow Designs LLP (AEJFS3721F)

- 250 Supergrow Developers LLP (AEJFS4319H)
- 251 Supergrow Dream Home LLP (AEJFS3714G)
- 252 Supergrow Dwelling LLP (AEJFS4318G)
- 253 Supergrow Elite Properties LLP (AEJFS4306L)
- 254 Supergrow Empire LLP (AEJFS3727D)
- 255 Supergrow Enclave LLP (AEJFS3697G)
- 256 Supergrow Estate LLP (AEJFS3698K)
- 257 Supergrow Galaxy LLP (AEJFS4315M)
- 258 Supergrow Heritage LLP (AEJFS3702C)
- 259 Supergrow Highrise LLP (AEJFS4303R)
- 260 Supergrow Home Construction LLP (AEJFS3728N)
- 261 Supergrow Horizon LLP (AEJFS4298D)
- 262 Supergrow Housing LLP (AEJFS4629A)
- 263 Supergrow Iconic LLP (AEJFS4300N)
- 264 Supergrow Infocom LLP (AEJFS5066H)
- 265 Supergrow Landmark LLP (AEJFS4316J)
- 266 Supergrow Legacy LLP (AEJFS3723H)
- 267 Supergrow Lifestyle LLP (AEJFS3713B)
- 268 Supergrow Lighthouse LLP (AEJFS3716E)
- 269 Supergrow Lodging LLP (AEJFS3718L)
- 270 Supergrow Luxe Living LLP (AEJFS3720E)
- 271 Supergrow Majestic LLP (AEJFS4320J)
- 272 Supergrow Modern Realty LLP (AEJFS3722G)
- 273 Supergrow Nest LLP (AEJFS3730G)
- 274 Supergrow Niketan LLP (AEJFS5024D)
- 275 Supergrow Nirman LLP (AEJFS4304J)
- 276 Supergrow Nivas LLP (AEJFS4626R)
- 277 Supergrow Northwood LLP (AEJFS3724A)
- 278 Supergrow Paradise LLP (AEJFS3704E)
- 279 Supergrow Planner LLP (AEJFS3717F)
- 280 Supergrow Promoters LLP (AEJFS3706G)
- 281 Supergrow Residency LLP (AEJFS4314L)
- 282 Supergrow Resort LLP (AEJFS3708J)
- 283 Supergrow Shelter LLP (AEJFS3712A)
- 284 Supergrow Skytowers LLP (AEJFS3725B)
- 285 Supergrow Township LLP (AEJFS3729P)
- 286 Supergrow Villa LLP (AEJFS4327R)
- 287 Emami Vriddhi Commercial Private Limited (AABCV7069C)
- 288 Fastgrow Nirman Private Limited (AABCE7525L)
- 289 Prime Constructions Private Limited (AAECP8813B)
- 290 Sneha Ashiana Private Limited (AAGCS5376N)
- 291 Sneha Skyhigh Private Limited (AAGCS5375R)
- 292 Supervalue Buildcon Private Limited (AABCE7526K)

293 Superview Constructions Private Limited (AAUCS4812R)

Nos. 1 to 62 and Nos. 64 to 286 being Limited Liability Partnerships incorporated under the Limited Liability Partnership Act, 2008 and No. 63 and Nos. 287 to 293 being Companies within the meaning of the Companies Act, 2013 all having their registered offices at Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, Kasba, Police Station Kasba, Post Office Kasba, Kolkata 700 107, all represented by its authorized signatory **Diptanil Chakraborty**, son of Sri J. P. Chakraborty, by religion Hindu, by occupation Service, citizen of India, working for gain at Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, Kasba, Police Station Kasba, Post Office Kasba, Kolkata 700107, having Income Tax Permanent Account Number ALOPC2588C and Aadhaar Number 8318 9509 5779 and hereinafter collectively referred to as **“the Owners”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest and assigns) of the **First Part**;

AND

EMAMI REALTY LIMITED, a Company within the meaning of the Companies Act, 2013 having its registered office at Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, Kasba, Police Station _____, Post Office _____, Kolkata 700 107 and Income Tax Permanent Account Number AALCS5120P represented by its authorized representative _____ son of _____, by faith Hindu, by occupation Service, citizen of India, residing at _____, Police Station _____, Post Office _____, Kolkata 700 ____ and having Income Tax Permanent Account Number _____ and Aadhaar Number _____ and hereinafter referred to as **“the Promoter”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest and assigns) of the **Second Part**

The term **“Vendors”** shall mean jointly the Owners and the Promoter and where the context so permits it shall refer to only such of them as is concerned with the relevant matter/issue.

AND

(1) _____ son/daughter/wife of _____, by occupation _____, having Income Tax Permanent Account Number _____ and Aadhaar Card Number _____ and (2) _____ son/daughter/wife of _____, by occupation _____, having Income Tax Permanent Account Number _____ and Aadhaar Card Number _____ both by religion _____, citizen of India, residing at _____, Police Station _____, Post Office _____, Kolkata 700 ____, and hereinafter jointly referred to as **“the Allottee”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors,

administrators, successors, legal representatives and permitted assigns) of the **Third Part**

The Vendors and the Allottee are hereinafter collectively referred to as the “Parties” and individually as a “Party”. Words defined in **Schedule F** shall have the meaning mentioned therein.

WHEREAS :

- A. The Owners are together the lawful owners of and are fully seized and possessed of and otherwise fully and sufficiently entitled to the said Freehold Land described in **Part I** of **Schedule H** hereto. Some of the Owners are together the lawful lessees of (i) land measuring about 50 decimals comprised in L. R. Dag No. 919 for a period of 99 years commencing from 1st June, 2011 and (ii) land measuring about 29.5 decimals comprised in L. R. Dag No. 939 for a period of 999 years commencing from 24th April, 2021 renewable for a further period of 999 years. The said 50 decimals land and the said 29.5 decimals land are hereinafter collectively referred to as “the **said Leasehold Land**” and are described in **Part II** of **Schedule H** hereto. The said Freehold Land and the said Leasehold Land are hereinafter collectively referred to as “**the said Land**” which is described in **Schedule H** hereto. The details of the Deeds of Conveyance and the Deeds of Lease executed and registered in favour of the Owners are mentioned in **Schedule I** hereto. Notwithstanding anything to the contrary contained elsewhere in this Agreement or otherwise it is hereby expressly made clear that the Owners right, title and/or interest in respect of the said Land comprises of ownership and freehold title in respect of the said Freehold Land and leasehold right and interest in respect of the said Leasehold Land and all references in this Agreement to the terms “Owners” and/or their “title” and/or “transfer” and/or “sale” and/or “purchase” and/or “Bungalow Land” and/or “said Bungalow Land” including all grammatical variations thereof shall mean and refer to sale / purchase of ownership share or interest in the said Bungalow Unit in case the said Bungalow Land is situated on a portion of the said Freehold Land and assignment/transfer of leasehold right or interest in the said Bungalow Unit in case the said Bungalow Land is situated on a portion of the said Leasehold Land subject to the terms, conditions, covenants, stipulations and restrictions governing the same including those contained in the Deeds of Lease (mentioned in Serial Nos. 193, 194, 195, 196, 197, 202, 203, 206, 214, 215 and 216 of **Schedule I** hereto) and the terms “Owners” and/or their “title” and/or “transfer” and/or “sale” and/or “purchase” and/or “Bungalow Land” and/or “said Bungalow Land” including all grammatical variations thereof shall be read, interpreted and understood accordingly.
- B. The Owners have entered into the Development Agreement dated 23rd December, 2021 registered at the office of the Additional Registrar of Assurances IV, Kolkata in Book No. I, Volume No. 1904-2021, Pages 808157 to 808516, Being No. 190417264 for the year 2021 with the Promoter for the development of the said Land. Pursuant to the Development Agreement, the Owners have executed a Power of Attorney dated 27th January, 2022

- registered at the office of the Additional Registrar Assurance – IV, Kolkata, in Book No. I, Volume No. 1904-2022, Pages 186222 to 186471, Being No. 190401325 for the year 2022 in favour of the Promoter.
- C. The said Land is earmarked by the Promoter for the purpose of building bungalows/villas/other structures, etc. and the Project has been named “**Emami Aastha**”.
- D. The Vendors are fully competent to enter into this Agreement.
- E. The South 24 Parganas Zilla Parishad has sanctioned the building plans vide Building Plan No. 704/834/KMDA dated 14th March, 2023 for development and construction on the said Land.
- F. The Promoter agrees and undertakes that it shall not make any changes to the Plans that have been and/or may be sanctioned/revised/approved/regularised by the concerned authorities except, if required, in compliance with section 14 of the Act and other laws as applicable and/or as provided herein.
- G. The Project has been registered under the provisions of the Act with the Real Estate Regulatory Authority at Kolkata on _____ under registration number _____.
- H. The Allottee had applied for a Bungalow in the Project and has been allotted on the General Terms and Conditions agreed between the parties All That the said Bungalow Unit described in **Schedule A** and the floor plan of the said Bungalow is annexed hereto and marked as **Schedule B**.
- I. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.
- J. The Allottee has independently examined and verified or caused to be examined and verified and is fully aware of and thoroughly satisfied about the following:
- (i) The ownership and freehold title of the Owners in respect of the said Freehold Land and the documents relating thereto;
 - (ii) The leasehold interest of the Owners in respect of the said Leasehold Land and the documents relating thereto including the Deeds of Lease mentioned in Serial Nos. 193, 194, 195, 196, 197, 202, 203, 206, 214, 215 and 216 of **Schedule I** hereto and the terms, conditions, covenants, stipulations and restrictions contained therein which shall be binding on the Allottee;
 - (iii) The Plans and the necessary approvals and permissions;
 - (iv) The right, interest and entitlement of the Promoter as the developer in respect of the said Land; and
 - (v) The Carpet Area and Built-up Area of the said Bungalow.
- K. The Allottee undertakes and covenants not to raise henceforth any objection or make any requisition regarding the above and also waives the right, if any, to do so.
- L. The parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc. applicable to the Project.
- M. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

N. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Vendors hereby agree to sell and the Allottee hereby agrees to purchase the said Bungalow Unit described in **Schedule A**.

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:

1. **TERMS:**

1. Subject to the terms and conditions as detailed in this Agreement, the Vendors agree to sell to the Allottee and the Allottee hereby agrees to purchase the said Bungalow Unit described in **Schedule A**.
2. The Total Price/Agreed Consideration for purchase of the said Bungalow Unit based on the carpet area thereof is Rs. _____/- (Rupees _____ only) and applicable Goods and Services Tax of Rs. _____/- (Rupees _____ only) aggregating Rs. _____/- (Rupees _____ only) ("**Total Price/Agreed Consideration**") as per details mentioned in **Schedule C**.

Explanation:

- (i) The Total Price/Agreed Consideration above includes the Booking Amount paid by the Allottee towards purchase of the said Bungalow Unit.
- (ii) The Total Price/Agreed Consideration above includes applicable Goods and Services Tax up to the date of handing over the possession of the said Bungalow Unit;

Provided that in case there is any change / modification in the Taxes (consisting of tax paid or payable by way of G.S.T. as per law, and Cess or any other similar taxes and levies which may be levied, in connection with the construction of the Project, by whatever name called), the subsequent amount payable by the Allottee to the Promoter shall be increased/reduced based on such change / modification;

- (iii) The Promoter shall periodically intimate to the Allottee the amount payable as stated in (i) above and the Allottee shall make payment within 30 (thirty) days from the date of such written intimation. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/ notifications together with dates from which such taxes/levies, etc. have been imposed or become effective.
- (iv) The Total Price/Agreed Consideration of the said Bungalow Unit includes the consideration for the said Bungalow Land described in Part II of Schedule A, the said Bungalow described in Part I of

Schedule A, the pro rate share in the Common Areas and the right of use of the Common Areas as mentioned in this Agreement.

3. The Total Price/Agreed Consideration is escalation free, save and except increases which the Allottee hereby agrees to pay due to increase on account of any increase in area and/or the development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time and/or increases as may be otherwise agreed. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
4. The Allottee shall make the payment of the Total Price/Agreed Consideration as per the payment plan set out in **Schedule 'C' ("Payment Plan")**.
5. The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments at mutually agreed terms for the period by which the respective installment may be preponed.
6. It is agreed that the Promoter shall not make any additions and alterations in the Plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein at Schedule 'D' and Schedule 'E' in respect of the said Bungalow Unit except as agreed upon, without the previous written consent of the Allottee and the Promoter may charge, additional amounts for such modifications as may be agreed with the Allottee:
 Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act it being expressly agreed and understood that the Promoter shall be entitled to carry out any additions and/or alterations in the Plans so long the same does not affect the said Bungalow Unit intended to be purchased by the Allottee and the Allottee hereby consents to the same and waives the requirement of any further consent.
7. The Promoter shall confirm the final carpet area and the built up area that have been allotted to the Allottee after the construction of the said Bungalow is complete and the Partial or Full Completion / Occupancy Certificate is granted by the Authority, by furnishing details of the changes, if any, in the Carpet Area and the built-up area. The Total Price/Agreed Consideration payable for the Carpet Area shall be recalculated upon confirmation by the Promoter. If there is reduction in the Carpet Area in excess of 5 per cent, more or less, then the Promoter shall refund the excess money paid by Allottee within forty-five days with interest at the rate specified in Rule 17 of the Rules, from the date when such an excess amount was paid by the Allottee. If there is any

increase in the Carpet Area, allotted and sold to the Allottee, the Promoter shall demand that from the Allottee as per the next milestone of the Payment Plan as provided in **Schedule 'C'** and the Allottee agrees and undertakes to make payment of the consideration for the increased area within 7 days of demand. All these monetary adjustments shall be made at the same rate per square feet as agreed in this Agreement.

8. Subject to the Allottee not committing any default in terms of this Agreement including under Clause 9.3, the Vendors agree and acknowledge that the Allottee shall have the right to the said Bungalow Unit as mentioned below:
- (i) The Allottee shall have exclusive ownership of the said Bungalow Unit comprising of the said Bungalow described in Part I of Schedule A and the said Bungalow Land described in Part II of Schedule A.
 - (ii) The Allottee shall also have right of use of the Common Areas. The Allottee shall use the Common Areas along with the Vendors, other Allottees, occupants, maintenance staff, etc., without causing any inconvenience or hindrance to them and subject to making timely payment of the Maintenance Charges, property taxes and other liabilities and charges as applicable. It is clarified that the Promoter shall hand over the Common Areas to the Association after duly obtaining the Completion / Occupancy Certificate, as the case may be, from the Authority as provided in the Act. It is further clarified that the Vendors shall upon receipt of a written request from the Association (upon formation) execute a Deed of Transfer of undivided proportionate title in the Common Areas including the said Land in favour of the Association in the manner agreed upon. Such Deed of Transfer shall be prepared and finalized by the Promoter. All expenses and outgoings for preparation and registration of such Deed of Transfer including stamp duty, registration fees, legal fees, incidental expenses, etc. shall be paid by the Association and/or the Allottees including the Allottee herein without any amount being required to be contributed by the Vendors. The Allottee agrees, undertakes and covenants to make timely payment of his share of such expenses and outgoings within 7 days of demand;
 - (iii) That the computation of the price of the said Bungalow Unit includes recovery of price of the said Bungalow Land and the construction of not only the said Bungalow but also the Common Areas and includes cost for providing all facilities to be provided within the Project as mentioned in **Schedules D and E**. The Allottee has also agreed to make timely payment of the Additional Liabilities and Deposits mentioned in **Schedule G**. The Additional Liabilities and Deposits are an integral part of the transaction and non-payment/delayed payments thereof shall also result in default on the part of the Allottee and the consequences mentioned in Clause 9.3 shall follow.

9. It is made clear by the Vendors and the Allottee agrees that the said Bungalow Unit shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other previous project in its vicinity or otherwise. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of all the present and future Allottees of the Project.
10. It is understood by the Allottee that all other areas, that is, areas and facilities falling outside the Project and/or not specifically included in the Common Areas under this Agreement shall not form a part of the declaration to be filed with the Competent Authority in accordance with the West Bengal Apartment Ownership Act, 1972.
11. The Promoter agree(s) to pay all outgoings relating to the said Bungalow Unit before transferring the physical possession of the said Bungalow Unit to the Allottee, which it has collected from the Allottee, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, Maintenance Charges, repayment of mortgage loan taken by the Promoter and interest on such mortgages or other encumbrances on the said Bungalow Unit and such other proportionate liabilities payable to competent authorities, banks and financial institutions, which are related to the Project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottee or any liability, mortgage loan and interest thereon before transferring the physical possession of the said Bungalow Unit to the Allottee, then the Promoter agrees to be liable, even after the transfer of physical possession of the said Bungalow Unit, to pay such outgoings and penal charges, 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.
12. The Allottee has paid a total sum of Rs. _____/- (Rupees _____ only) as Booking Amount being part payment towards the Total Price/Agreed Consideration of the said Bungalow Unit at the time of application and/or thereafter, the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price/consideration of the said Bungalow Unit as prescribed in the Payment Plan mentioned in **Schedule 'C'** whether demanded by the Promoter or not, within the time and in the manner specified therein;
 Provided that if the Allottee delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rules at the relevant time, which at present is State Bank of India Prime Lending Rate plus 2 per cent per annum.

2. **MODE OF PAYMENT:**

Subject to the terms of the Agreement and the Vendors abiding by the construction milestones subject to Force Majeure and reasons beyond control,

the Allottee shall make all payments, whether demanded by the Promoter or not, within the stipulated time as mentioned in the Payment Plan through A/c Payee cheques/demand drafts/banker's cheques payable at Kolkata or through RTGS/online payment (as applicable) in favour of the Promoter.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

3.1 The Allottee, if resident outside India, shall intimate the same in writing to the Vendors and be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendments/modification(s) made thereof and all other applicable laws including that of remittance of payment for acquisition/sale/transfer of immovable properties in India etc. and provide the Vendors with necessary declarations, documents, permissions, approvals, etc. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law and in any event in Indian Rupees only. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

3.2 The Vendors accept no responsibility in regard to matters specified in Clause 3.1 above. Under no circumstances shall the Vendors be liable or responsible for any delay, default, non-compliance or violation by the Allottee. The Allottee shall keep the Vendors fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Vendors immediately and comply with necessary formalities if any under the applicable laws. The Vendors shall not be responsible towards any third party making payment remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said Bungalow Unit applied for herein in any way and the Vendors shall issue the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

The Allottee authorizes the Promoter to adjust and appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the Allottee against the said Bungalow Unit, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. **TIME IS ESSENCE:**

Time is of essence for the Vendors as well as the Allottee. The Vendors shall take steps to abide by the time schedule for completing the Project and handing over the said Bungalow Unit to the Allottee and the Common Areas to the Association after receiving the Completion / Occupancy Certificate subject to reasons beyond control and Force Majeure. Similarly, the Allottee shall make timely payments of the installments and other dues payable by him and comply with the other obligations under this Agreement subject to the simultaneous completion of construction by the Promoter as provided in Schedule "C" ("Payment Plan").

6. **CONSTRUCTION OF THE PROJECT/BUNGALOW UNITS:**

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the said Bungalow Unit and accepted the floor plan which has been approved by the Authority, the Total Price/Agreed Consideration and Payment Plan mentioned in **Schedule C** and the Additional Liabilities and Deposits mentioned in **Schedule G** and the specifications, the Common Areas, amenities and facilities mentioned in **Schedules D and E**. The Promoter shall develop the said Bungalow Unit in accordance with the said layout plans, floor plans and specifications. Subject to the terms of this Agreement, the Promoter undertakes to abide by such plans approved by the Authority.

7. **POSSESSION OF THE SAID BUNGALOW:**

7.1 **Schedule for possession of the said Bungalow:-**

The Vendors agree and understand that timely delivery of possession of the said Bungalow Unit to the Allottee is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over the said Bungalow Unit on the date specified in Schedule A unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake, or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to Force Majeure conditions, then the Allottee agrees that the Vendors shall be entitled to the extension of time for delivery of possession of the said Bungalow Unit Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Vendors to implement the Project due to Force Majeure conditions, then this allotment stand terminated and the Vendors shall refund to the Allottee the entire amount received by the Vendors from the Allottee within 45 days from that date. After refund of the money paid by the Allottee, the Allottee agrees that he/she shall not have any rights, claims, etc. against the Vendors and that the Vendors shall be released and discharged from all their obligations and liabilities under this Agreement.

- 7.2 **Procedure for taking Possession-** The Promoter, upon obtaining the Partial or Full Completion / Occupancy Certificate from the Authority, shall offer in writing (“**Notice for Possession**”) the possession of the said Bungalow Unit to the Allottee in terms of this Agreement to be taken by the Allottee within 3 (three) months from the date of issue of the Notice for Possession and the Promoter shall give possession of the said Bungalow Unit to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agrees to pay the Maintenance Charges as determined by the Promoter/Association. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the Partial or Full Completion / Occupancy Certificate of the Project.
- 7.3 **Failure of Allottee to take possession of the said Bungalow Unit -** Upon receiving a written intimation from the Promoter as per Clause 7.2, the Allottee shall take possession of the said Bungalow Unit from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Promoter shall give possession of the said Bungalow Unit to the Allottee. In case the Allottee fails to take possession within the time provided in Clause 7.2, such Allottee shall be liable to pay Maintenance Charges as applicable.
- 7.4 **Possession by Allottee-** After obtaining the partial/full Completion / Occupancy Certificate and handing over physical possession of all the Bungalow Units to all the Allottees, it shall be responsibility of the Promoter to hand over the necessary documents and plans, including Common Areas, to the Association as per the local laws.
- 7.5 **Cancellation by Allottee-** The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act: Provided that where the Allottee proposes to cancel/withdraw from the Project without any fault of the Vendors, the Vendors herein are entitled to forfeit the Booking Amount paid for the allotment. The balance amount of money paid by the Allottee shall be returned by the Vendors to the Allottee within 45 days of such cancellation. .
- 7.6 **Compensation.-** The Owners/Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the said Bungalow Land on which the said Bungalow is being developed, in the manner as provided under the Act and the claim for compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the Vendors fail to complete or are unable to give possession of the said Bungalow Unit (i) in accordance with the terms of this Agreement by the date specified in Schedule A; or (ii) due to discontinuance of the Promoter's business on account of suspension or revocation of the registration under the Act, or for any other reason, the Vendors shall be liable on written demand to the Allottee, in case the Allottee wishes to withdraw from the Project without prejudice to any other remedy available, to return the total amount received by them in respect of the said Bungalow Unit, with interest at the rate specified in Rule 17 of the Rules within 45 days which shall be deemed to include compensation in the manner as provided under the Act;

Provided that where the Allottee does not intend to withdraw from the Project, the Vendors shall pay the Allottee interest at the rate specified in Rule 17 of the Rules for every month of delay, till the handing over of the possession of the said Bungalow Unit.

8. **REPRESENTATIONS AND WARRANTIES OF THE VENDORS:**

The Vendors hereby represent and warrant to the Allottee as follows:

- (i) The Owners have marketable title to the said Freehold Land described in **Part I** of **Schedule H** hereto and marketable leasehold interest to the said Leasehold Land described in **Part II** of **Schedule H** hereto. The details of the Deeds of Conveyance and the Deeds of Lease executed and registered in favour of the Owners are mentioned in **Schedule I** hereto. Notwithstanding anything to the contrary contained elsewhere in this Agreement or otherwise it is hereby expressly made clear that the Owners right, title and/or interest in respect of the said Land comprises of ownership and freehold title in respect of the said Freehold Land and leasehold right and interest in respect of the said Leasehold Land and all references in this Agreement to the terms "Owners" and/or their "title" and/or "transfer" and/or "sale" and/or "purchase" and/or "Bungalow Land" and/or "said Bungalow Land" including all grammatical variations thereof shall mean and refer to sale / purchase of ownership share or interest in the said Bungalow Unit in case the said Bungalow Land is situated on a portion of the said Freehold Land and assignment/transfer of leasehold right or interest in the said Bungalow Unit in case the said Bungalow Land is situated on a portion of the said Leasehold Land subject to the terms, conditions, covenants, stipulations and restrictions governing the same including those contained in the Deeds of Lease (mentioned in Serial Nos. 193, 194, 195, 196, 197, 202, 203, 206, 214, 215 and 216 of **Schedule I** hereto) and the terms "Owners" and/or their "title" and/or "transfer" and/or "sale" and/or "purchase" and/or "Bungalow Land" and/or "said Bungalow Land" including all grammatical variations thereof shall be read, interpreted and understood accordingly. The Owners have actual, physical and legal possession of the said Land for the Project and the

- same has been made available to the Promoter for the purpose of development and construction pursuant to the Development Agreement;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
 - (iii) There are no encumbrances upon the said Land or the Project created by the Vendors other than construction finance taken from Axis Trustee Services Limited and mortgage of the said Land for the said financial facility;
 - (iv) As per the knowledge of the Vendors, there are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the said Bungalow Unit;
 - (v) All approvals, licenses and permits issued by the Authority with respect to the Project, said Land and the said Bungalow Unit are valid and subsisting and have been obtained. Further, the Vendors have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, the said Land, the Bungalow Units and the said Bungalow Unit and Common Areas;
 - (vi) The Vendors have the right to enter into this Agreement and have not committed or omitted to perform any act or thing whereby the right of the Allottee created herein, may prejudicially be affected;
 - (vii) The Vendors have not entered into any agreement for transfer or any other agreement/arrangement with any person or party with respect to the said Land including the Project and the said Bungalow Unit which will, in any manner, affect the rights of Allottee under this Agreement save and except for the mortgage of the said Land with Axis Trustee Services Limited;
 - (viii) The Vendors confirm that the Vendors are not restricted in any manner whatsoever from transferring the said Bungalow Unit to the Allottee in the manner contemplated in this Agreement;
 - (ix) At the time of execution of the Deed of Conveyance, the Vendors shall hand over lawful, vacant, peaceful, physical possession of the said Bungalow Unit to the Allottee;
 - (x) The said Bungalow Unit is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the said Bungalow Unit;
 - (xi) The Vendors have duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Land to the Authority till the Partial or Full Completion / Occupancy Certificate is issued;
 - (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Bungalow Unit) has been received by or served upon the Vendors in respect of the said Land and/or the Project to the best of their knowledge and belief;
 - (xiii) The said Land is not Waqf property.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

- 9.1 Subject to the Force Majeure clauses and reasons beyond control, the Vendors shall be considered under a condition of Default, in the following events subject to the Allottee having complied with all his obligations under this Agreement including making timely payment of all amounts payable under this Agreement and there being no failure, refusal, neglect, breach, violation, non-compliance or default on the part of the Allottee to perform or comply with any of the terms, conditions, covenants, undertakings, stipulations, restrictions, prohibitions and/or obligations under this Agreement or otherwise under law:
- (i) Vendors fail to offer to provide ready to move in possession of the said Bungalow Unit to the Allottee within the time period specified in Schedule 'A'. For the purpose of this para 'ready to move in possession' shall mean that the said Bungalow Unit shall be in a habitable condition.
 - (ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.
- 9.2 In case of Default by the Vendors under the conditions listed above, Allottee is entitled to the following subject to the Allottee having complied with all his obligations under this Agreement including making timely payment of all amounts payable under this Agreement and there being no failure, refusal, neglect, breach, violation, non-compliance or default on the part of the Allottee to perform or comply with any of the terms, conditions, covenants, undertakings, stipulations, restrictions, prohibitions and/or obligations under this Agreement or otherwise under law:
- (i) Stop making further payments to Vendors as demanded by the Vendors. If the Allottee stops making payments, the Vendors shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest; or
 - (ii) The Allottee shall have the option of terminating the Agreement in which case the Vendors shall be liable to refund the entire money paid by the Allottee towards the Total Price/Agreed Consideration for transfer of the said Bungalow Unit, along with interest at the rate specified in Rule 17 of the Rules within forty-five days of receiving the termination notice or within such further time as may be agreed between the parties. The fees and expenses relating to this Agreement including stamp duty, registration fees, GST, Advocate fees, incidental and other expenses for registration, brokerage etc. shall not be

refundable. If, however the Allottee does not withdraw from the Project within forty-five days of the date specified in Clause 7.1, then it shall be deemed that the Allottee has voluntarily opted not to withdraw from the Project and the option of withdrawal shall not be applicable and/or shall cease to be valid or have effect;

Provided that where an Allottee does not intend to withdraw from the Project or terminate the Agreement, he shall be paid, by the Vendors, interest at the rate specified in Rule 17 of the Rules, for every month of delay till the handing over of the possession of the said Bungalow Unit.

9.3 The Allottee shall be considered under a condition of Default, on the occurrence of inter alia the following events:

- (i) In case the Allottee fails to make payments of the demands made by the Vendors as per the Payment Plan under **Schedule C** hereto and/or timely payment of the Additional Liabilities and Deposits under **Schedule 'G'** hereto, despite having been issued notice in that regard, the Allottee shall be liable to pay interest to the Vendors on the unpaid amount at the rate specified in Rule 17 of the Rules for the period of delay;
- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond 2(two) consecutive months after notice from the Vendors in this regard, the Vendors may cancel the allotment/Agreement of the said Bungalow Unit in favour of the Allottee and refund the money paid to the Vendors by the Allottee towards the Total Price/Agreed Consideration by deducting the Booking Amount and the interest liabilities and this Agreement shall thereupon stand terminated and the Vendors shall be free to deal with, dispose of and/or transfer the said Bungalow Unit to anyone else without any reference to the Allottee whose rights and/or entitlements shall come to an end forthwith upon termination and the Allottee hereby consents to the same. The fees and expenses relating to this Agreement including stamp duty, registration fees, GST, Advocate fees, incidental and other expenses for registration, brokerage, etc. shall not be refundable.

10. **CONVEYANCE OF THE SAID BUNGALOW UNIT:**

The Vendors, on receipt of Total Price/Agreed Consideration of the said Bungalow Unit as per Clause 1.2 and the Additional Liabilities and Deposits mentioned in **Schedule G** and all other amounts or dues payable by the Allottee hereunder or in law in respect of the said Bungalow Unit including Maintenance Charges, electricity charges, property and other taxes and levies and other outgoings from the Allottee and due compliance by the Allottee of all his obligations under this Agreement or otherwise under law, shall execute a Deed of

Conveyance in respect of the said Bungalow Unit within 3 months from the date of issuance of the Completion / Occupancy Certificate, to the Allottee:

However, in case the Allottee fails to pay any amount including depositing the stamp duty and/or registration charges and/or incidental expenses and/or legal expenses within the period mentioned in the notice, the Allottee authorizes the Vendors to withhold registration of the Deed of Conveyance in his/her favour till full and final settlement of all dues and payment of stamp duty and registration charges and incidental expenses to the Vendors is made by the Allottee for which the Allottee shall remain solely responsible. The Allottee shall be solely responsible and liable for compliance of the provisions of the Indian Stamp Act, 1899 including any actions taken or deficiencies / penalties imposed by the competent authorities.

11. MAINTENANCE OF THE PROJECT

The Promoter shall be responsible to provide and maintain essential services in the Project till the offer to the Association to take over of the maintenance of the Project upon the issuance of the Completion / Occupancy Certificate of the Project. The cost of such maintenance has not been included in the Total Price/Agreed Consideration of the said Bungalow Unit and the same shall be paid by the Allottee as agreed with the Promoter upon demand.

12. DEFECT LIABILITY:

It is agreed that in case any structural defect in construction which is certified by a licensed Architect and/or engineer (excluding any purchased materials and/or items) is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of issue of the Partial or Full Completion in respect of the said Bungalow, the Promoter shall take steps to rectify such defects without further charge, within 30 (thirty) days or such further time as may be necessary as per the Architect/Structural Engineer, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottee shall be entitled to receive appropriate compensation in the manner as provided under the Act Provided However that the Promoter shall not be liable under any circumstances if any additions, alterations and/or modifications etc. have been made in the said Bungalow and/or the Common Areas and/or if there is any deviation found from the sanctioned Building Plan. It is further made clear that the structural defect, if any, must be certified by a licensed Architect and/or engineer that it is a defect made at the time of construction and is not due to wear and tear and/or due to weather elements and/or natural causes /calamities and/or due to any additions, alterations and/or modifications, etc. made by the Allottee and/or occupants of the said Bungalow.

13. RIGHT OF ALLOTTEE TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES:

The Allottee has agreed to purchase the said Bungalow Unit on the specific understanding that his right to the use of Common Areas shall be subject to timely payment of total Maintenance Charges, as determined and thereafter billed by the Maintenance Agency or the Association of Allottees or the maintenance agency appointed by it and performance by the Allottee of all his/her obligations in respect of the terms and conditions specified by the Maintenance Agency or the Association of Allottees from time to time.

14. RIGHT TO ENTER THE SAID BUNGALOW UNIT FOR REPAIRS :

The Promoter/Maintenance Agency/Association shall have rights of unrestricted access to all Common Areas mentioned in **Schedules D and E** for providing necessary maintenance and repair services and the Allottee agrees to permit the Association and/or Maintenance Agency to enter into the said Bungalow Unit or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to cause necessary repairs and maintenance and set right any defect.

15. USAGE :

Use of the Common Areas: The Common Areas as located within the Project, shall be ear-marked for purposes such as facilities and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, Pump rooms, maintenance and service rooms, fire-fighting pumps and equipments, etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas in any manner whatsoever, and the same shall be reserved for use by the Association formed for rendering maintenance services.

16. GENERAL COMPLIANCE WITH RESPECT TO THE SAID BUNGALOW UNIT:

16.1 Subject to Clause 12 above, the Allottee shall after taking possession, be solely responsible to maintain the said Bungalow Unit at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the said Bungalow Unit or the Common Areas which may be in violation of any laws or rules of any authority or change or alter or make additions to the said Bungalow Unit and shall keep the said Bungalow Unit, 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 said Bungalow Unit is not in any way damaged or jeopardized.

16.2 The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board /name-plate, neon light, publicity material or advertisement material etc. on the face facade of the said Bungalow Unit or anywhere on the exterior of the Project or Common Areas. The Allottee 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 Allottee shall not store any hazardous or combustible goods in the said Bungalow Unit. The Allottee shall also not remove any wall including the outer and load bearing wall of the said Bungalow.

16.3 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the Association and/or Maintenance Agency. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

16.4 The Allottee agrees, covenants and undertakes to observe and comply with the covenants and/or house rules mentioned in **Schedule J** and shall be liable and responsible for all losses and damages arising in case of default, violation and/or breach of any of them.

17. COMPLIANCE OF LAWS, NOTIFICATIONS, ETC. BY PARTIES:

The Allottee is entering into this Agreement for allotment of the said Bungalow Unit with the full knowledge of all laws, rules and regulations, notifications, etc. applicable to the Project. The Allottee hereby undertakes that he shall comply with and carry out from time to time after he has taken over possession of the said Bungalow Unit, all the requirements, requisitions, demands and repairs which are required by any competent authority at his own costs.

18. ADDITIONAL CONSTRUCTIONS:

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan has been approved by the competent authority(ies) and disclosed, except for as provided in the Act and this Agreement including the clauses herein.

19. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE AFFECTING THE FINAL RIGHT OF THE ALLOTTEE:

The Promoter has taken construction finance from Axis Trustee Services Limited and the said Land has been mortgaged for the said financial facility. After the Promoter executes this Agreement it shall not further mortgage or create a further charge on the said Bungalow Unit and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take the said Bungalow Unit. It is made clear that the transfer of the existing mortgage, charge and/or finance from Axis Trustee Services Limited to any other entity shall be deemed to be and shall be treated as a continuation of the existing mortgage, charge and/or finance and not as a further or new mortgage. However, the Allottee hereby irrevocably consents that the Promoter shall be entitled to get increased the amount of loan and/or financial assistance for the purpose of implementation and execution of the Project. The charge and/or mortgage existing at the relevant time in respect of the said Land in favour of the Banks/Financial Institutions/Housing Finance Companies or corporate bodies granting such loans shall also extend to any increase of the amount of loans and/or financial assistance that may be obtained by the Promoter. However, on or before the execution of the Deed of Conveyance in respect of the said Bungalow Unit, a release/no objection/ clearance shall be obtained by the Promoter in respect of the same. Similarly, the Allottee shall be entitled to take housing loans for the purpose of purchasing the said Bungalow Unit in the Project from banks, institutions and entities granting such loans provided that such loans are in accordance with and subject to this Agreement.

20. APARTMENT OWNERSHIP ACT:

The Vendors have assured the Allottee that the Project in its entirety is planned in accordance with the provisions of the West Bengal Apartment Ownership Act, 1972.

21. BINDING EFFECT:

Forwarding this Agreement to the Allottee by the Vendors does not create a binding obligation on the part of the Vendors or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned registration authority as and when intimated by the Vendors. If the Allottee fails to execute and deliver to the Vendors this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or to pay the applicable stamp duty and registration fees and to appear before the concerned registration authority for its registration as and when intimated by the Vendors, then the Vendors shall serve a notice to the Allottee for rectifying the default, which if not rectified

within 30 (thirty) days from the date of its receipt by the Allottee, shall be treated as cancellation of this Agreement by the Allottee without any default of the Vendors and in such case the provision of Clause 7.5 regarding termination, forfeiture and refund shall be applicable. It is made clear that the Allottee shall not be entitled to any interest or compensation whatsoever.

22. ENTIRE AGREEMENT:

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all previous assurances, representations, brochures, advertisements including through digital/electronic media, correspondence, negotiations, understandings, any other agreements, allotment letter, correspondences, arrangements, whether written or oral, if any, between the Parties save and except the General Terms and Conditions in regard to the said Bungalow Unit.

23. RIGHT TO AMEND:

The Agreement may only be amended through written consent of the Parties. Any document containing any additions, modifications, amendments, consents or variations accepted by the parties shall be valid and binding irrespective of whether the same is registered or not. The parties understand the present registration procedure in West Bengal does not contain provision for registration of any amendment etc. of a document and as such registration of any document containing any amendment etc. is not likely to be possible.

24. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE/ SUBSEQUENT ALLOTTEES:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said Bungalow Unit and the Project shall equally be applicable to and enforceable against and by any subsequent Allottees of the said Bungalow Unit, in case of a transfer that is validly made with the prior written consent of the Vendors, as the said obligations go along with the said Bungalow Unit for all intents and purposes.

25. WAIVER NOT A LIMITATION TO ENFORCE:

25.1 The Vendors may, at their sole option and discretion, without prejudice to their rights as set out in this Agreement, waive the breach by the Allottee in not making timely payments as per the Payment Plan (Schedule 'C') including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of

discretion by the Vendors in the case of one Allottee shall not be construed to be a precedent and/or binding on the Vendors to exercise such discretion in the case of other Allottees. However, such waiver, if any, shall be deemed to be a temporary waiver only and in case of the Vendors being liable to pay any interest or compensation to the Allottee for any reason whatsoever under this Agreement and/or the Act and/or Rules thereunder, then the waiver shall stand revoked and the interest amount as per the Act and/or Rules payable by the Allottee shall be adjusted against the amount, if any, payable by the Vendors. The Allottee may also, at its sole option and discretion, without prejudice to his rights as set out in this Agreement, waive any breach or delay by the Vendors including waiving the delay in completion and/or handover of possession in terms of this Agreement and/or under the provisions of the Act and/or Rules thereunder.

25.2 Failure on the part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

26. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

27. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in the Project, the same shall be the proportion which the carpet area of the said Bungalow bears to the total carpet area of all the Bungalows in the Project.

28. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such deeds, documents and instruments and take such other actions and steps, in additions to the instruments and actions specifically provided for herein as may be reasonably required in order to effectuate the provisions of the Agreement or of any transaction

contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

29. PLACE OF EXECUTION:

The execution of this Agreement shall be completed only upon its execution by or on behalf of the Vendors through their respective authorized signatory/constituted attorney at the Promoter's Office, or at some other place, which may be mutually agreed between the Vendors and the Allottee in Kolkata after the Agreement is duly executed by the Allottee. After execution this Agreement shall be registered at the office of the Registrar, District Sub Registrar, Additional District Sub Registrar and/or any other authority having jurisdiction to register this Agreement. Hence this Agreement shall be deemed to have been executed at Kolkata within the jurisdiction of the Hon'ble High Court at Calcutta.

30. NOTICES:

All notices to be served on the Allottee and the Vendors as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Vendors by Registered Post at their respective addresses specified below:

Name and Address of Allottee:

(1) _____ (2) _____ both of

Names and Addresses of Owners:

As mentioned above

Name and Address of Promoter:

Emami Realty Limited of Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, Kasba, Kolkata 700 107.

It shall be the duty of the Allottee and each of the Vendors to inform the other parties of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by each of the Vendors or the Allottee as the case may be.

31. JOINT ALLOTTEES:

That in case there are Joint Allottees all communications shall be sent by either of the Vendors to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes be considered as properly served on all the Allottees.

The General Terms and Conditions (GTC) on the basis of which the transaction has been entered into shall continue to be valid and subsisting and shall be deemed to be a part of this Agreement. Waiver or limitation of any right or interest and/or any consent given by any party in this Agreement and/or any part hereof and/or in any document hereafter, shall be valid and binding and the same shall also be deemed to be voluntarily given, repeated and/or reiterated by such party subsequent to the signing of this Agreement.

32. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and the Rules and Regulations made thereunder including other applicable laws of India for the time being in force.

33. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled amicably by mutual discussion, failing which the same shall be referred to Arbitration under the Arbitration and Conciliation Act, 1996. The Arbitral Tribunal shall consist of a sole Arbitrator to be appointed in accordance with the Arbitration and Conciliation Act, 1996 as amended from time to time. The arbitration shall be held at Kolkata in accordance with the Arbitration and Conciliation Act, 1996 as amended from time to time. The parties have agreed that the sole Arbitrator shall not be bound to follow the rules of evidence and shall have summary powers and may make interim orders and Awards, whether interim or final. The Award/Awards made by the Arbitrator shall be final and the parties agree to be bound by the same.

The Additional Terms mentioned below have been mutually agreed upon as per the contractual understanding between the parties. Such Additional Terms are not intended to be in derogation of or inconsistent with the mandatory terms and conditions of the Act and the Rules and Regulations made thereunder.

34. ADDITIONAL TERMS

Notwithstanding anything to the contrary contained hereinbefore, the parties have mutually agreed to the following terms which shall be valid and binding on them in addition to and/or in modification/supersession of those contained hereinbefore:

(i) Besides the additions and alterations permissible under the Act and/or Rules, the Allottee has consented to and/or hereby irrevocably consents that the Promoter may make modifications, additions and alterations within permissible and/or prevailing norms regarding the construction and the specifications of the Bungalow Units, the Common Areas, the ground floor layout and/or the said Bungalow Unit as may be deemed necessary and/or as may be advised by the Architects and/or as may be required by any authority including the Authority and the same is and shall be deemed to be the previous written consent under the Act. Prior to the booking of the said Bungalow Unit the Allottee had been informed and made aware that the ground floor layout including the Common Areas and its location may undergo changes and/or modifications and the Allottee has consented to and/or hereby consents to the same and this is and shall be deemed to be the previous written consent of the Allottee in terms of the Act. It is agreed that such modifications, additions and/or alterations shall not affect the Total Price/Agreed Consideration and that the total number of Common Areas mentioned in Schedule 'E' shall not be reduced to the detriment of the Allottee.

(ii) The decision of the Architects regarding the quality and specifications of the materials and the workmanship regarding construction and completion shall be final and binding on the parties.

(iii) With effect from the Date of Possession and/or the date of expiry of the period specified in the Notice mentioned in Clause 7.2, whichever is earlier, the Allottee shall be deemed to have fully satisfied himself in all respects including the Plans, the construction and the quality, specifications and workmanship thereof, the carpet area and built-up area, the quality of materials used, the structural stability and completion of the Bungalow Units, the Common Areas, the said Bungalow Unit, etc. and shall not thereafter be entitled to raise any objection or make any claim regarding the same.

(iv) From the Date of Possession, the Allottee shall be liable to pay the monthly charges for use of electricity to the said Bungalow Unit as per meter temporarily installed at the request of the Allottee for the same within seven days of issue of bill.

(v) After the Date of Possession or within 30 days from the date of execution of the Deed of Conveyance, whichever is earlier, the Allottee shall apply for mutation to the Authorities and shall take all necessary steps and complete, at the Allottee's own costs, the mutation of the said Bungalow Unit in the Allottee's name within 6 months thereafter.

(vi) The Allottee shall strictly comply with all the terms, conditions, covenants, stipulations and restrictions contained in the Deeds of Lease mentioned in Serial Nos. 193, 194, 195, 196, 197, 202, 203, 206, 214,

215 and 216 of **Schedule I** hereto and shall not do anything contrary to the said Deeds of Lease and shall not commit any breach, default or violation of the said Deeds of Lease and keep the Vendors fully indemnified in this regard.

(vii) In case of there being a failure, refusal, neglect, breach, violation, non-compliance or default on the part of the Allottee to perform or comply with any of the terms, conditions, covenants, undertakings, stipulations, restrictions, prohibitions and/or obligations under this Agreement or otherwise under law, then the Vendors shall be entitled to issue a Notice to the Allottee calling upon the Allottee to rectify, remedy, make good or set right the same within one month from the date of issue of such Notice. If the Allottee does not comply with the said Notice to the satisfaction of the Vendors within the above time, then the Allottee shall be liable to pay to the Vendors compensation and/or damages that may be quantified by the Vendors and in default of such payment within 30 days, the Vendors may terminate the allotment /Agreement of the said Bungalow Unit in favour of the Allottee. In case of termination the provisions under sub-clause 9.3 (ii) shall be applicable regarding the amount that shall be refundable and the time for the same.

(viii) If any act or omission of the Allottee results in any interruption, interference, hindrance, obstruction, impediment or delay in the Project or the construction of the Bungalow Units or any portion thereof including further constructions, additions and/or alterations from time to time and/or in the transfer, sale or disposal of any Bungalow or portion of the Project, then in that event the Allottee shall also be liable to pay to the Vendors compensation and/or damages that may be quantified by the Vendors.

(ix) Besides the aforesaid rights, the Vendors shall also be entitled to enforce any other right to which the Vendors may be entitled to in law by reason of any default or breach on the part of the Allottee.

(x) Neither any of the (i) open and covered spaces in the Project and the said Land that are not included in the Common Areas mentioned in **Schedule E**, (ii) other Bungalows, Bungalow Lands and Bungalow Units in the Project and/or the said Land, (iii) right of further construction on any part of the open land/space comprised in the said Land and/or the said Bungalow Land or raising of any additional floor/storey/construction on the roof of the said Bungalow and/or the roofs of the Bungalow Units, (iv) the Club and the Club Land delineated in **Pink** borders in the site map or plan annexed hereto, (v) the Spa, Steam and Sauna and the Spa, Steam and Sauna Land delineated in **Magenta** borders in the site map or plan annexed hereto and (vi) the 4 Retail Kiosks and the 4 Retail Kiosks Land delineated in **Red** borders in the site map or plan annexed hereto are intended to be transferred, nor the same shall be transferred in favour

of the Allottee in as much as the same shall belong exclusively to the Vendors and the Allottee shall have no right, title, interest, claim or entitlement whatsoever in respect thereof and the Vendors shall be entitled to use, utilise, transfer, assign, alienate, part with possession, deal with or dispose of the same in any manner whatsoever on such terms and conditions as may be thought fit and proper by the Vendors in their absolute discretion, without any reference to the Allottee who hereby consents to the same and hereby disclaims, relinquishes, releases and/or waives any right, title, interest, entitlement or claim that the Allottee may be entitled to, both in law or any equity, in favour of the Vendors. The Allottee shall not have any right to make any construction anywhere in the said Land and/or the said Bungalow Land and/or the Project.

(xi) The Promoter shall be entitled at all times to install, display and maintain its name and/or logo at such places at the said Land and/or the Project as may be decided by the Promoter by putting up hoardings, display signs, neon signs, lighted displays, etc. and all costs regarding the same shall form part of Common Expenses and no one including the Allottees and the Association shall be entitled to object or to hinder the same in any manner whatsoever.

(xii) Save and except the right of obtaining housing loan in terms of Clause 19 above, the Allottee shall not have any right or lien in respect of the said Bungalow Unit till execution and registration of the Deed of Conveyance after payment of all amounts by the Allottee.

(xiii) The Deed of Conveyance and all other papers and documents in respect of the said Bungalow Unit and the said Land shall be prepared and finalised by the Project Advocates and the Allottee has agreed and undertaken to accept and execute the same within 15 days of being required by the Vendors after complying with all obligations that are necessary for the same. In default, the Allottee shall be responsible and liable for all losses and damages that the Vendors may suffer.

(xiv) The Promoter shall take steps for formation of the Association. Any association, company, syndicate, committee, body or society formed by any of the Allottees without the participation of the Vendors shall not be entitled to be recognised by the Vendors and shall not have any right to represent the Allottees or to raise any issue relating to the Project or the said Land. The maintenance of the Project shall be made over to the Association within the time mentioned in the West Bengal Apartment Ownership Act, 1972 and upon such formation the Association shall be responsible for the maintenance of the Project and for timely renewal of all permissions, licenses, etc. After handing over of the maintenance of the Project to the Association, the Promoter shall transfer and make over the Deposits, if any, that may have been made by the Allottees, to the Association after adjusting its dues, if any.

(xv) All the Allottees as also the Allottee herein shall become members of the Association without raising any objection whatsoever and abide by all the rules, regulations, restrictions and bye-laws as be framed and/or made applicable by the Promoter.

(xvi) All papers and documents relating to the formation of the Association shall be prepared and finalised by the Promoter and the Allottee hereby consents to accept and sign the same.

(xvii) The employees of the Maintenance Agency for the common purposes such as watchmen, security staff, caretaker, sweepers etc. shall be employed and/or absorbed in the employment of the Association with continuity of service on the same terms and conditions of employment subsisting with the Maintenance Agency and the Allottee hereby consents to the same and shall not be entitled to raise any objection thereto.

(xviii) The rules and regulations of the Association shall not be inconsistent and/or contrary to the provisions and/or covenants contained herein and/or in the several Deeds of Conveyance which provisions and covenants shall, in any event, have an overriding effect and any contrary rules, regulations and/or amendments of the Association shall be void ab initio.

(xix) All costs, charges and expenses relating to the formation and functioning of the Association shall be borne and paid by all Allottees of the Project including the Allottee herein.

(xx) The rights of the Promoter, the Maintenance Agency and the Association relating to certain matters are more fully specified in **Schedule L** and the Allottee has irrevocably agreed to be bound by the same.

(xxi) The Allottee shall from the Date of Possession, use and enjoy the said Bungalow Unit in the manner not inconsistent with the Allottee's rights hereunder and without committing any breach, default or creating any hindrance relating to the rights of any other Allottees and/or the Vendors.

(xxii) The obligations and covenants of the Allottee in respect of the user, maintenance and enjoyment of the said Bungalow Unit, the Common Areas, the Bungalow Units and the said Land including payment of Maintenance Charges, electricity charges, property and other taxes and other outgoings are more fully specified in Clause 16 and Schedule J and the same shall be binding on the Allottee. It is expressly made clear that after issue of the Notice for Possession all costs, expenses and outgoings in respect of the said Bungalow Unit including for Maintenance Charges, electricity charges, property taxes and other outgoings, charges, rates, taxes, levies, cess, deposits

including security deposits or assessments pertaining to the said Bungalow Unit, shall become payable by the Allottee from the date of issuance of the Partial or Full Completion / Occupancy Certificate notwithstanding anything to the contrary contained in Clause 16 or elsewhere in this Agreement. Such liability shall continue till the same is paid by the Allottee or the Agreement/ Allotment is cancelled/terminated.

(xxiii) The Maintenance Charges and proportionate Common Expenses shall be paid by the Allottee irrespective of whether or not the Allottee uses or is entitled to or is able to use any or all of the Common Areas and any non-user or non-requirement in respect of any Common Areas shall not be nor be claimed to be a ground for non-payment or decrease in the liability of payment of the Allottee in respect of the said proportionate Common Expenses and/or Maintenance Charges.

(xxiv) The certified copies of deeds relating exclusively to the said Land that are available with the Vendors along with related documents shall be handed over by the Vendors to the Association within 3 (three) months of handing over of maintenance of the Project to the Association.

(xxv) From the date of offering the handing over of maintenance to the Association, the Vendors shall not have any responsibility whatsoever regarding the Bungalow Units, the Common Areas and the Project and/or any maintenance, security, safety or operations including relating to fire fighting equipment and fire safety measures, generator operations, electrical equipment, meters and connection, etc and/or for any statutory compliances, permissions and licenses regarding the Bungalow Units, the Common Areas and the Project and/or any equipment installed and/or required to be installed therein. The same shall be the exclusive responsibility of the Allottees including the Allottee and/or the Association who shall also ensure continuous compliance with all statutory rules, regulations and norms including in particular relating to fire fighting and safety, generator operations, etc. and obtaining and/or renewing all necessary permissions and licenses. The Allottees including the Allottee and/or the Association shall take steps and get transferred all necessary permissions and licenses in their names including generator license, fire license etc. and the Vendors shall sign necessary papers upon being requested by them in writing. In case of any default or negligence and/or in the event of any accident taking place subsequent to the date of offering the handing over of maintenance, the Vendors and/or their directors, employees or agents shall not have any liability or responsibility whatsoever under any circumstance.

(xxvi) The Allottee has irrevocably consented and/or hereby irrevocably consents that the Promoter shall be entitled to make in

future additional/further constructions by way of additional/further construction in the said Land including by way of construction of additional buildings/structures in the open land/spaces in the said Land and shall at its absolute discretion be entitled to make from time to time additions or alterations to or in the Bungalow Units and/or the Common Areas and such future additional/further constructions/exploitation shall belong exclusively to the Vendors who shall be entitled to sell, transfer and/or otherwise deal with and dispose of the same in any manner whatsoever and appropriate all considerations and other amounts receivable in respect thereof. For the aforesaid purpose the Promoter is entitled to shift any part of the Common Areas (including common areas and installations and underground water tank) and also to make available the Common Areas and all utility connections and facilities to the additional/further constructions. The Promoter shall, if required, be entitled to obtain necessary permission / sanction from the concerned authorities regarding the above or get the same regularized/approved on the basis that the Vendors have an irrevocable sole right in respect of the same and the Allottee has irrevocably consented and/or hereby irrevocably consents to the same. It is agreed that such modifications, additions and/or alterations shall not affect the Total Price/Agreed Consideration and that the total number of Common Areas mentioned in Schedule 'E' shall not be reduced to the detriment of the Allottee.

(xxvii) Until a Deed of Conveyance is executed in favour of the Allottee, the Allottee shall not be entitled to mortgage or encumber or sell or assign or alienate or dispose of or deal in any manner whatsoever with the said Bungalow Unit or any portion thereof and/or any right therein and/or under this Agreement ("**Alienation**") except for the purpose of housing loan in terms of Clause 19 unless all the following conditions are complied with:-

- a) A lock-in period of 12 (twelve) months has passed from the date of this Agreement.
- b) There is no default whatsoever by the Allottee in compliance with and/or performance of any of the Allottee's covenants, undertakings and obligations under this Agreement or otherwise.
- c) The Allottee has made full payment of the Total Price / Agreed Consideration, the Additional Liabilities and Deposits mentioned in **Schedule G** due or payable till the time of such Alienation including interest and penalties, if any.
- d) The Allottee or the assignee, nominee, etc. has made payment to the Promoter a sum of Rs. 75,000/- as transfer charges (hereinafter referred to as "the Transfer Charges") provided however that no Transfer Charges shall be payable for the first Alienation. The Allottee shall also pay the applicable Goods and Services Tax thereon, if any. However, no Transfer Fee shall be payable in case of transfer to the mother or father or spouse or child of the Allottee. It is further clarified that inclusion of a new joint Allottee

or change of a joint Allottee shall be treated as a transfer unless such joint Allottee is a mother or father or spouse or child of the original Allottee. Similarly, in case of the Allottee being a company/LLP, inclusion of a new joint Allottee or change of a joint Allottee shall be treated as a transfer unless such new joint Allottee is a group company/LLP in which the Allottee owns at least 51 per cent of the entire equity share capital/partnership interest as also complete management control.

- e) The Allottee shall deposit with the Vendors No Objection Certificate from the Bank and/or a letter of release of charge/ mortgage/ security regarding the said Bungalow Unit including the documents pertaining to the said Bungalow Unit.
- f) Prior consent in writing is obtained from the Vendors regarding the proposed Alienation.
- g) Any additional income tax liability that may become payable by the Vendors due to nomination by the Allottee because of higher market valuation as per the Registration Authorities on the date of nomination, shall be compensated by the Allottee paying to the Vendors agreed compensation equivalent to the income tax payable on such difference at the highest applicable tax rate at the prevailing time. Such amount shall be payable by the Allottee on or before the nomination.

(xxviii) After the execution and registration of the Deed of Conveyance, the Allottee may sell the said Bungalow Unit subject to the following conditions:

- a) The said Bungalow Unit shall be one lot and shall not be partitioned or dismembered in parts. In case of sale in favour of more than one buyer, the same shall be done in their favour jointly and in undivided shares.
- b) The sale of the said Bungalow Unit by the Allottee shall not be in any manner inconsistent with this Agreement and/or the Deed of Conveyance and the covenants contained herein and/or in the Deed of Conveyance shall run with the land and/or transfer. The person(s) to whom the Allottee may sell the said Bungalow Unit shall be bound by the same terms, conditions, agreements, covenants, stipulations, undertakings and obligations as are applicable to the Allottee by law and/or by virtue of this Agreement and/or the Deed of Conveyance.
- c) All the dues including outstanding amounts, interest, Maintenance Charges, electricity charges, property and other taxes etc. relating to the said Bungalow Unit payable to the Maintenance Agency, the Authority and other concerned persons/entities are paid by the Allottee in full prior to the proposed sale. Such dues, if any, shall in any event, run with such proposed sale.

(xxix) The Open Terrace, if any, appurtenant to the said Bungalow shall have exclusive access from and be attached and appurtenant only

to the said Bungalow and shall be exclusively occupied and used by the Allottee for the purpose of private terrace only. The Allottee shall not be entitled to use the same for any other purpose or to make any construction thereon or to cover the same in any manner. The Allottee shall however be entitled to beautify and landscape the same provided however the same must always be fully open to sky without any covering, temporary or permanent. Further the Open Terrace cannot be enclosed by grills save and except the railing provided by the Promoter. The Open Terrace shall form an integral part of the said Bungalow Unit and shall be transferable only as a part of the same and not independently or in any other manner.

(xxx) The Vendors and/or their nominees have negotiated for purchase and/or have purchased further lands adjacent to and/or contiguous to the said Land (“**Further Lands**”). Upon completion of purchase, the Further Lands shall be deemed to form part of the Project resulting in increase in land area of the Project. The Vendors shall be entitled to have the Plans modified for making construction on the Further Lands and shall also be entitled to apply for and obtain sanction of new building plans for making construction on the Further Lands. The Vendors shall also be entitled to provide and/or make available the Common Areas as well as the Club constructed on the said Land and all facilities in the said Land to the owners/occupants of the Bungalow Units to be constructed on the Further Lands. The owners/occupants of the Bungalow Units to be constructed on the Further Lands shall also be entitled to become members of the Club constructed on the said Land and shall have similar rights and obligations regarding the same. The Allottee and/or the Association shall not be entitled to interfere with or obstruct or hinder in any manner the development, construction and/or sale of any of the Bungalow Units to be constructed on the Further Lands and/or to the entitlement that may be granted by the Promoter to the owners/occupants of the Bungalow Units to be constructed on the Further Lands in respect of the Common Areas and the Club constructed on the said Land and all facilities in the said Land as may be granted by the Promoter to them. The Allottee confirms having unconditionally and irrevocably consented to and hereby again unconditionally and irrevocably consents to all provisions relating to Further Lands and the same is and shall be deemed to be the previous written consent, and agrees and undertakes not to create any obstruction or hindrance, directly or indirectly or through the Association regarding the same irrespective of any inconveniences, temporary or otherwise.

(xxxii) Development of land adjacent to and/or contiguous to and/or accessible through, and / or in the vicinity of the said Land:

(a) The Promoter is desirous of developing other land or lands which are adjacent to and / or contiguous to and/or accessible through and

/ or in the vicinity of, the said Land, in one or more phases and / or one or more independent developments (“**New Development(s)**”). The Promoter has negotiated/is negotiating with other land owners owning lands adjacent to and/or contiguous to and/or accessible through and / or in the vicinity of the said Land for this purpose. Upon agreements being entered into in respect of such other lands for one or more New Development(s), the Promoter may from time to time apply for sanctioned building plan /revised /modified plan in respect of the said Land and/or the other lands in relation to one or more New Development(s), including applying for a new independent sanctioned plan for a New Development(s). It is clarified that intention of the Promoter to develop such other lands is not an obligation or commitment of the Promoter towards anyone including the Owners and the Allottee but is a right and/or entitlement which may be exercised by the Promoter at its sole option and discretion.

- (b) In respect of the New Development(s), the Promoter shall be entitled to make such constructions, additions, alterations, modifications, etc., inter alia, in the said Land and the Common Areas comprised therein as it may deem necessary including demolishing / removing / constructing any portion of any boundary walls and connecting utilities like water, sewerage, drainage, electricity, telephone, cable, etc. The Promoter shall also be entitled to provide and/or make available the Common Areas as well as the Club constructed on the said Land and all facilities in the said Land to the owners/occupants of the New Development(s). The owners/occupants of the New Development(s) shall also be entitled to become members of the Club constructed on the said Land and shall have similar rights and obligations regarding the same. The owners/occupants of the New Development(s) shall have an undivided, impartible, proportionate and variable share in the land as comprised in the relevant future New Development, as is attributable to each individual units forming part of such New Development. However, the common areas and utilities developed and provided in the Project by the Promoter (including in the said Land) shall be used and enjoyed by the owners/occupants of the Project as well as any New Development(s) in the manner and as per rules as may be framed by the Promoter and/or the association of the Project from time to time. The Owners, Allottee and/or the Association of the Project shall not be entitled to interfere with or obstruct or hinder in any manner the development, construction and/or sale of any of the New Development(s) and/or to the entitlement that may be granted by the Promoter to the owners/occupants of the New Development(s) in respect of the Common Areas and the Club constructed on the said Land and all facilities in the said Land as may be granted by the Promoter to them. The Promoter shall also endeavour to (but shall not be obligated to) ensure that the common areas and all facilities in the

New Development(s) are provided to and / or made available to the Allottees of the Project.

- (c) The Owners and the Allottee confirm having unconditionally and irrevocably consented to and hereby again unconditionally and irrevocably consents to all provisions relating to new Development(s) including Clause (a) and (b) above and the same is and shall be deemed to be the previous written consent, and agree and undertake, jointly and severally, not to create any obstruction or hindrance, directly or indirectly or through the association of the Project regarding the same irrespective of any inconveniences, temporary or otherwise.

(xxxii) Club

- (a) The Promoter shall, subject to grant of necessary Approvals, and as part of the Project, construct a club having diverse facilities, which may include facilities for inter alia recreation, indoor and / or outdoor sports and games, health and fitness activities, leisure activities, hospitality (including providing accommodation, food and / or beverages), etc. (hereinafter referred to as the “**Club**”). The land and areas within the Project which are intended to be used for setting up the Club and its facilities as well as the land and areas appurtenant thereto and/or earmarked therefor (“**Club Land**”) and the Club shall be owned by the Promoter and / or a person or persons nominated by the Promoter (which could also include one or more of the Owners) (hereinafter referred to as the “**Club Owner**”), with all rights and authority to name, run, operate, develop and / or make improvements to, the Club, and to transfer the Club and the Club Land to any other person. A person to whom the Club and the Club Land are transferred shall be considered the successor-in-interest of the Club Owner, and shall exercise all rights of the Club Owner and undertake all obligations of the Club Owner. Save and except a right to membership of the Club (as set out herein below), the Allottees shall have not have any right, title or interest in the Club or the Club Land, and the Club or the Club Land shall not form part of the Common Areas, notwithstanding anything to the contrary contained elsewhere in this Agreement. The Club Owner shall have the right, in its sole discretion, to frame and / or establish the rules, regulations, bye-laws and/or Memorandum and Articles relating to the Club, which shall govern inter alia the management, running, operation, membership (including admission, suspension and / or termination thereof) and use of the Club, and shall be binding on all members thereof (“**Club Rules**”).
- (b) A non refundable Membership Fee/Charge of Rs. 1,75,000/- shall be payable for becoming a member of the Club. All Allottees shall become members of the Club upon payment of the Membership

Fee/Charge. The non-refundable Membership Fee/Charge collected from the members of the Club shall belong to and be used in any manner by the Club Owner and the Club Owner shall not be required to account for the same at any time or under any circumstance. The rights and obligations of the Allottees (and all subsequent buyer(s) of the Bungalow Units) as members of the Club shall be governed by and subject to, the Club Rules. There shall be one membership of the Club in respect of each Bungalow. Accordingly, in the event of any Bungalow having more than one owner, the co-owners thereof shall nominate from amongst themselves one person for such membership. In the event of a Bungalow not being owned by individuals but by a company or partnership firm or Hindu Undivided Family or other body, then one individual shall be nominated by it for membership of the Club.

- (c) In case of transfer of a Bungalow Unit by an Allottee, his /her membership of the Club shall automatically stand terminated and neither any part of the Membership Fee/ Charge nor any compensation or amount shall be refundable, transferable or adjustable or payable. Upon transfer of a Bungalow Unit, membership of the Club shall automatically stand transferred in favour of the buyer of the Bungalow Unit who shall be obliged to become a member of the Club and shall also be obliged to continue his / her membership of the Club by making payment of periodic subscription and other expenses.
- (d) The Club Owner may admit persons other than the Allottees (and / or subsequent buyers of the Bungalow Units) as members of the Club on such terms and conditions and upon payment of such Admission Fee/subscription and/or other charges as the Club Owner may decide in its sole discretion.
- (e) All members of the Club including the Allottee (and / or subsequent buyers of the said Bungalow Unit) shall pay a monthly/periodical subscription to the Club Owner which shall be fixed by the Club Owner from time to time. The Club Owner may also prescribe charges to be paid by the members and/or their guests for use of different Club facilities/activities. The Club Owner may also, in its sole discretion, provide for different categories of membership, with each category having different charges, rights and / or privileges with respect to the Club and its facilities.
- (f) Membership of the Club shall entitle the Allottees (and / or subsequent buyers of the Bungalow Units) only to use the Club in accordance with the Club Rules and shall not confer any right title or interest in the ownership, management or running of the Club and/or its facilities.

- (g) The ownership, control and management of the Club shall always remain with the Club Owner who shall be entitled to deal with and dispose of the same in any manner whatsoever. The Club shall be managed by the Club Owner either by itself or at its discretion through any managing committee/body consisting of such persons as may be appointed by the Club Owner.
- (h) An individual member of the Club along with 3 members of his family shall be entitled to use the Club in accordance with the Club Rules. Family of an individual member herein, will mean and consist of the member alongwith his/her spouse and two children. Provision may be made for taking in additional family members of the member of the Club as Associate Members, inter alia, upon payment of such Membership Fee /Charge that may be fixed from time to time by the Club Owner in respect of Associate Membership. The Associate Membership shall automatically terminate simultaneously with the termination of membership of the member at whose instance the Associate Membership(s) was/were accepted by the Club.
- (i) The Club shall be maintained by the body / organization / society appointed by the Promoter to undertake management / maintenance of the Project.
- (j) The Club Owner shall not be required to make any contribution, subscription or payment towards the Maintenance Charges under any circumstances whatsoever. Expenses and Charges relating to the Club and/or the land occupied by it, including the Club land and other taxes and levies, shall be payable by the Allottees/ members of the Club.
- (xxxiii) The obligations of the Vendors under clauses 7.1 and 7.2 above shall arise subject to the Allottee having made timely payment of the full amounts of the Total Price/Agreed Consideration mentioned in **Schedule C** as per the Payment Plan mentioned therein as also the timely payment of all the Additional Liabilities and Deposits mentioned in **Schedule G** prior to the scheduled date of delivery of possession and subject to the Allottee complying with all his obligations under this Agreement and/or otherwise under the law and subject to the Allottee not committing any breach, default or violation.
- (xxxiv) In case the Allottee fails to comply with Clause 34(xxxiii) and make all payments or fails to take possession within the time provided in Clause 7.2 above, such Allottee shall be liable to pay a sum calculated at the rate of Rs. 5/- per square feet of built up area of the said Bungalow Unit per month as Holding Charges till the date when actual possession is taken by the Allottee and the Allottee shall continue to be liable to make all payments and shall also be liable to

pay Maintenance Charges, property taxes and other outgoings from the date of issuance of the Partial or Full Completion / Occupance Certificate irrespective of possession not being taken by the Allottee and interest at the rate specified in Rule 17 of the Rules shall also be payable on the delayed payment.

(xxxv) Notwithstanding anything to the contrary contained elsewhere in this Agreement it is hereby agreed that the Allottee's right to cancel/withdraw his allotment in the Project including under Clause 7.5 shall be subject to the Allottee having complied with all his obligations under this Agreement till that time including making timely payment of all amounts payable under this Agreement till that time and there being no failure, refusal, neglect, breach, violation, non-compliance or default on the part of the Allottee to perform or comply with any of the terms, conditions, covenants, undertakings, stipulations, restrictions, prohibitions and/or obligations under this Agreement or otherwise under law.

(xxxvi) Notwithstanding anything to the contrary contained elsewhere in this Agreement it is hereby agreed that the liability of the Vendors to refund any amount to the Allottee shall arise only upon execution and registration of a Cancellation Agreement at the costs of the Allottee. It is expressly agreed that the fees and expenses relating to this Agreement including stamp duty, registration fees, GST, Advocate fees, incidental and other expenses for registration, brokerage etc. shall not be refundable under any circumstances in case of any cancellation of this Agreement for any reason including under Clause 7.5 above. The Vendors shall not have any other liability or obligation whatsoever and shall be entitled to deal with, dispose of, sell and/or transfer the said Bungalow to anyone else without any reference to the Allottee after the date of termination.

(xxxvii) Notwithstanding anything to the contrary contained elsewhere in this Agreement including in Clause 7.6 it is hereby agreed that the liability of the Owners/Promoter to compensate the Allottee in case of any loss caused to him due to defective title of the said Bungalow Land shall arise only if such defective title is known to the Owners/Promoter but has not been disclosed to the Allottee or which the Allottee could not have found out in spite of due diligence and care subject to the Allottee not having committed default or violation or breach or non-compliance of any of the terms and conditions of this Agreement and subject to the Allottee having made timely payments of all amounts under this Agreement and/or otherwise required under law. It is further made clear that under no circumstances shall the Owners/Promoter be liable for any defective title not attributable to the Owners/Promoter and/or for any defect that existed prior to purchase of the said Land by the Owners. The right of the Allottee to withdraw from the Project in terms of Clause 7.2 shall be applicable subject to the Allottee not having committed default or violation or breach or

non-compliance of any of the terms and conditions of this Agreement and subject to the Allottee having made timely payments of all amounts under this Agreement and/or otherwise required under law. If the Allottee does not withdraw from the Project within 45 (forty five) days of the date specified in Clause 7.1, then it shall be deemed that the Allottee has voluntarily opted not to withdraw from the Project and the option of withdrawal shall be applicable after such 45 (forty five) days and/or shall cease to be valid or have effect. Any interest or compensation payable to the Allottee may be adjusted against the interest receivable by the Vendors from the Allottee for delayed payment in terms of this Agreement.

SCHEDULE 'A'- PLEASE INSERT DESCRIPTION OF THE BUNGALOW AND GARAGE/COVERED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS.

Part – I

(said Bungalow)

All That the Bungalow having a ground floor and first floor having a total carpet area of about _____ square feet and built-up area of about _____ square feet and Open Terrace of about _____ square feet and Car Parking Space for parking ___ cars intended to be constructed on a portion of the said Bungalow Land in the Project named “**Emami Aastha**” being constructed at the said Land (described in Schedule H below).

Part - II

(said Bungalow Land)

All That demarcated portion of the said Land numbered as Bungalow Land No. ___ being a piece or parcel of land and measuring about _____ decimals comprising of (i) about ___ decimals in Dag No. ____, (ii) about ___ decimals in Dag No. ___ and (iii) about ___ decimals in Dag No. ___ under L. R. Khatian No. ___ lying and situate at Mouza Uttar Kazirhat, J. L. No. 22, within the jurisdiction of ADSR Bishnupur, under Paschim Bishnupur Gram Panchayat - I, Police Station Bishnupur, Post Office Bhasa, District South 24 Parganas.

The said Bungalow is to be made ready for handing over possession within 60 months from the date of this Agreement with a Grace Period of 6 months unless there is delay due to Force Majeure or reasons beyond control.

SCHEDULE 'B' - FLOOR PLAN OF THE BUNGALOW**SCHEDULE 'C'- PRICE DETAILS & PAYMENT PLAN**

Event of making Payment	Percentage out of the Total Sale Price / Agreed Consideration*
Advance against booking	Pratham / Pratishta / Prapti – Rs. 3,00,000/-
	Pragati – Rs. 10,00,000/-
	Paras / Prasad – Rs. 15,00,000/-
	Prangan – Rs. 20,00,000/-
Booking amount to be paid within 30 days of advance payment against booking	9 per cent less advance against booking
Signing of Agreement	11 per cent
On commencement of ground floor slab	10 per cent
On commencement of first floor slab	10 per cent
On start of brick work	10 per cent
On commencement of plumbing, piping and electrical cabling work	10 per cent
On fixing of door and window frame	10 per cent
On completion of flooring	10 per cent
On completion of internal plaster	10 per cent

On completion of external plaster and finishing	5 per cent
On offer of possession	5 per cent
Total	<u>100 per cent</u>

The Additional Liabilities mentioned in Part I of Schedule G and the Deposits mentioned in Part II of Schedule G are payable in addition to the Total Price/Agreed Consideration.

* Total Sale Price includes Basic Sale Price, Applicable Preferential Location Charges, External Development Charges also.

SCHEDULE 'D'- SPECIFICATIONS, AMENITIES, FACILITIES WHICH ARE PART OF THE SAID BUNGALOW:

(Specifications)

BUNGALOW SPECIFICATIONS FOR BUNGALOWS WITH LAND AREA OF 2.01 COTTAHS TO 4.21 COTTAHS	
Structure	Earthquake Resistant RCC framed Structure.
Flooring	Master Bedroom - Laminated Wooden Flooring. Living/Dining, Common Areas & Other Bedrooms - Vitrified Tiles.
Kitchen	Flooring - Vitrified Tiles (Stain Free).
	Dado/Walls - Combination of gypsum finish and Ceramic Tiles.
	Counter Top - Granite Counter Top.
	Sink - Single bowl SS Sink
Doors	Painted hard wood frames with painted flush door shutters.
Windows	UPVC/ Powder coated Aluminium windows
Toilets	Flooring - Antiskid Ceramic Tiles.
	Walls/Dado - Tiles upto 7' height.
Toilet Fittings And Fixtures	Sanitaryware - Jaquar/ Hindware or equivalent.
	CP Fittings - Jaquar/ Hindware or equivalent.

Electrical	Provision of AC in all bedrooms, living and dining rooms.
	TV Points in all bedrooms, living and dining rooms.
	Modular switches.
	Concealed Wiring.
	Electrical Distribution board.
	Provision for washing machine point.
Power Back-Up	1W/0.00125 KVA per Sqft at additional cost.
Wall Finishes	Internal Walls - Gypsum Finish
	External Walls - Exterior Grade weather proof paint finish.
Super Features	Pool With Deck - Optional Plunge Pool on Terrace Top at additional cost.
	Landscape - Landscaped front lawn.
	Terrace Top Feature - Barbeque set-up
	Puja Room - Marble bedi top in Puja Room.
General Features for Bungalows	Smart Home App
	Video door phone on main door
	Paved Parking
	Anti-Termite Treatment
	Waterproofing on Terrace
	Modular Kitchen with Cabinets

BUNGALOW SPECIFICATIONS FOR BUNGALOWS WITH LAND AREA OF 4.60 COTTAHS TO 12 COTTAHS	
Structure	Earthquake Resistant RCC framed Structure.
Flooring	Master Bedroom - Hard wood flooring
	Other Bedrooms - Laminated Wooden flooring
	Living/ Dining and other Common Areas - Italian marble flooring
Kitchen	Flooring - Italian marble
	Dado/Walls - Combination of vitrified tiles and acrylic emulsion paint
	Counter Top - Granite With splash band/ Corian Counter top

	Sink - SS sink with double bowl and single drain board
	Fittings and Fixture - Branded Chimney and Hob
Doors	Main Door - Polished hard wood frame with polished panelled door shutters
	Other Doors - Painted hard wood frame with painted flush shutter doors
Windows	UPVC/Powder Coated Aluminium windows
Toilets	Flooring - Antiskid Ceramic Tiles.
	Walls / Dado (Tiles upto full height)
	Glass shower partitions in all toilets and Rain shower in all bathrooms
Toilet Fittings and Fixtures	Sanitary ware - Duravit/ Kohler or equivalent
	CP fittings - Grohe/ Roca or equivalent
Power Back-Up	1.5 W/ 0.001875 KVA per sqft at additional cost
Electrical	All bedrooms, living and dining – Fitted with AC units
	TV Points in all bedrooms, living and dining rooms
	Modular switches
	Concealed Wiring
	Electrical Distribution Board
	Provision for washing machine point.
Wall Finishes	Internal walls - Acrylic Emulsion paint finish over gypsum plaster
	External Walls - Exterior grade weather proof paint over external plaster
Super Features	Pool With Deck – pool with pool deck
	Landscape: Landscape lawn all-round the bungalow
	Terrace Top Feature – Barbeque set up and seating area
	Landscapped terrace
	Puja Room with marble bedi
General Features for Bungalows	Smart Home App

	Video door phone on main door
	Paved Parking
	Anti-Termite Treatment
	Waterproofing on Terrace
	Modular Kitchen with Cabinets

SCHEDULE 'E' - COMMON AREAS, AMENITIES AND FACILITIES WHICH ARE PART OF THE PROJECT:

1	SKATING RINK
2	AROMA GARDEN
3	FISH FEEDING AREA
4	FLOATING CAFÉ
5	STAR GAZING DECK
6	YOGA DECK
7	PET RELIEF AREA
8	BIRD FEEDING AREA
9	KIDS PLAY AREA
10	JOGGING TRACK
11	LAKE
12	ROCK CLIMBING
13	OUTDOOR GYM
14	AMPHI THEATER
15	TEMPLE
16	LIFE SIZE CHESS
17	NET CRICKET TURF
18	SENIOR CITIZEN GARDEN
19	PADDLE BOAT LAKE
20	REFLEXOLOGY GARDEN
21	CHIP & PUTT GREEN

22	LAWN
23	MOUNDS
24	SCULPTURE COURT
25	CYCLING TRACK
26	ENTRY / EXIT GATE
27	BOUNDARY WALL
28	SECURITY ROOM
29	STP & WTP
30	TRANSFORMER SUBSTATION
31	DG POWER BACKUP
32	DRIVEWAYS, PATHS, PASSAGES, PAVEMENTS, FOOTPATH
33	ELECTRIC POLES, WIRES & CABLES
34	DRAINAGE PITS & SOLID WASTE DISPOSAL PIPES
35	UNDERGROUND WATER TANK WITH PUMPROOM
36	CCTV & CCTV MONITOR
37	VIDEO DOOR PHONE
38	BOREWELLS, VALVES & DISTRIBUTION PIPES

Notwithstanding anything contained above or elsewhere herein the contents of this Schedule are subject to changes by the Promoter and the rights in respect of the Common Areas are subject to the reservations and/or the rights of the Promoter under this Agreement. Notwithstanding anything to the contrary contained elsewhere it is hereby expressly agreed that (i) the Club and the Club Land delineated in **Pink** borders in the site map or plan annexed hereto, (ii) the Spa, Steam and Sauna and the Spa, Steam and Sauna Land delineated in **Magenta** borders in the site map or plan annexed hereto and (iii) the 4 Retail Kiosks and the 4 Retail Kiosks Land delineated in **Red** borders in the site map or plan annexed hereto shall not form part of the Common Areas under any circumstances whatsoever. Notwithstanding anything to the contrary contained elsewhere it is hereby expressly agreed that the

Servant Quarters and the Servant Quarters' Land delineated in **Brown** borders in the site map or plan annexed hereto shall be reserved for use of the Allottees (including their servants, drivers, etc.) of the Bungalows (to be known as Pragati, Paras, Prasad and Prangan) to be constructed on Bungalow Lands having land area of 4.60 Cottahs to 12 Cottahs on such basis and on such terms and conditions as may be determined by the Promoter at its sole discretion. The Allottees of the Bungalows (to be known as Pratham, Pratistha and Prapti) to be constructed on Bungalow Lands having land area of 2.01 Cottahs to 4.21 Cottahs shall not have any right of use of the Servant Quarters and the Servant Quarters' Land delineated in **Brown** borders in the site map or plan annexed hereto under any circumstances whatsoever.

SCHEDULE F- DEFINITIONS

- (a) **“Act”** means the Real Estate (Regulation and Development) Act, 2016;
- (b) **“Additional Liabilities”** shall mean the Additional Liabilities mentioned in **Part-I** of the **Schedule G** hereto all of which are to be paid by the Allottee in addition to the Total Price / Agreed Consideration and shall also include any other additional amounts that may be required to be paid by the Allottee;
- (c) **“Agreed Consideration/Total Price”** shall mean the consideration mentioned in **Schedule C** payable by the Allottee for purchasing the said Bungalow Unit;
- (d) **“Allottees”** shall, according to its context, mean all Allottees and/or intending Allottees of the Bungalow Units in the Project including the Owners and the Promoter in respect of such Bungalow Units as may be retained and/or not alienated and/or not agreed to be alienated for the time being by the Owners and the Promoter;
- (e) **“Architect(s)”** shall mean Mr. Sanjay Puri of Sanjay Puri Architects or such other Architect(s) whom the Promoter may from time to time appoint as the Architect(s) for the Project;
- (f) **“Association”** shall mean the Association, Syndicate, Committee, Body, Society or Company which would comprise the Vendors and the representatives of the Allottees and be formed or incorporated at the instance of the Promoter for the Common Purposes with such rules and regulations as shall be framed by the Promoter;
- (g) **“Authority”** shall mean the South 24 Parganas Zilla Parishad and its different departments and officers and shall also include other concerned authorities that may recommend, comment upon, approve, sanction, modify and/or revise the Plans;
- (h) **“Booking Amount”** shall mean Rs. _____/- which has been paid by the Allottee for booking of the said Bungalow;
- (i) **“Built-Up Area”** in relation to a Bungalow shall mean the sum

of the plinth area of each floor of that Bungalow, including the area of bathrooms, verandahs, balconies, passages, staircase and roof and also the thickness of the walls (external or internal), the columns and pillars therein;

- (j) **“Bungalow”** shall mean any residential house having a ground floor and a first floor (including the Open Terrace, if any, appurtenant thereto and the Car Parking Space, if any, therein) and/or any other covered space in the Project which is built on a Bungalow Land;
- (k) **“Bungalow Land”** shall mean each separated and demarcated plot of land comprised in the said Land capable of being exclusively owned by the Allottees and on which a Bungalow is proposed to be constructed;
- (l) **“Bungalow Unit”** shall mean each Bungalow Land together with the Bungalow that may be constructed thereon as also the right of common use of the Common Areas mentioned in **Schedule E** hereto;
- (m) **“Car Parking Space”** shall mean the open space in the Bungalow Land capable of being used for parking of one or more medium sized car as may be specified;
- (n) **“Carpet Area”** shall have the meaning as ascribed to it under the Act;
- (o) **“Common Expenses”** shall mean all costs and expenses for the management, maintenance and upkeep of the Bungalow Units, the Common Areas and the expenses for Common Purposes including those mentioned in **Schedule K**;
- (p) **“Common Areas”** shall mean the common areas, facilities and installations in the said Land, as may be decided or provided by the Promoter for common use and enjoyment of the Allottees and which are mentioned in **Schedule E** hereto which shall be used and enjoyed in common by all the Allottees Provided That (i) the Club and the Club Land delineated in **Pink** borders in the site map or plan annexed hereto, (ii) the Spa, Steam and Sauna and the Spa, Steam and Sauna Land delineated in **Magenta** borders in the site map or plan annexed hereto and (iii) the 4 Retail Kiosks and the 4 Retail Kiosks Land delineated in **Red** borders in the site map or plan annexed hereto shall not form part of the Common Areas under any circumstances whatsoever;
- (q) **“Common Purposes”** shall include the purpose of managing and maintaining the Project, and in particular the Common Areas, rendition of services in common to the Allottees, collection and disbursement of the Common Expenses and dealing with the matters of common interest of the Allottees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Bungalow Units exclusively and the Common Areas in common;
- (r) **“Date of Possession”** shall mean the date on which the Allottee is handed over possession of the said Bungalow Unit;
- (s) **“Deed of Conveyance”** shall mean the Deed of Conveyance to

be executed by the Vendors in favour of the Allottee in respect of the said Bungalow Unit upon the Allottee complying with all the obligations, paying and depositing all amounts in time and not committing any breach or default;

- (t) **“Deposits”** shall mean the amounts mentioned in **Part-II of the Schedule G** hereto and to be deposited by the Allottee and shall also include any other amount that the Allottee may be required to deposit;
- (u) **“Development Agreement”** shall mean and include the Development Agreement dated 23rd December, 2021 registered at the office of the Additional Registrar of Assurances IV, Kolkata in Book No. I, Volume No. 1904-2021, Pages 808157 to 808516, Being No. 190417264 for the year 2021 executed by and between the Owners and the Promoter relating to development of the said Land and shall also include all modifications, alterations and changes, if any, made and/or that may be made therein from time to time as also all documents executed pursuant thereto, including Powers of Attorney;
- (v) **“Maintenance Agency”** shall mean the Promoter itself or any entity appointed by the Promoter at its sole discretion and option for the Common Purposes and shall mean the Association upon its formation;
- (w) **“Maintenance Charges”** shall mean the proportionate amount of Common Expenses payable monthly by the Allottee to the Maintenance Agency;
- (x) **“Open Terrace”** shall mean the open terrace areas, if any, comprised in any Bungalow;
- (y) **“Plan/Plans”** shall mean the plans of the Bungalow Units that have been sanctioned by the South 24 Parganas Zilla Parishad vide Building Plan No. 704/834/KMDA dated 14th March, 2023 and/or such other plans that may be sanctioned and approved by the Authority and/or which may be finally revised/approved/sanctioned by the Authority and shall also, wherever the context permits, include such plans, drawings, designs, elevations and specifications as are prepared by the Architect(s) and shall also include the variations, modifications, alterations and changes therein that may be made by the Vendors, if any, as well as all revisions, renewals and extensions thereof, if any;
- (z) **“Project”** shall mean the work of development of the said Land by the Promoter, construction and completion of the Bungalow Units, making any additional/further constructions on the said Land other than Bungalow Units, marketing and transfer of the Bungalow Units, additional/further constructions and other rights, handing over of possession of the completed Bungalow Units and additional/further constructions by the Promoter and execution and registration of the Deeds of Conveyance in respect of the Bungalow Units and additional/further constructions;
- (aa) **“Project Advocates”** shall mean R. Ginodia & Co. LLP,

- Advocates of Ground Floor, 6, Church Lane, Kolkata - 700 001 who have been appointed by the Promoter and have prepared this Agreement and also shall prepare all legal documentation regarding the development, construction, sale and transfer of the said Land, and the Bungalow Units and additional/further constructions therein, including the Deeds of Conveyance;
- (bb) “**Regulations**” means the Regulations that may be made under The Real Estate (Regulation and Development) Act, 2016 applicable to West Bengal;
 - (cc) “**Rights on Allottee’s Default**” shall mean the rights mentioned in Clause 9.3 to which the Vendors shall be entitled in case of any default or breach by the Allottee;
 - (dd) “**Rules**” means the West Bengal Real Estate (Regulation and Development) Rules, 2021;
 - (ee) “**Said Bungalow**” shall mean the Bungalow (including the Open Terrace, if any, appurtenant thereto and the Car Parking Space, if any, therein) described in **Part I of Schedule A** hereto;
 - (ff) “**Said Bungalow Land**” shall mean the Bungalow Land described in **Part II of Schedule A** hereto being a portion of the said Land, which portion is being agreed to be sold to the Allottee;
 - (gg) “**Said Bungalow Unit**” shall mean the said Bungalow Land, the said Bungalow (including the Car Parking Space, if any, therein) and the right of common use of the Common Areas mentioned in **Schedule E** hereto;
 - (hh) “**Said Freehold Land**” shall mean the piece and parcel of land measuring about 34.56152 Acres, more or less, comprised in several Dags at Mouza Uttar Kazirhat, J. L. No. 22, within the jurisdiction of ADSR Bishnupur, under Paschim Bishnupur Gram Panchayat - I, Police Station Bishnupur, Post Office Bhasa, District South 24 Parganas and the same shall wherever the context permits also include the Bungalow Units to be constructed thereon;
 - (ii) “**Said Leasehold Land**” shall mean the piece and parcel of land measuring about 0.795 Acre, more or less, comprised in L. R. Dag Nos. 919 and 939 at Mouza Uttar Kazirhat, J. L. No. 22, within the jurisdiction of ADSR Bishnupur, under Paschim Bishnupur Gram Panchayat - I, Police Station Bishnupur, Post Office Bhasa, District South 24 Parganas and the same shall wherever the context permits also include the Bungalow Units to be constructed thereon;
 - (jj) “**Said Land**” shall mean the piece and parcel of land measuring about 35.35652 Acres, more or less, comprised in several Dags at Mouza Uttar Kazirhat, J. L. No. 22, within the jurisdiction of ADSR Bishnupur, under Paschim Bishnupur Gram Panchayat - I, Police Station Bishnupur, Post Office Bhasa, District South 24 Parganas and morefully described in **Schedule H** hereto and the same shall wherever the context permits also include the Bungalow Units to be constructed thereon;

- (kk) “**Section**” means a section of the Act;
- (ll) “**Sinking Fund**” shall mean the Fund comprising of the amounts to be paid / deposited and/or contributed by each Allottee, including the Allottee herein, towards sinking fund which shall be held by the Maintenance Agency for the purpose of major repairs, replacements and additions to the Common Areas and other contingencies;
- (mm) **Masculine Gender** used in this Agreement shall include the feminine and neuter gender and vice versa and **Singular Number** shall include the plural and vice versa.

SCHEDULE G

PART I – ADDITIONAL LIABILITIES

The following are not included in the Total Price/Agreed Consideration and the Allottee has agreed and undertakes to pay the following within 15 (fifteen) days of demand without raising any objection whatsoever regarding the same:

- (i) Legal Fees of Rs. 50,000/- payable to the Promoter.
- (ii) Club Membership Fee/Charge of Rs. 1,75,000/- subject to revision from time to time payable to the Promoter.
- (iii) Betterment and/or development charges and any other tax, duty levy, cess, or charge that may be imposed or charged, if any, in connection with construction or transfer of the said Bungalow Unit in favour of the Allottee.
- (iv) Stamp duty and registration fee and all other taxes, levies and other allied expenses relating to this Agreement for Sale, the Deed of Conveyance and all other papers and documents that may be required to be executed and/or registered in pursuance hereof and/or relating to the said Bungalow Unit and any additional/deficit stamp duty, additional/deficit registration fee, penalty, interest or any other levy, if any, that may be imposed in this regard at any time together with miscellaneous expenses for registration of each document.
- (v) Price, cost, charges and expenses levied by the Promoter for any additional or extra work done and/or any additional amenity or facility provided and/or for any changes, additions, alterations or variation made in the said Bungalow, and/or the agreed Specifications, including the costs, charges and expenses for revision/registration/regularisation of the Plans in relation to the said Bungalow.
- (vi) The Allottee shall pay Rs. ___/- (Rupees _____ only) per square feet of built up area of the said Bungalow amounting to Rs. _____/- (Rupees _____ only) to the Promoter on account of the following:

- a. For obtaining and providing electricity supply and common meter, including, on account of transformer or electrical sub-station, if any, and its installation, HT/LT line supply, supply cables, switch gears, etc.
- b. For providing common generator as mentioned in Schedule E above;
- (vii) The Allottee shall bear and pay separately all the expenses (including the security deposit) payable to West Bengal State Electricity Distribution Company Limited for his/her separate meter.
- (viii) Estimated Advance Maintenance Charges at the rate of Rs. ___/- per square feet per month for 12 months of Built up Area of the said Bungalow. Upon commencement of maintenance if there is any variation in the rate per square feet then the balance shall be payable by the Allottee.
- (ix) Proportionate costs, charges and expenses for betterment and/or development charges or other levies that may be charged regarding the said Land or the Bungalow Units or the construction in terms hereof.
- (x) Proportionate costs, charges and expenses for providing any additional or special provision, fitting or amenity in the Project and/or the said Land by the Promoter.
- (xi) Proportionate costs, charges and expenses for formation of the Association.
- (xii) Applicable Goods and Services Tax and any other tax, duty, levy, cess, etc., if applicable on the above amounts, shall be paid by the Allottee in addition to the above.

PART II –DEPOSITS

(a)	Deposit for Sinking Fund payable by the Allottee at the rate of Rs. ___/- per square feet of Built-up Area of the said Bungalow.
(b)	Property Tax Deposit to be estimated at the time of possession.
(c)	Deposit for electric supply/individual meter for the said Bungalow as per actuals payable to the electricity supply authority.
(d)	Deposit for any other item in respect of which payment is to be made by the Allottee under Part-I of this Schedule.

The Deposit under Item Nos. (a) and (b) shall be paid by the Allottee to the Promoter within 15 days of Notice for Possession without raising any objection whatsoever regarding the same. The Deposit

under Item Nos. (c) and (d) shall be paid by the Allottee to the Promoter within (15) fifteen days of demand without raising any objection whatsoever regarding the same.

Applicable Goods and Services Tax and any other tax, duty, levy, cess, etc., if applicable, on the above amounts shall be paid by the Allottee in addition to the above.

SCHEDULE H

PART I – “SAID FREEHOLD LAND”

ALL THAT piece and parcel of land measuring about 34.56152 Acres, more or less, comprised in R. S./L. R. Dag Nos. 836, 839, 846, 896, 897, 898, 899, 900, 901, 902, 903, 904, 915, 916, 917, 918, 920, 921, 922, 925, 926, 927, 933, 934, 935, 936, 938, 941, 947, 948, 964, 869/1045, 347, 348, 349, 350, 836/1109, 848, 852, 853, 871, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 888, 889, 890, 891, 892, 893, 894, 895, 896/1126, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914/1165, 914/1166, 914/1167, 914/1164, 939, 940, 942, 943, 946, 949, 840, 840/1111, 939/1075, 937, 928, 885, 854, 856, 858, 914, 932, 929, 930, 931, 950, 836/1110 and 838 under L. R. Khatian Nos. 1308, 1309, 1842-1897, 1808-1819, 1695-1744, 1905-1936, 1899 and 1900, lying and situated at Mouza Uttar Kazirhat, J. L. No. 22, within the jurisdiction of ADSR Bishnupur, under Paschim Bishnupur Gram Panchayat - I, Police Station Bishnupur, Post Office Bhasa, District South 24 Parganas.

PART II – “SAID LEASEHOLD LAND”

ALL THAT piece and parcel of land measuring about 0.795 Acre, more or less, comprised in L. R. Dag Nos. 919 and 939 under L. R. Khatian Nos. 1836, 2142, 2143, 2144 and 1048 lying and situated at Mouza Uttar Kazirhat, J. L. No. 22, within the jurisdiction of ADSR Bishnupur, under Paschim Bishnupur Gram Panchayat - I, Police Station Bishnupur, Post Office Bhasa, District South 24 Parganas.

PART III – “SAID LAND”

ALL THAT piece and parcel of land measuring about 35.35652 Acres, more or less, comprised in R. S./L. R. Dag Nos. 836, 839, 846, 896, 897, 898, 899, 900, 901, 902, 903, 904, 915, 916, 917, 918, 919, 920, 921, 922, 925, 926, 927, 933, 934, 935, 936, 938, 941, 947, 948, 964, 869/1045, 347, 348, 349, 350, 836/1109, 848, 852, 853, 871, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 888, 889, 890, 891, 892, 893, 894, 895, 896/1126, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914/1165, 914/1166, 914/1167, 914/1164, 939, 940, 942, 943, 946, 949, 840, 840/1111, 939/1075, 937, 928, 885, 854, 856, 858, 914, 932, 929, 930, 931, 950, 836/1110 and 838 under L.R. Khatian Nos. 1048, 1308, 1309, 1836, 1842-1897, 1808-1819, 1695-1744, 1905-1936, 1899, 2142, 2143, 2144 and 1900, lying and situated at Mouza Uttar Kazirhat, J. L. No. 22, within the jurisdiction of ADSR Bishnupur, under Paschim Bishnupur Gram Panchayat - I, Police Station Bishnupur, Post Office Bhasa, District South 24 Parganas and butted and bounded in the following manner:

On the North :	By L.R. DAG NOS. 346, 347 AND 351 (PART)
On the East :	By CANAL AND VILLAGE ROAD
On the South :	By LR DAG NOS. 951, 963, 962, 935 and 965
On the West :	By OPEN LAND

OR HOWSOEVER OTHERWISE the same may be butted, bounded, called, known, numbered, described or distinguished.

The respective land area comprised in each of the above Dags is mentioned in the table below.

SL No.	Dag No.	Land Area (in Decimals)
1	836	24.0
2	839	35.0
3	846	15.0
4	896	48.0
5	897	42.82
6	898	18.0
7	899	60.0
8	900	118.81
9	901	47.12
10	902	69.0
11	903	106.48
12	904	100.0
13	915	36.33
14	916	23.0
15	917	24.0

16	918	100.0
17	919	50.0
18	920	49.5
19	921	40.0
20	922	43.0
21	925	3.0
22	926	104.0
23	927	58.0
24	933	22.80
25	934	9.0
26	935	19.0
27	936	41.0
28	938	7.0
29	941	15.0
30	947	8.0
31	948	7.0
32	964	44.0
33	869/1045	145.50
34	347	35.0
35	348	91.0
36	349	89.75
37	350	31.50
38	836/1109	29.0
39	848	35.0
40	852	28.0
41	853	30.0
42	871	0.666
43	873	89.712

44	874	38.0
45	875	13.0
46	876	4.334
47	877	40.0
48	878	24.0
49	879	32.0
50	880	37.0
51	881	54.0
52	882	50.0
53	883	39.0
54	884	62.0
55	888	48.0
56	889	9.0
57	890	9.0
58	891	8.0
59	892	7.0
60	893	33.0
61	894	16.0
62	895	15.0
63	896/1126	18.0
64	905	60.0
65	906	31.0
66	907	33.0
67	908	64.0
68	909	16.0
69	910	47.0
70	911	27.0
71	912	78.0

72	913	30.0
73	914/1165	10.0
74	914/1166	5.0
75	914/1167	28.0
76	914/1164	40.0
77	939	58.5
78	940	7.0
79	942	48.0
80	943	52.0
81	946	68.0
82	949	10.0
83	840	22.57
84	840/1111	11.93
85	939/1075	6.0
86	937	14.0
87	928	4.0
88	885	3.0
89	854	6.0
90	856	7.0
91	858	8.0
92	914	22.5
93	932	29.0
94	929	4.5
95	930	12.0
96	931	5.33
97	950	56.0
98	838	56.0
99	836/1110	6.0

TOTAL	3535.652
--------------	-----------------

SCHEDULE I – DETAILS OF PURCHASE DEEDS OF THE OWNERS

Sr. No.	Deed Details	Land Details
1.	Indenture of Conveyance dated 25 th April, 2019 made between Educo Ventures Private Limited (as the Vendor) and Everline Estates LLP, Everline Residency LLP and Everline Nirman LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 96694 to 96721 Being No. 160402653 for the year 2019.	33 Decimals land in LR Dag no.893
2.	Indenture of Conveyance dated 25 th April, 2019 made between Educo Ventures Private Limited (as the Vendor) and Everline Enclave LLP, Everline Niketan LLP and Everline Promoters LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 96665 to 96693 Being No. 160402652 for the year 2019.	1. 16 Decimals land in LR Dag no.894 2. 15 Decimals land in LR Dag no. 895
3.	Indenture of Conveyance dated 25 th April, 2019 made between Educo Ventures Private Limited (as the Vendor) and Snowline Apartments LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 95962 to 95987 Being No. 160402651 for the year 2019.	9 Decimals land in LR Dag no. 890
4.	Indenture of Conveyance dated 25 th April, 2019 made between Educo Ventures Private Limited (as the Vendor) and Everline Villa LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 95913 to 95938 Being No.	9 Decimals land in LR Dag no. 889

	160402650 for the year 2019.	
5.	Indenture of Conveyance dated 8 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Snowline Estates LLP, Snowline Enclave LLP, Viewline Projects LLP, Viewline Niketan LLP and Viewline Constech LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 155590 to 155620 Being No. 160404095 for the year 2019.	54 Decimals land in LR Dag no.881
6.	Indenture of Conveyance dated 8 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Snowline Residency LLP, Snowline Conclave LLP, Snowline Towers LLP, Snowline Brick LLP and Snowline Homes LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 155621 to 155652 Being No. 160404094 for the year 2019.	1. 50 Decimals land in LR Dag no.882 2. 7 Decimals land in LR Dag no.892
7.	Indenture of Conveyance dated 8 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Snowline Bulcon LLP, Snowline Highrise LLP and Snowline Nivas LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 155653 to 155682 Being No. 160404093 for the year 2019.	33 Decimals land in LR Dag no. 907
8.	Indenture of Conveyance dated 8 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Viewline Estates LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 155712 to 155740 Being No. 160404092 for the year 2019.	1. 4 Decimals land in LR Dag no. 908 2. 4 Decimals land in LR Dag no. 909

9.	Indenture of Conveyance dated 8 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Viewline Abasan LLP, Viewline Highrise LLP, Viewline Builders LLP, Viewline Residency LLP and Viewline Ashiyana LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 155772 to 155802 Being No. 160404091 for the year 2019.	60 Decimals land in LR Dag no. 908
10.	Indenture of Conveyance dated 8 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Viewline Promoters LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 155803 to 155828 Being No. 160404090 for the year 2019.	12 Decimals land in LR Dag no. 909
11.	Indenture of Conveyance dated 8 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Snowline Niketan LLP, Snowline Villa LLP and Snowline Abasan LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 155829 to 155857 Being No. 160404089 for the year 2019.	31 Decimals land in LR Dag no. 906
12.	Deed of Conveyance dated 19 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Viewline Villa LLP, Viewline Heights LLP, Viewline Buildcon LLP AND Snowline Promoters LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 165440 to 165465 Being No. 160404429 for the year 2019.	61 Decimals land in LR Dag no.884
13.	Deed of Conveyance dated 19 th July, 2019	60 Decimals land in

	made between Educo Ventures Private Limited (as the Vendor) and Everline Towers LLP, Everline Construction LLP, Everline Highrise LLP, Everline Builders LLP and Everline Conclave LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 165381 to 165405 Being No. 160404428 for the year 2019.	LR Dag no.905
14.	Indenture of Conveyance dated 19 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Everline Avas LLP, Everline Abasan LLP, Everline Constech LLP, and Everline Buildcon LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 165356 to 165380 Being No. 160404427 for the year 2019.	48 Decimals land in LR Dag no.888
15.	Deed of Conveyance dated 19 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Viewline Housing LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 165466 to 165494 Being No. 160404426 for the year 2019.	<ol style="list-style-type: none"> 1. 3 Decimals land in LR Dag no.883. 2. 1 Decimals land in LR Dag no.884. 3. 8 Decimals land in LR Dag no.891
16.	Deed of Conveyance dated 19 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Snowline Realtors LLP, Snowline Housing LLP and Snowline Properties LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 165331 to 165355 Being No. 160404425 for the year 2019.	36 Decimals land in LR Dag no.883
17.	Indenture of Conveyance dated 6 th August, 2019 made between Educo Ventures Private	1. 0.666 Decimals land

	Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 185268 to 185293 Being No. 160404866 for the year 2019.	in LR Dag no.871 2. 4.334 Decimals land in LR Dag no.876
18.	Indenture of Conveyance dated 6 th August, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 185243 to 185267 Being No. 160404867 for the year 2019.	28 Decimals land in LR Dag no.852
19.	Indenture of Conveyance dated 6 th August, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 185218 to 185242 Being No. 160404868 for the year 2019.	35 Decimals land in LR Dag no.848
20.	Indenture of Conveyance dated 6 th August, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 185193 to 185217 Being No. 160404869 for the year 2019.	61 Decimals land in LR Dag no.348
21.	Indenture of Conveyance dated 6 th August, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 185167 to 185192 Being No. 160404871 for the year 2019.	20 Decimals land in LR Dag no.853
22.	Indenture of Conveyance dated 6 th August,	39 Decimals land in

	2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 185117 to 185141 Being No. 160404873 for the year 2019.	LR Dag no. 910
23.	Indenture of Conveyance dated 30 th September, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 220966 to 220991 Being No. 160405967 for the year 2019.	15 Decimals land in LR Dag no.939
24.	Indenture of Conveyance dated 30 th September, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 221018 to 221043 Being No. 160405969 for the year 2019.	27.5 Decimals land in LR Dag no.874
25.	Indenture of Conveyance dated 30 th September, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 221966 to 221991 Being No. 160405972 for the year 2019.	30 Decimals land in LR Dag no.348
26.	Deed of Conveyance dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Fastgrow Buildcon LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 196880 to	4.50 Decimals land in LR Dag no.920

	196913 Being No. 190204529 for the year 2020.	
27.	Deed of Conveyance dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Prime Construction LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 4014 to 4044 Being No. 190204528 for the year 2020.	5.50 Decimals land in LR Dag no.920
28.	Deed of Conveyance dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Prime Construction LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 196847 to 196879 Being No. 190204527 for the year 2020.	4.50 Decimals land in LR Dag no.920
29.	Deed of Conveyance dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Fastgrow Buildcon LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 196813 to 196846 Being No. 190204526 for the year 2020.	5.50 Decimals land in LR Dag no.920
30.	Deed of Conveyance dated 5 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Ashiyana LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 20592 to 20619 Being No. 190204834 for the year 2020.	4.25 Decimals land in LR Dag no.349
31.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Landmark LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 31485 to 31510 Being No. 190205626 for the year	2 Decimals land in LR Dag no.939

	2020.	
32.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Enclave LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 31083 to 31108 Being No. 190205629 for the year 2020.	5 Decimals land in LR Dag no.914/1167
33.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Enclave LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 31591 to 31618 Being No. 190205632 for the year 2020.	5 Decimals land in LR Dag no.347
34.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Ashiyana LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 33053 to 33080 Being No. 190205662 for the year 2020.	2 Decimals land in LR Dag no.939
35.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Ecospace LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 33107 to 33136 Being No. 190205664 for the year 2020.	4.25 Decimals land in LR Dag no.349
36.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime	2 Decimals land in LR Dag no.939

	Atmosphere LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 33081 to 33106 Being No. 190205663 for the year 2020.	
37.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Amenities LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 31057 to 31082 Being No. 190205628 for the year 2020.	10 Decimals land in LR Dag no.914/1167
38.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Home Citylights LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 31564 to 31590 Being No. 190205631 for the year 2020.	10 Decimals land in LR Dag no.350
39.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Home Developers LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 31647 to 31674 Being No. 190205633 for the year 2020.	10 Decimals land in LR Dag no.347
40.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Voyage Realty LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 29458 to 29486 Being No. 190205655 for the year 2020.	10 Decimals land in LR Dag no.350

41.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Urban LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 29295 to 29321 Being No. 190205661 for the year 2020.	10 Decimals land in LR Dag no.836/1109
42.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Ultima LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 29349 to 29374 Being No. 190205659 for the year 2020.	10 Decimals land in LR Dag no.836/1109
43.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Smart Homes LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 29375 to 29402 Being No. 190205658 for the year 2020.	4 Decimals land in LR Dag no.939
44.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Smart Homes LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 31537 to 31563 Being No. 190205630 for the year 2020.	1.50 Decimals land in LR Dag no.350
45.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Modern Realty LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I,	10 Decimals land in LR Dag no.350

	Volume No. 1902-2021, Page Nos. 29514 to 29542 Being No. 190205653 for the year 2020.	
46.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Luxe Living LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 31459 to 31484 Being No. 190205625 for the year 2020.	9 Decimals land in LR Dag no.836/1109
47.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Lodging LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 29403 to 29430 Being No. 190205657 for the year 2020.	5 Decimals land in LR Dag no.913
48.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Lighthouse LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 29322 to 29348 Being No. 190205660 for the year 2020.	10 Decimals land in LR Dag no.896
49.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Constech LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 31511 to 31536 Being No. 190205627 for the year 2020.	2 Decimals land in LR Dag no.939

50.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Concrete LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 29487 to 29513 Being No. 190205654 for the year 2020.	10 Decimals land in LR Dag no.913
51.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Homes Galaxy LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 29431 to 29457 Being No. 190205656 for the year 2020.	10 Decimals land in LR Dag no.913
52.	Deed of Conveyance dated 26 th March, 2021 made between Ektaa Advorsory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Villa LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 165752 to 165785 Being No. 190403314 for the year 2021.	10 Decimals land in LR Dag no.904
53.	Deed of Conveyance dated 7 th April, 2021 made between Ektaa Advorsory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Citylights LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 196230 to 196264 Being No. 190403890 for the year 2021.	10 Decimals land in LR Dag no.904
54.	Deed of Conveyance dated 7 th April, 2021 made between Ektaa Advorsory Services Private Limited (as the Vendor), Murlidhar	10 Decimals land in LR Dag no.904

	Ratanlal Exports Limited (as the Confirming Party) and Supergrow Nivas LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 196300 to 196333 Being No. 190403892 for the year 2021.	
55.	Deed of Conveyance dated 7 th April, 2021 made between Ektaa Advorsory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Nest LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 196369 to 196403 Being No. 190403894 for the year 2021.	10 Decimals land in LR Dag no.903
56.	Deed of Conveyance dated 7 th April, 2021 made between Ektaa Advorsory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Luxe Living LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 196961 to 196995 Being No. 190403899 for the year 2021.	10 Decimals land in LR Dag no.903
57.	Deed of Conveyance dated 9 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Galaxy LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 190461 to 190495 Being No. 190404028 for the year 2021.	10 Decimals land in LR Dag no.900
58.	Deed of Conveyance dated 9 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Advisory LLP (as the Purchaser) registered at the office of	10 Decimals land in LR Dag no.900

	Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 190496 to 190530 Being No. 190404029 for the year 2021.	
59.	Deed of Conveyance dated 9 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Township LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 190531 to 190562 Being No. 190404030 for the year 2021.	10 Decimals land in LR Dag no.900
60.	Deed of Conveyance dated 9 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Amenities LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 190563 to 190597 Being No. 190404031 for the year 2021.	10 Decimals land in LR Dag no.900
61.	Deed of Conveyance dated 9 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Shelter LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 190598 to 190629 Being No. 190404032 for the year 2021.	10 Decimals land in LR Dag no.900
62.	Deed of Conveyance dated 9 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Buildings LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 190630 to 190664 Being No. 190404033 for the year 2021.	1.5 Decimals land in LR Dag no.900
63.	Deed of Conveyance dated 12 th April, 2021 made between Ektaa Advorsory Services Private Limited (as the Vendor), Murlidhar	7 Decimals land in LR Dag no.938

	Ratanlal Exports Limited (as the Confirming Party) and Superfast Estate LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 399316 to 399346 Being No. 190405154 for the year 2021.	
64.	Deed of Conveyance dated 12 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Regency LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 250492 to 250525 Being No. 190405176 for the year 2021.	7 Decimals land in LR Dag no.903
65.	Deed of Conveyance dated 12 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Pro-Estate LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 250358 to 250390 Being No. 190405172 for the year 2021.	10 Decimals land in LR Dag no.903
66.	Deed of Conveyance dated 12 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Parkview LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 250257 to 250290 Being No. 190405169 for the year 2021.	10 Decimals land in LR Dag no.903
67.	Deed of Conveyance dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party)	2Decimals land in LR Dag no.939/1075

	and Superfast Anchor LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270915 to 270945 Being No. 190405110 for the year 2021.	
68.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advsoy Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Castel LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 386751 to 386785 Being No. 190404863 for the year 2021.	10 Decimals land in LR Dag no.901
69.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advsoy Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Abasan LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 230432 to 230465 Being No. 190404855 for the year 2021.	10 Decimals land in LR Dag no.901

70.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Concrete LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 230497 to 230531 Being No. 190404858 for the year 2021.	2 Decimals land in LR Dag no.901
71.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Conclave LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 230597 to 230631 Being No. 190404861 for the year 2021.	10 Decimals land in LR Dag no.901
72.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Voyage Reality LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 230991 to 231024 Being No. 190404874 for the year 2021.	10 Decimals land in LR Dag no.901

73.	Deed of Conveyance dated 3 rd July, 2021 made between Murlidhar Ratanlal Exports Limited (as the Vendor) and Superfast Planners LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 362361 to 362389 Being No. 190407343 for the year 2021.	10 Decimals land in LR Dag no.932
74.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Vintage LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No.1904-2021, Page Nos. 379461 to 379497 Being No. 190407593 for the year 2021.	7 Decimals land in LR Dag no.897
75.	Deed of Conveyance dated 3 rd July, 2021 made between Educo Ventures Private Limited (as the Vendor) and Superfast Realestate LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 434651 to 434679 Being No. 190408786 for the year 2021.	10.5 Decimals land in LR Dag no.874
76.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Heavens LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 434680 to 434713 Being No. 190408787 for the year 2021.	6.25 Decimals land in LR Dag no.869/1045
77.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar	4 Decimals land in LR Dag no.836

	Ratanlal Exports Limited (as the Confirming Party) and Superfast Paradise LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 434714 to 434751 Being No. 190408788 for the year 2021.	
78.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Iconic LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 434752 to 434786 Being No. 190408789 for the year 2021.	10 Decimals land in LR Dag no.915
79.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Infocom LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 434787 to 434821 Being No. 190408790 for the year 2021.	6.33 Decimals land in LR Dag no.915
80.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Horizon LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 434822 to 434856 Being No. 190408791 for the year 2021.	10 Decimals land in LR Dag no.915
81.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming	10 Decimals land in LR Dag no.902

	Party) and Superfast Commondeal LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 434857 to 434891 Being No. 190408792 for the year 2021.	
82.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Developers LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 434892 to 434926 Being No. 190408793 for the year 2021.	10 Decimals land in LR Dag no.869/1045
83.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Infra LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 434927 to 434961 Being No. 190408794 for the year 2021.	10 Decimals land in LR Dag no.916
84.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Landmark LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 434962 to 434997 Being No. 190408795 for the year 2021.	10 Decimals land in LR Dag no.917
85.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Lifestyle LLP (as the	4 Decimals land in LR Dag no.917

	Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 435022 to 435057 Being No. 190408798 for the year 2021.	
86.	Deed of Conveyance dated 3 rd July, 2021 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Ashiyana LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 435058 to 435087 Being No. 190408799 for the year 2021.	3.714 Decimals land in LR Dag no.873.
87.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Shelter LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 435088 to 435121 Being No. 190408800 for the year 2021.	5 Decimals land in LR Dag no.846.
88.	Deed of Conveyance dated 3 rd July, 2021 made between Educo Ventures Private Limited (as the Vendor) and Superfast Promoters LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 435122 to 435149 Being No. 190408801 for the year 2021.	10 Decimals land in LR Dag no.914.
89.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Skytowers LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-	10 Decimals land in LR Dag no.897.

	2021, Page Nos. 379498 to 379533 Being No. 190407594 for the year 2021.	
90.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Villa LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 379633 to 379668 Being No. 190407598 for the year 2021.	4 Decimals land in LR Dag no.897.
91.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Promoter LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 379694 to 379728 Being No. 190407600 for the year 2021.	4.40 Decimals land in LR Dag no.903.
92.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Deluxe LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 379836 to 379870 Being No. 190407604 for the year 2021.	10 Decimals land in LR Dag no.869/1045.
93.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Ultima LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 379959 to 379993 Being No. 190407606 for the year 2021.	10 Decimals land in LR Dag no.950.

94.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Horizon LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 380029 to 380063 Being No. 190407609 for the year 2021.	5 Decimals land in LR Dag no.902.
95.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Iconic LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No.1904-2021, Page Nos. 380064 to 380096 Being No. 190407610 for the year 2021.	5 Decimals land in LR Dag no.902.
96.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Skytowers LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 380097 to 380131 Being No. 190407611 for the year 2021.	2 Decimals land in LR Dag no.930.
97.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Everline LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 377701 to 377735 Being No. 190407619 for the year 2021.	3 Decimals land in LR Dag no.916.
98.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Dimension LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV,	10 Decimals land in LR Dag no.869/1045.

	Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 377736 to 377770 Being No. 190407620 for the year 2021.	
99.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Northwood LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 377597 to 377633 Being No. 190407621 for the year 2021.	10 Decimals land in LR Dag no.836.
100.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Vintage LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 377668 to 377700 Being No. 190407623 for the year 2021.	3 Decimals land in LR Dag no.925.
101.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Skytowers LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 377634 to 377667 Being No. 190407625 for the year 2021.	5.33 Decimals land in LR Dag no.931.
102.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Nivas LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 380526 to 380563 Being No. 190407636 for the year 2021.	10 Decimals land in LR Dag no.836.
103.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming	10 Decimals land in LR Dag no.915.

	Party) and Superfast Housing LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 380564 to 380598 Being No. 190407638 for the year 2021.	
104.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Legacy LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 382091 to 382125 Being No. 190407642 for the year 2021.	10 Decimals land in LR Dag no.917.
105.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Skytowers LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 382126 to 382160 Being No. 190407643 for the year 2021.	1.12 Decimals land in LR Dag no.901.
106.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Infracon LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 382161 to 382195 Being No. 190407644 for the year 2021.	10 Decimals land in LR Dag no.916.
107.	Deed of Conveyance dated 3 rd July, 2021 made between Educo Ventures Private Limited (as the Vendor) and Superfast Realcon LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 382196 to 382223 Being No. 190407645 for the year 2021.	2.5 Decimals land in LR Dag no.914.

108.	Deed of Conveyance dated 3 rd July, 2021 made between Educo Ventures Private Limited (as the Vendor) and Prime Lakeview LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 438243 to 438271 Being No. 190408866 for the year 2021.	4.25 Decimals land in LR Dag no.349.
109.	Deed of Conveyance dated 5 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Residential LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 41070 to 41095 Being No. 190200161 for the year 2021.	8 Decimals land in LR Dag no.910.
110.	Deed of Conveyance dated 5 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Atmosphere LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 41041 to 41069 Being No. 190200160 for the year 2021.	3.714 Decimals land in LR Dag no.873.
111.	Deed of Conveyance dated 5 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Ecospace LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 41096 to 41122 Being No. 190200162 for the year 2021.	2 Decimals land in LR Dag no.939.
112.	Indenture of Conveyance dated 30 th September, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub-Registrar IV, South 24- Parganas, in Book No. I, Volume No. 1604-2019, Page Nos.	60 Decimal land in LR Dag no. 349

	221044 to 221069 Being No. 160405970 for the year 2019.	
113.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Home Designs LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 35752 to 35787 Being No. 190200005 for the year 2021.	10 Decimal land in LR Dag no. 869/1045
114.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Home Paradise LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 35788 to 35817 Being No. 190200006 for the year 2021.	6 Decimal land in LR Dag no. 912
115.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Grow Dream Home LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 35818 to 35847 Being No. 190200007 for the year 2021.	10 Decimal land in LR Dag no. 912
116.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Sweet Living LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 35912 to 35941 Being No. 190200010 for the year 2021.	9 Decimal land in LR Dag no. 911
117.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Home Enclave LLP (as the Purchaser) registered at	10 Decimal land in LR Dag no. 869/1045

	the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 35973 to 36003 Being No. 190200012 for the year 2021.	
118.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Home Atmosphere LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36004 to 36035 Being No. 190200013 for the year 2021.	10 Decimal land in LR Dag no. 878
119.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Iconic LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36036 to 36066 Being No. 190200014 for the year 2021.	10 Decimal land in LR Dag no. 869/1045
120.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Elite Property LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36067 to 36097 Being No. 190200015 for the year 2021.	10 Decimal land in LR Dag no. 869/1045
121.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Northwood LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36098 to 36129 Being No. 190200016 for the year 2021.	9 Decimal land in LR Dag no. 911
122.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Legacy	10 Decimal land in LR Dag no. 869/1045

	LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36130 to 36160 Being No. 190200017 for the year 2021.	
123.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Bricks LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36161 to 36191 Being No. 190200018 for the year 2021.	10 Decimal land in LR Dag no. 869/1045
124.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Dwelling LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36192 to 36222 Being No. 190200019 for the year 2021.	10 Decimal land in LR Dag no. 869/1045
125.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Parkview LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36223 to 36263 Being No. 190200020 for the year 2021.	3.714 Decimal land in LR Dag no. 873
126.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Lakeview LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36294 to 36325 Being No. 190200022 for the year 2021.	3.714 Decimal land in LR Dag no. 873
127.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private	8.82 Decimal land in LR Dag no. 897

	Limited (as the Vendor) and Fast Home Creative LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36326 to 36354 Being No. 190200023 for the year 2021.	
128.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Home Highrise LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36417 to 36446 Being No. 190200026 for the year 2021.	10 Decimal land in LR Dag no. 869/1045
129.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Grow Citylights LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36540 to 36568 Being No. 190200030 for the year 2021.	10 Decimal land in LR Dag no. 912
130.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Grow Connect LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Being No. 190200028 for the year 2021.	10 Decimal land in LR Dag no. 869/1045
131.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Constech LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36510 to 36539 Being No. 190200029 for the year 2021.	3.714 Decimal land in LR Dag no. 873
132.	Deed of Conveyance dated 19 th December,	10 Decimal land in

	2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Empire LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36355 to 36385 Being No. 190200024 for the year 2021.	LR Dag no. 869/1045
133.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Majestic LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36386 to 36416 Being No. 190200025 for the year 2021.	9.25 Decimal land in LR Dag no. 869/1045
134.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Ecospace LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 35848 to 35878 Being No. 190200008 for the year 2021.	3.714 Decimal land in LR Dag no. 873
135.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Ashiyana LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 40716 to 40746 Being No. 190200152 for the year 2021.	3.714 Decimal land in LR Dag no. 873
136.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Landmark LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36447 to 36478 Being No. 190200027 for the year 2021.	3.714 Decimal land in LR Dag no. 873

137.	Deed of Conveyance dated 26 th February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Prime Avas LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 92270 to 92296 Being No. 190401523 for the year 2021.	9 Decimal land in LR Dag no. 912
138.	Deed of Conveyance dated 26 th February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Residential LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 92244 to 92269 Being No. 190401522 for the year 2021.	7 Decimal land in LR Dag no. 912
139.	Deed of Conveyance dated 26 th February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Niketan LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 92136 to 92161 Being No. 190401517 for the year 2021.	9 Decimal land in LR Dag no. 912
140.	Deed of Conveyance dated 26 th February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Prime Horizon LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 92297 to 92322 Being No. 190401524 for the year 2021.	9 Decimal land in LR Dag no. 912
141.	Deed of Conveyance dated 26 th February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Prime Apartments LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 92377 to	9 Decimal land in LR Dag no. 912

	92403 Being No. 190401527 for the year 2021.	
142.	Deed of Conveyance dated 26 th February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Township LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 92538 to 92563 Being No. 190401533 for the year 2021.	9 Decimal land in LR Dag no. 912
143.	Deed of Conveyance dated 26 th February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Residency LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 92564 to 92589 Being No. 190401534 for the year 2021.	8 Decimal land in LR Dag no. 896/1126
144.	Deed of Conveyance dated 26 th February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Residency LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 92715 to 92741 Being No. 190401519 for the year 2021.	6 Decimal land in LR Dag no. 897
145.	Deed of Conveyance dated 12 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Fastgrow Landmark LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 129012 to 129044 Being No. 190402418 for the year 2021.	10 Decimal land in LR Dag no. 921

146.	Deed of Conveyance dated 12 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Prime Fast Designs LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 129045 to 129078 Being No. 190402419 for the year 2021.	10 Decimal land in LR Dag no. 921
147.	Deed of Conveyance dated 12 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Fastgrow Designs LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 129147 to 129179 Being No. 190402424 for the year 2021.	10 Decimal land in LR Dag no. 921
148.	Deed of Conveyance dated 12 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Fastgrow Niketan LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 125926 to 125960 Being No. 190402425 for the year 2021.	10 Decimal land in LR Dag no. 921
149.	Deed of Conveyance dated 7 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Promoters LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 185972 to 186006 Being No. 190403901 for the year 2021.	5.08 Decimal land in LR Dag no. 903
150.	Deed of Conveyance dated 7 th April, 2021	10 Decimal land in

	made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Concrete LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 186007 to 186041 Being No. 190403902 for the year 2021.	LR Dag no. 904
151.	Deed of Conveyance dated 7 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Apartment LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 185937 to 185971 Being No. 190403900 for the year 2021.	10 Decimal land in LR Dag no. 904
152.	Deed of Conveyance dated 7 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Resort LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 196334 to 196368 Being No. 190403893 for the year 2021.	10 Decimal land in LR Dag no. 903
153.	Deed of Conveyance dated 7 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Home Construction LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 196265 to 196299 Being No. 190403891 for the year 2021.	10 Decimal land in LR Dag no. 903
154.	Deed of Conveyance dated 7 th April, 2021 made between Ektaa Advisory Services	10 Decimal land in LR Dag no. 903

	Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Planner LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 186077 to 186111 Being No. 190403904 for the year 2021.	
155.	Deed of Conveyance dated 7 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Northwood LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 186042 to 186076 Being No. 190403903 for the year 2021.	10 Decimal land in LR Dag no. 903
156.	Deed of Conveyance dated 7 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Lifestyle LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 186112 to 186146 Being No. 190403905 for the year 2021.	10 Decimal land in LR Dag no. 903
157.	Deed of Conveyance dated 7 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Lighthouse LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 196404 to 196435 Being No. 190403895 for the year 2021.	10 Decimal land in LR Dag no. 896
158.	Deed of Conveyance dated 7 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar	10 Decimal land in LR Dag no. 896

	Ratanlal Exports Limited (as the Confirming Party) and Supergrow Legacy LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 196 to 196960 Being No. 190403898 for the year 2021.	
159.	Deed of Conveyance dated 9 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Avas LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 190665 to 190699 Being No. 190404034 for the year 2021.	10 Decimal land in LR Dag no. 900
160.	Deed of Conveyance dated 9 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Buildings LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 190700 to 190734 Being No. 190404035 for the year 2021.	10 Decimal land in LR Dag no. 900
161.	Deed of Conveyance dated 9 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Ashiyana LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 190735 to 190767 Being No. 190404037 for the year 2021.	10 Decimal land in LR Dag no. 900
162.	Deed of Conveyance dated 9 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Enclave LLP (as the Purchaser) registered at the office of	3.5 Decimal land in LR Dag no. 900

	Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 190768 to 190802 Being No. 190404038 for the year 2021.	
163.	Deed of Conveyance dated 9 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Brick LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 190803 to 190837 Being No. 190404039 for the year 2021.	10 Decimal land in LR Dag no. 900
164.	Deed of Conveyance dated 9 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Constech LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 199181 to 199212 Being No. 190404040 for the year 2021.	10 Decimal land in LR Dag no. 900
165.	Deed of Conveyance dated 9 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Atmosphere LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 190873 to 190907 Being No. 190404041 for the year 2021.	10 Decimal land in LR Dag no. 900
166.	Deed of Conveyance dated 24 th April, 2021 made between Trimline Distributors and Management Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Attractive LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV,	1 Decimal land in LR Dag no. 878

	Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270579 to 270611 Being No. 190405134 for the year 2021.	
167.	Deed of Conveyance dated 24 th April, 2021 made between Kailashdham Commercial Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Constech LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270358 to 270391 Being No. 190405127 for the year 2021.	3 Decimal land in LR Dag no. 885
168.	Deed of Conveyance dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Residency LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 271016 to 271049 Being No. 190405098 for the year 2021.	4.66 Decimal land in LR Dag no. 937
169.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Heritage LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 231025 to 231057 Being No. 190404875 for the year 2021.	8 Decimals land in LR Dag no. 947
170.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Home Construction LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-	10 Decimals land in LR Dag no. 898

	2021, Page Nos. 230695 to 230726 Being No. 190404865 for the year 2021.	
171.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Concrete LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 230958 to 230990 Being No. 190404873 for the year 2021.	8 Decimals land in LR Dag no. 898
172.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Lodging LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 249662 to 249694 Being No. 190405152 for the year 2021.	5 Decimals land in LR Dag no. 941
173.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Lighthouse LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 250325 to 250357 Being No. 190405171 for the year 2021.	10 Decimals land in LR Dag no. 941
174.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Residency LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 250459 to 250491 Being No. 190405175 for the year 2021.	8 Decimals land in LR Dag no. 896

175.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Estate LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 249760 to 249791 Being No. 190405156 for the year 2021.	2 Decimals land in LR Dag no. 897
176.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Moonlink LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 250020 to 250051 Being No. 190405162 for the year 2021.	10 Decimals land in LR Dag no. 899
177.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Nest LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 250052 to 250084 Being No. 190405163 for the year 2021.	10 Decimals land in LR Dag no. 899
178.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Niketan LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 250085 to 250117 Being No. 190405164 for the year 2021.	10 Decimals land in LR Dag no. 899
179.	Deed of Conveyance dated 12 th May, 2021	10 Decimals land in

	made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Nirman LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 250118 to 250150 Being No. 190405165 for the year 2021.	LR Dag no. 899
180.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Modern Realty LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 250425 to 250458 Being No. 190405174 for the year 2021.	10 Decimals land in LR Dag no. 899
181.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Mansion LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 250561 to 250592 Being No. 190405178 for the year 2021.	10 Decimals land in LR Dag no. 899
182.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Devcon LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 249596 to 249628 Being No. 190405149 for the year 2021.	10 Decimals land in LR Dag no. 902
183.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services	10 Decimals land in LR Dag no. 902

	Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Creative LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 249629 to 249661 Being No. 190405150 for the year 2021.	
184.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Connect LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 249695 to 249727 Being No. 190405153 for the year 2021.	10 Decimals land in LR Dag no. 902
185.	Deed of Conveyance dated 12May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Designs LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 249728 to 249759 Being No. 190405155 for the year 2021.	10 Decimals land in LR Dag no. 902
186.	Indenture of Conveyance dated 12 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Snowline Nivas LLP, Snowline Residency LLP, Snowline Towers LLP, Snowline Conclave LLP, Snowline Brick LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 158954 to 158979 Being No. 160404262 for the year 2019.	61 Decimals Land in LR Dag No. 946
187.	Indenture of Conveyance dated 12 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Snowline Homes LLP (as the Purchaser) registered at the office	1. 7 Decimals Land in LR Dag No. 946 2. 5 Decimals

	of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 158928 to 158953 Being No. 160404267 for the year 2019.	Land in LR Dag No. 949
188.	Indenture of Conveyance dated 12 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Everline Villa LLP, Snowline Apartments LLP, Everline Estates LLP and Everline Residency LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 158903 to 158927 Being No. 160404268 for the year 2019.	48 Decimals Land in LR Dag No. 942
189.	Indenture of Conveyance dated 12 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Viewline Housing LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 158877 to 158902 Being No. 160404269 for the year 2019.	1. 7 Decimals Land in LR Dag No. 838 2. 5 Decimals Land in LR Dag No. 949
190.	Indenture of Conveyance dated 12 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Snowline Niketan LLP, Snowline Villa LLP, Snowline Abasan LLP, Snowline Buildcon LLP and Snowline Highrise LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 158849 to 158876 Being No. 160404270 for the year 2019.	1. 52 Decimals Land in LR Dag No. 943 2. 7 Decimals Land in LR Dag No. 940
191.	Indenture of Conveyance dated 12 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Everline Nirman LLP, Everline Enclave LLP, Everline Niketan LLP and Everline Promoters LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 158823 to 158848 Being No. 160404271 for the year 2019.	49 Decimals Land in LR Dag No. 838
192.	Indenture of Conveyance dated 6 th August, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocorp LLP (as the Purchaser) registered at	13 Decimals Land in LR Dag No. 875

	the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 185142 to 185166 Being No. 160404872 for the year 2019.	
193.	Deed of Assignment of Lease dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Assignor) and Prime Fast Homes LLP (as the Assignee) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2020, Page Nos. 197265 to 197289, Being No. 190204543 for the year 2020.	6.25 Decimals Land in LR Dag No. 919
194.	Deed of Assignment of Lease dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Assignor) and Prime Niketan LLP (as the Assignee) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2020, Page Nos. 197240 to 197264, Being No. 190204541 for the year 2020.	6.25 Decimals Land in LR Dag No. 919
195.	Deed of Assignment of Lease dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Assignor) and Prime Niketan LLP (as the Assignee) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2020, Page Nos. 197215 to 197239, Being No. 190204540 for the year 2020.	6.25 Decimals Land in LR Dag No. 919
196.	Deed of Assignment of Lease dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Assignor) and Prime Fast Highrise LLP (as the Assignee) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2020, Page Nos. 197189 to 197214, Being No. 190204539 for the year 2020.	6.25 Decimals Land in LR Dag No. 919
197.	Deed of Assignment of Lease dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Assignor) and Prime Fast Highrise LLP (as the Assignee) registered at the office of	6.25 Decimals Land in LR Dag No. 919

	Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2020, Page Nos. 197164 to 197188, Being No. 190204538 for the year 2020.	
198.	Deed of Conveyance dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Prime Conclave LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2020, Page Nos. 197130 to 197163, Being No. 190204537 for the year 2020.	5.5 Decimals Land in LR Dag No. 920
199.	Deed of Conveyance dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Prime Conclave LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2020, Page Nos. 197096 to 197129, Being No. 190204536 for the year 2020.	4.5 Decimals Land in LR Dag No. 920
200.	Deed of Conveyance dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Fastgrow Buildings LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2020, Page Nos. 197062 to 197095, Being No. 190204535 for the year 2020.	5.5 Decimals Land in LR Dag No. 920
201.	Deed of Conveyance dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Fastgrow Buildings LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2020, Page Nos. 197028 to 197061, Being No. 190204534 for the year 2020.	4.5 Decimals Land in LR Dag No. 920
202.	Deed of Assignment of Lease dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Assignor) and Prime Destinations LLP (as the Assignee) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-	6.25 Decimals Lands in LR Dag No. 919

	2020, Page Nos. 197003 to 197027, Being No. 190204533 for the year 2020.	
203.	Deed of Assignment of Lease dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Assignor) and Prime Destinations LLP (as the Assignee) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2020, Page Nos. 196978 to 197002, Being No. 190204532 for the year 2020.	6.25 Decimals Land in LR Dag No. 919
204.	Deed of Conveyance dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Prime Fast Housing LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2020, Page Nos. 196945 to 196977, Being No. 190204531 for the year 2020.	4 Decimals Land in LR Dag No. 920
205.	Deed of Conveyance dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Prime Fast Housing LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2020, Page Nos. 196914 to 196944, Being No. 190204530 for the year 2020.	5.5 Decimals Land in LR Dag No. 920
206.	Deed of Assignment of Lease dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Assignor) and Prime Fast Homes LLP (as the Assignee) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 4045 to 4069, Being No. 190204542 for the year 2020.	6.25 Decimals Land in LR Dag No. 919
207.	Deed of Conveyance dated 12 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Prime Fast Villa LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 128675 to 128707, Being	10 Decimals Land in LR Dag No. 922

	No. 190402420 for the year 2021.	
208.	Deed of Conveyance dated 12 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Fastgrow Developers LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 125858 to 125890, Being No. 190402421 for the year 2021.	10 Decimals Land in LR Dag No. 922
209.	Deed of Conveyance dated 12 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Fastgrow Home Constructions LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 129079 to 129112, Being No. 190402422 for the year 2021.	10 Decimals Land in LR Dag No. 922
210.	Deed of Conveyance dated 12 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Fastgrow Residential LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 129113 to 129146, Being No. 190402423 for the year 2021.	3 Decimals Land in LR Dag No. 922
211.	Deed of Conveyance dated 12 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Fastgrow Skytowers LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 125961 to 125993, Being No. 190402426 for the year 2021.	10 Decimals Land in LR Dag No. 922
212.	Deed of Conveyance dated 26 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Enclave	6.5 Decimals Land in LR Dag No. 927

	LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 165618 to 165649, Being No. 190403310 for the year 2021.	
213.	Deed of Conveyance dated 26 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Estate LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 165451 to 165484, Being No. 190403305 for the year 2021.	10 Decimals Land in LR Dag No. 927
214.	Deed of Lease dated 24 th April, 2021 made between Tarapada Ghosh (as the Lessor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Commercial LLP (as the Lessee) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270187 to 270220, Being No. 190405119 for the year 2021.	10 Decimals Land in LR Dag No. 939
215.	Deed of Lease dated 24 th April, 2021 made between Tarapada Ghosh (as the Lessor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Citylights LLP (as the Lessee) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270221 to 270252, Being No. 190405121 for the year 2021.	10 Decimals Land in LR Dag No. 939
216.	Deed of Lease dated 24 th April, 2021 made between Tarapada Ghosh (as the Lessor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Awasan LLP (as the Lessee) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270253 to 270287, Being No. 190405122 for the year 2021.	9.5 Decimals Land in LR Dag No. 939
217.	Deed of Conveyance dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Dwelling LLP (as the	3.8 Decimals Land in LR Dag No. 933

	Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 271083 to 271116, Being No. 190405096 for the year 2021.	
218.	Deed of Conveyance dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Iconic LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 271050 to 271082, Being No. 190405097 for the year 2021.	1.5 Decimals Land in LR Dag No. 927
219.	Deed of Conveyance dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Landmark LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270780 to 270813, Being No. 190405099 for the year 2021.	10 Decimals Land in LR Dag No. 927
220.	Deed of Conveyance dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Majestic LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270848 to 270880, Being No. 190405107 for the year 2021.	10 Decimals land in LR Dag No. 927
221.	Deed of Conveyance dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Nirman LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270946 to 270979, Being No. 190405111 for the year 2021.	10 Decimals land in LR Dag No. 927
222.	Deed of Conveyance dated 24 th April, 2021 made between Bhattar Infrastructure Private	10 Decimals Land in

	Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Niketan LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270288 to 270321, Being No. 190405124 for the year 2021.	LR Dag No. 927
223.	Deed of Conveyance dated 24 th April, 2021 made between Ashiyana Vinimay Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Apartments LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270814 to 270847, Being No. 190405101 for the year 2021.	10 Decimals Land in LR Dag No. 914/1164
224.	Deed of Conveyance dated 24 th April, 2021 made between Ashiyana Vinimay Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Connect LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270322 to 270357, Being No. 190405125 for the year 2021.	10 Decimals land in LR Dag No. 914/1164
225.	Deed of Conveyance dated 24 th April, 2021 made between Ashiyana Vinimay Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Avenues LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270513 to 270546, Being No. 190405131 for the year 2021.	6.618 Decimals Land in LR Dag No. 914/1164
226.	Deed of Conveyance dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Galaxy LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270746 to 270779, Being	10 Decimals Land in LR Dag No. 840/1111

	No. 190405118 for the year 2021.	
227.	Deed of Conveyance dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Anchor LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270478 to 270512, Being No. 190405130 for the year 2021.	1.93 Decimals Land in LR Dag No. 840/1111
228.	Deed of Conveyance dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Empire LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 271653 to 271685, Being No. 190405114 for the year 2021.	10 Decimals Land in LR Dag No. 853
229.	Deed of Conveyance dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Dreamhome LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270647 to 270678, Being No. 190405113 for the year 2021.	6 Decimals Land in LR Dag No. 854
230.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Empire LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 228468 to 228501, Being No. 190404853 for the year 2021.	10 Decimals Land in LR Dag No. 936
231.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Enclave LLP (as the Purchaser) registered at the office of	10 Decimals Land in LR Dag No. 936

	Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 228502 to 228535, Being No. 190404854 for the year 2021.	
232.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Eco-Builders LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 230759 to 230792, Being No. 190404867 for the year 2021.	10 Decimals Land in LR Dag No. 936
233.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Ecospace LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 230860 to 230893, Being No. 190404870 for the year 2021.	10 Decimals Land in LR Dag No. 936
234.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Highrise LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 230894 to 230926, Being No. 190404871 for the year 2021.	1 Decimal Land in LR Dag No. 936
235.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Dreamhome LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 230632 to 230663, Being No. 190404862 for the year 2021.	10 Decimals Land in LR Dag No. 935
236.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services	9 Decimals Land in

	Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Dwelling LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 230532 to 230562, Being No. 190404859 for the year 2021.	LR Dag No. 935
237.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Heights LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 230793 to 230827, Being No. 190404868 for the year 2021.	10 Decimals Land in LR Dag No. 933
238.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Divine LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 230466 to 230496, Being No. 190404856 for the year 2021.	9 Decimals Land in LR Dag No. 934
239.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Granite LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 230664 to 230694, Being No. 190404864 for the year 2021.	10 Decimals Land in LR Dag No. 964
240.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Exim LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 230727 to 230758, Being	10 Decimals Land in LR Dag No. 964

	No. 190404866 for the year 2021.	
241.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Greenview LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 230828 to 230859, Being No. 190404869 for the year 2021.	10 Decimals Land in LR Dag No. 964
242.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Heavens LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 230927 to 230957, Being No. 190404872 for the year 2021.	4 Decimals Land in LR Dag No. 964
243.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Goodshine LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 231058 to 231089, Being No. 190404876 for the year 2021.	10 Decimals Land in LR Dag No. 964
244.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Majestic LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 250391 to 250424, Being No. 190405173 for the year 2021.	10 Decimals Land in LR Dag No. 839
245.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Luxury LLP (as the Purchaser) registered at the office of	10 Decimals Land in LR Dag No. 839

	Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 250526 to 250560, Being No. 190405177 for the year 2021.	
246.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Lodging LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 250291 to 250324, Being No. 190405170 for the year 2021.	5 Decimals Land in LR Dag No. 839
247.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Luxe Living LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 247223 to 247256, Being No. 190405151 for the year 2021.	10 Decimals Land in LR Dag No. 839
248.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Everline LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 249792 to 249822, Being No. 190405157 for the year 2021.	7 Decimals Land in LR Dag No. 948
249.	Deed of Sale dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fasthome Creative LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 29543 to 29570 Being No. 190205652 for the year 2020.	2 Decimals land in LR Dag no.896
250.	Deed of Sale dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fasthome Amenities LLP (as the Purchaser) registered at the office of Additional	4.25 Decimals land in LR Dag no.349

	Registrar of Assurance II Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 24379 to 24406 Being No. 190205624 for the year 2020.	
251.	Deed of Sale dated 12 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Avenues LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 2956 to 2981 Being No. 190205081 for the year 2020.	10 Decimals land in LR Dag no.914/1165
252.	Deed of Sale dated 12 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Galaxy LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 2982 to 3006 Being No. 190205082 for the year 2020.	8 Decimals land in LR Dag no.879
253.	Deed of Sale dated 12 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Parkview LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 3007 to 3032, Being No. 190205083 for the year 2020.	9.25 Decimals land in LR Dag no.880
254.	Deed of Sale dated 12 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Constech LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-II Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 3033 to 3058 Being No. 190205084 for the year 2020.	9.25 Decimals land in LR Dag no.880
255.	Deed of Sale dated 12 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Home Amenities LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-II Kolkata, in Book No. I, Volume No. 1902-2021,	5 Decimals land in LR Dag no.914/1166

	Page Nos. 3059 to 3085 Being No. 190205085 for the year 2020.	
256.	Deed of Sale dated 12 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Landmark LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-II Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 66652 to 66677 Being No. 190205086 for the year 2020.	9.25 Decimals land in LR Dag no.880
257.	Deed of Sale dated 12 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Greenview LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-II Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 3086 to 3111 Being No. 190205087 for the year 2020.	9.25 Decimals land in LR Dag no.880
258.	Deed of Sale dated 12 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Dimensions LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-II Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 3112 to 3137 Being No. 190205088 for the year 2020.	8 Decimals land in LR Dag no.879
259.	Deed of Sale dated 12 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Parkview LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 3138 to 3163 Being No. 190205089 for the year 2020.	8 Decimals land in LR Dag no.879
260.	Deed of Sale dated 26 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Designs LLP (as the Purchaser) registered at the	10 Decimals land in LR Dag no.926

	office of Additional Registrar of Assurance IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 165384 to 165416 Being No. 190403303 for the year 2021.	
261.	Deed of Sale dated 26 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Modern Realty LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 165417 to 165450 Being No. 190403304 for the year 2021.	10 Decimals land in LR Dag no.926
262.	Deed of Sale dated 26 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Infocom LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 165485 to 165518 Being No. 190403306 for the year 2021.	10 Decimals land in LR Dag no.926
263.	Deed of Sale dated 26 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Developers LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 165519 to 165550 Being No. 190403307 for the year 2021.	10 Decimals land in LR Dag no.926
264.	Deed of Sale dated 26 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Ashiyana LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 165551 to 165584 Being No. 190403308 for the year 2021.	10 Decimals land in LR Dag no.926

265.	Deed of Sale dated 26 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Elite Properties LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 165585 to 165617 Being No. 190403309 for the year 2021.	10 Decimals land in LR Dag no.926
266.	Deed of Sale dated 26 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Buildings LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 165718 to 165751 Being No. 190403313 for the year 2021.	9 Decimals land in LR Dag no.926
267.	Deed of Sale dated 26 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Heritage LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 165819 to 165852 Being No. 190403316 for the year 2021.	10 Decimals land in LR Dag no.926
268.	Deed of Sale dated 26 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Lodging LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 165853 to 165886 Being No. 190403317 for the year 2021.	10 Decimals land in LR Dag no.926
269.	Deed of Sale dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Horizon LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV	5 Decimals land in LR Dag no.926

	Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270714 to 270745 Being No. 190405117 for the year 2021.	
270.	Deed of Sale dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Highrise LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270547 to 270578 Being No. 190405133 for the year 2021.	10 Decimals land in LR Dag no.926
271.	Deed of Sale dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Avas LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270679 to 270713 Being No. 190405115 for the year 2021.	10 Decimals land in LR Dag no.840
272.	Deed of Sale dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Buildcon LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270392 to 270426 Being No. 190405128 for the year 2021.	2.57 Decimals land in LR Dag no.840
273.	Deed of Sale dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Brick LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270612 to	10 Decimals land in LR Dag no.840

	270646 Being No. 190405135 for the year 2021.	
274.	Deed of Sale dated 26 th February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Prime Horizon LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 92216 to 92243 Being No. 190401521 for the year 2021.	1 Decimals land in LR Dag no.913
275.	Deed of Conveyance dated 26 th February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Prime Avas LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 92323 to 92349 Being No. 190401525 for the year 2021.	1 Decimals land in LR Dag no.913
276.	Deed of Sale dated 26 th February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Niketan LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 92350 to 92376 Being No. 190401526 for the year 2021.	1 Decimals land in LR Dag no.913
277.	Deed of Sale dated 26 th February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Prime Apartments LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 92404 to 92430 Being No. 190401528 for the year 2021.	1 Decimals land in LR Dag no.913
278.	Deed of Sale dated 26 th February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Township LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-IV Kolkata, in Book No. I, Volume No. 1904-2021,	1 Decimals land in LR Dag no.913

	Page Nos. 92511 to 92537 Being No. 190401532 for the year 2021.	
279.	Deed of Sale dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Commodeal LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270980 to 271015 Being No. 190405112 for the year 2021.	7 Decimals land in LR Dag no.856
280.	Deed of Sale dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Conclave LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270881 to 270914 Being No. 190405109 for the year 2021.	8 Decimals land in LR Dag no.858
281.	Deed of Sale dated 26 th March, 2021 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Paradise LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 92109 to 92135 Being No. 190401516 for the year 2021.	10 Decimals land in LR Dag no.877
282.	Deed of Sale dated 26 th February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Residency LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 92188 to 92215 Being No. 190401520 for the year 2021.	2 Decimals land in LR Dag no.877
283.	Deed of Sale dated 26 th February, 2021 made between Educo Ventures Private Limited (as the	4 Decimals land in LR Dag no.877

	Vendor) and Fastgrow Residency LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 92431 to 92456 Being No. 190401529 for the year 2021.	
284.	Deed of Sale dated 26 th February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Heritage LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 92457 to 92484 Being No. 190401530 for the year 2021.	8 Decimals land in LR Dag no.877
285.	Deed of Sale dated 26 th February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Prime Eco-Builders LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 92485 to 92510 Being No. 190401531 for the year 2021.	8 Decimals land in LR Dag no.877
286.	Deed of Sale dated 26 th February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Amenities LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance Office of the ARA-IV Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 92590 to 92614 Being No. 190401535 for the year 2021.	8 Decimals land in LR Dag no.877
287.	Deed of Conveyance dated 12 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Galaxy LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 2930 to 2955 Being No. 190205080 for the year 2020.	8 Decimals land in LR Dag no. 879
288.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Home Iconic LLP (as	3 Decimals land in LR Dag no. 878

	the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 35942 to 35972 Being No. 190200011 for the year 2021.	
289.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Home Dimensions LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 35879 to 35911 Being No. 190200009 for the year 2021.	10 Decimals land in LR Dag no. 878
290.	Deed of Conveyance dated 30 th September, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub- Registrar of Assurance IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 221070 to 221096 Being No. 160405971 for the year 2019.	60 Decimals land in LR Dag no. 873
291.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Landmark LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 33284 to 33312 Being No. 190205670 for the year 2020.	4.25 Decimals land in LR Dag no. 349
292.	Deed of Conveyance dated 3 rd of July, 2021 made between Ekta Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Super Fast Deal Trade LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 361004 to 361038 Being No. 190407315 for the year 2021.	10 Decimals land in LR Dag no. 846
293.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Constech LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 33254 to 33283 Being No. 190205669 for the year 2020.	4.25 Decimals land in LR Dag no. 349

294.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Atmosphere LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 33224 to 33253 Being No. 190205668 for the year 2020.	4.25 Decimals land in LR Dag no. 349
295.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Living LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-II, Kolkata, in Book No. I, Volume No. 1902-2021, Being No. 190205667 for the year 2020.	10 Decimals land in LR Dag no. 347
296.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Heritage LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 33164 to 33193 Being No. 190205666 for the year 2020.	10 Decimals land in LR Dag no. 347
297.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Residency LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 360527 to 360562 Being No. 190407303 for the year 2021.	2 Decimals land in LR Dag no. 896
298.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Paradise LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 361195 to 361230 Being No. 190407313 for the year 2021.	6 Decimals land in LR Dag no. 896
299.	Deed of Conveyance dated 18 th September, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Fastgrow Nirman Pvt. Ltd (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020,	5.50 Decimals land in LR Dag no. 918

	Page Nos. 254564 to 254603 Being No. 190404247 for the year 2020.	
300.	Deed of Conveyance dated 26 th February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Prime Constech LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 92162 to 92187 Being No. 190401518 for the year 2021.	10 Decimals land in LR Dag no. 896/1126
301.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Rosewood LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 360493 to 360526 Being No. 190407302 for the year 2021.	9 Decimals land in LR Dag no. 902
302.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Nest LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-II, Kolkata, in Book No. I, Volume No. 1902-2021, Being No. 190200003 for the year 2021.	9 Decimals land in LR Dag no. 911
303.	Deed of Conveyance dated 26 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Paradise LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 165650 to 165683 Being No. 190403311 for the year 2021.	10 Decimals land in LR Dag no. 904
304.	Deed of Conveyance dated 26 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Amenities LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 165684 to 165717 Being No. 190403312 for the year 2021.	10 Decimals land in LR Dag no. 904
305.	Deed of Conveyance dated 26 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal	10 Decimals land in LR Dag no. 904

	Exports Limited (as the Confirming Party) and Supergrow Abasan LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 165786 to 165818 Being No. 190403315 for the year 2021.	
306.	Deed of Conveyance dated 7 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Housing LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 196436 to 196470 Being No. 190403896 for the year 2021.	10 Decimals land in LR Dag no. 904
307.	Deed of Conveyance dated 7 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Creative LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 196471 to 196505 Being No. 190403897 for the year 2021.	10 Decimals land in LR Dag no. 904
308.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Smart Homes LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 33137 to 33163 Being No. 190205665 for the year 2020.	3 Decimals land in LR Dag no. 914/1167
309.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Home Niketan LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-II, Kolkata, in Book No. I, Volume No. 1902-2020, Being No. 190205674 for the year 2020.	10 Decimals land in LR Dag no. 914/1167
310.	Deed of Conveyance dated 26 th March, 2021 made between Golam Mohhamed Gharami (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Elite Properties LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 282113 to 282150 Being No.	3.382 Decimals land in LR Dag no. 914/1164

	190405781 for the year 2021.	
311.	Deed of Conveyance dated 28 th April, 2021 made between Golam Mohhamed Gharami (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Buildcon LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 282076 to 282112 Being No. 190405780 for the year 2021.	10 Decimals land in LR Dag no. 914/1164
312.	Deed of Conveyance dated 18 th September, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor), Emami Vriddhi Commercial Pvt. Ltd (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 254405 to 254443 Being No. 190404246 for the year 2020.	5.5 Decimals land in LR Dag no. 918
313.	Deed of Conveyance dated 18 th September, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Sneha Ashiana Private Limited (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 254798 to 254834 Being No. 190404245 for the year 2020.	5.5 Decimals land in LR Dag no. 918
314.	Deed of Conveyance dated 18 th September, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Fastgrow Nirman Private Limited (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Being No. 190404248 for the year 2020.	5.5 Decimals land in LR Dag no. 918
315.	Deed of Conveyance dated 18 th September, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Emami Vriddhi Commercial Private Limited (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 254365 to 254404 Being No. 190404249 for the year 2020.	5.5 Decimals land in LR Dag no. 918
316.	Deed of Conveyance dated 18 th September, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Supervalue Constructions Private Limited (as the Purchaser) registered at the office of Additional Registrar of	5.5 Decimals land in LR Dag no. 918

	Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 3711 to 3750 Being No. 190404250 for the year 2020.	
317.	Deed of Conveyance dated 18 th September, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Everline Homes LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 254186 to 254224 Being No. 190404251 for the year 2020.	5.5 Decimals land in LR Dag no. 918
318.	Deed of Conveyance dated 18 th September, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Supervalue Constructions LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 254225 to 254262 Being No. 190404252 for the year 2020.	5.5 Decimals land in LR Dag no. 918
319.	Deed of Conveyance dated 18 th September, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Everline Homes LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 254287 to 254324 Being No. 190404253 for the year 2020.	5.5 Decimals land in LR Dag no. 918
320.	Deed of Conveyance dated 18 th September, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Prime Constructions Private Limited (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 254325 to 254364 Being No. 190404254 for the year 2020.	5.5 Decimals land in LR Dag no. 918
321.	Deed of Conveyance dated 18 th September, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Prime Constructions Private Limited (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 254444 to 254483 Being No. 190404255 for the year 2020.	5.5 Decimals land in LR Dag no. 918
322.	Deed of Conveyance dated 18 th September, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Supervalue Buildcon	5.5 Decimals land in LR Dag no. 918

	Private Limited (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 254484 to 254524 Being No. 190404256 for the year 2020.	
323.	Deed of Conveyance dated 18 th September, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Superview Constructions Private Limited (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 254525 to 254563 Being No. 190404257 for the year 2020.	6.5 Decimals land in LR Dag no. 918
324.	Deed of Conveyance dated 18 th September, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Superview Constructions Private Limited (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 254759 to 254797 Being No. 190404258 for the year 2020.	5.5 Decimals land in LR Dag no. 918
325.	Deed of Conveyance dated 18 th September, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Supervalve Buildcon Private Limited (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 254722 to 254758 Being No. 190404259 for the year 2020.	5.5 Decimals land in LR Dag no. 918
326.	Deed of Conveyance dated 18 th September, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Sneha Ashiana Private Limited (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 254681 to 254721 Being No. 190404260 for the year 2020.	5.5 Decimals land in LR Dag no. 918
327.	Deed of Conveyance dated 18 th September, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Sneha Skyhigh Private Limited (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 254644 to 254680 Being No. 190404262 for the year 2020.	5.5 Decimals land in LR Dag no. 918
328.	Deed of Conveyance dated 18 th September, 2020	5.5 Decimals land in

	made between Ektaa Advisory Services Private Limited (as the Vendor) and Sneha Skyhigh Private Limited (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 254604 to 254643 Being No. 190404263 for the year 2020.	LR Dag no. 918
329.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Highrise LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 230563 to 230596 Being No. 190404860 for the year 2021.	9 Decimals land in LR Dag no. 933
330.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Urban LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 360423 to 360457 Being No. 190407300 for the year 2021.	10 Decimals land in LR Dag no. 950
331.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Unicorn LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 360458 to 360492 Being No. 190407301 for the year 2021.	10 Decimals land in LR Dag no. 950
332.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Resort LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 360563 to 360597 Being No. 190407304 for the year 2021.	4 Decimals land in LR Dag no. 939/1075
333.	Deed of Conveyance dated 3 rd July, 2021 made between Murlidhar Ratanlal Exports Limited (as the Vendor) and Superfast Realcon LLP (as the Purchaser) registered at the office of Additional	7.5 Decimals land in LR Dag no. 932

	Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 360598 to 360626 Being No. 190407305 for the year 2021.	
334.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Resort LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 360657 to 360691 Being No. 190407307 for the year 2021.	4 Decimals land in LR Dag no. 928
335.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Skyscrapers LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 360692 to 360727 Being No. 190407308 for the year 2021.	10 Decimals land in LR Dag no. 930
336.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Shelter LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 360728 to 360763 Being No. 190407309 for the year 2021.	4.5 Decimals land in LR Dag no. 929
337.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Terxim LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 361948 to 361982 Being No. 190407324 for the year 2021.	9.34 Decimals land in LR Dag no. 937
338.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Trustworthy LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 362020 to 362054 Being No.	10 Decimals land in LR Dag no. 950

	190407325 for the year 2021.	
339.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Villa LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 362055 to 362089 Being No. 190407326 for the year 2021.	6 Decimals land in LR Dag no. 950
340.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Unique LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 362090 to 362121 Being No. 190407327 for the year 2021.	10 Decimals land in LR Dag no. 950
341.	Deed of Conveyance dated 3 rd July, 2021 made between Murlidhar Ratanlal Exports Limited (as the Vendor) and Superfast Infocom LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 364559 to 364587 Being No. 190407328 for the year 2021.	1.5 Decimals land in LR Dag no. 932
342.	Deed of Conveyance dated 3 rd July, 2021 made between Murlidhar Ratanlal Exports Limited (as the Vendor) and Superfast Rosefire LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 362390 to 362418 Being No. 190407344 for the year 2021.	10 Decimals land in LR Dag no. 932
343.	Deed of Conveyance dated 3 rd July, 2021 made between Educo Ventures Private Limited (as the Vendor) and Superfast Projects LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 362419 to 362446 Being No. 190407345 for the year 2021.	10 Decimals land in LR Dag no. 914
344.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Lifestyle LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV,	5 Decimals land in LR Dag no. 897

	Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 379534 to 379569 Being No. 190407595 for the year 2021.	
345.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Township LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 362483 to 362518 Being No. 190407347 for the year 2021.	4 Decimals land in LR Dag no. 901
346.	Deed of Conveyance dated 14 th June, 2018 made between Hari Sadhan Ghosh (as the Vendor), Manowar Hossain Saradar (as the Confirming Party) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub Registrar-IV, South 24 Parganas, in Book No. I, Volume No. 1604-2018, Page Nos. 111267 to 111294 Being No. 160403779 for the year 2018.	6 Decimals land in LR Dag no. 836/1110
347.	Deed of Conveyance dated 9 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Skytowers LLP (as the Purchaser) registered at the office of the Additional Registrar of Assurance – IV, Kolkata in Book No. I, Volume No. 1904-2021, Page Nos. 725589 to 725621 Being No. 190404036 for the year 2021.	3.81 Decimals land in LR Dag no. 900

SCHEDULE J – ALLOTTEE’S COVENANTS & HOUSE RULES

1. The Allottee has agreed undertaken and covenanted to:
 - a) comply with and observe the rules, regulations and bye-laws framed by the Maintenance Agency from time to time;
 - b) permit the Maintenance Agency and its men, agents and workmen to enter into the said Bungalow Unit for the Common Purposes or the Project with prior reasonable notice except in case of emergency/urgency;
 - c) deposit the amounts for various purposes as required by the Promoter and/or the Maintenance Agency;
 - d) use and occupy the said Bungalow Unit only for residential

purposes and shall not be entitled to and shall not kill, slaughter or otherwise harm or injure animals, livestock or birds etc. within the said Bungalow Unit and/or the said Land or on any portion thereof;

e) use the Common Areas mentioned in **Schedule E** without causing any hindrance or obstruction to other Allottees and occupants of the Bungalow Units;

f) keep the said Bungalow Unit and sewers, drains, pipes, cables, wires, entrance and main entrance serving any other Bungalow Units in the said Land in good and substantial repair and condition so as to support shelter and protect and keep habitable the other Bungalow Units;

g) in particular and without prejudice to the generality of the foregoing, not to make any form of alteration in or cut or damage the beams and columns passing through the said Bungalow or the Common Areas for the purpose of fixing, changing or repairing the concealed wiring and pipelines or otherwise and also not to make any form of alteration to the external façade of the said Bungalow and/or the other Bungalow Units;

h) maintain and/or remain responsible for the structural stability of the said Bungalow and not to do anything which has the effect of affecting the structural stability of the said Bungalow;

i) use and enjoy the Common Areas only to the extent required for ingress to and egress from the said Bungalow Unit of men, materials and utilities;

j) sign and deliver to the Promoter/WBSEDCL all papers, applications and documents for obtaining separate electric meter or electricity connection for and in respect of the said Bungalow Unit from the West Bengal State Electricity Distribution Company Limited (WBSEDCL) in the name of the Allottee and until the same be obtained, the Promoter shall provide or cause to be provided reasonable quantum of electricity from its own sources and install at the request and cost of the Allottee a temporary electric meter in or for the said Bungalow Unit and the Allottee shall pay all monthly charges for electricity shown by such meter as consumed in or relating to the said Bungalow Unit;

k) be obliged to draw electric lines/wires, television cables, broadband data cables and telephone cables to the said Bungalow only through the ducts and pipes provided therefor, ensuring that no inconvenience is caused to the Promoter or to other Allottees. The main electric meter shall be installed only at the common meter space. The Allottee shall under no circumstances be entitled to affix, draw or string wires, cables or pipes from, to or through any part or portion of

the said Bungalow, the said Land and outside walls of the said Bungalow save in the manner indicated by the Promoter/Association (upon formation);

l) bear and pay the Common Expenses and all other costs, expenses and outgoings in respect of the said Land proportionately and the said Bungalow Unit wholly and the same shall initially be payable to the Maintenance Agency;

m) pay property and all other rates, taxes, levies, duties, charges, impositions, outgoings and expenses in respect of the Bungalow Units and the said Land proportionately and the said Bungalow Unit wholly and to pay proportionate share of such rates and taxes payable in respect of the said Bungalow Unit until the same is assessed separately by the Authority;

n) pay for other utilities consumed in or relating to the said Bungalow Unit;

o) allow the other Allottees the right to easements and/or quasi-easements;

p) regularly and punctually make payment of the Common Expenses, Maintenance Charges, Electricity Charges, property taxes, land revenue and other taxes and payments mentioned herein within seven days of receipt of demand or relevant bill, whichever be earlier;

q) to make payment of applicable Goods and Services Tax that may be payable in respect of all amounts to be paid by the Allottee to the Vendors, the Maintenance Agency and/or Association in terms of this Agreement as also to pay all others taxes payable by the Allottee in terms of this Agreement;

r) observe and comply with such other covenants as be deemed reasonable by the Promoter for the Common Purposes.

2. the Allottee has agreed and covenanted:

a) not to damage, demolish or cause to be damaged or demolished the said Bungalow or any part thereof;

b) not to do anything that may affect the structural strength of the beams, columns, or any portion of the said Bungalow Unit and not to make changes of a permanent nature except with the prior approval in writing of the Maintenance Agency and with the sanction of the authorities concerned;

c) not to put any nameplate or letter box in the Common Areas or on the outside walls of the said Bungalow save at the place as be

approved or provided by the Promoter Provided However That nothing contained herein shall prevent the Allottee to put a decent nameplate at the space designated for such purpose by the Promoter on the boundary walls of the said Bungalow Unit;

d) not to put any neon-sign or board in the Common Areas or on the outside walls of the said Bungalow under any circumstances whatsoever;

e) not to open out any additional window or fix any grill box or grill or ledge or cover or any other apparatus protruding outside the exterior of the said Bungalow or any portion thereof and not to change the colour or design of balcony, balcony railings, window grills, and/or change the outer elevation of the said Bungalow or the Bungalow Units under any circumstance;

f) not to do or permit to be done any act deed or thing which may render void or voidable any policy of Insurance on any Bungalow or any part of the Bungalow Units or the said Land or may cause any increase in the premium payable in respect thereof;

g) not to make or permit or play any disturbing noises or loud sounds or music in the said Land or do or permit anything to be done therein which will interfere with the rights comfort or convenience of other occupiers of the Bungalow Units and/or disturb them;

h) not to claim any right, title, interest, or entitlement whatsoever in (i) the Club and the Club Land delineated in **Pink** borders in the site map or plan annexed hereto, (ii) the Spa, Steam and Sauna and the Spa, Steam and Sauna Land delineated in **Magenta** borders in the site map or plan annexed hereto and (iii) the 4 Retail Kiosks and the 4 Retail Kiosks Land delineated in **Red** borders in the site map or plan annexed hereto;

i) not to install or use any shades, awnings, window guards or ventilators excepting such as shall have been approved by the Maintenance Agency/Association;

j) not to close or permit the closing of verandahs or lounges or balconies and lobbies and common parts and also not to alter or permit any alteration in the elevation;

k) not to decorate the exterior of the Bungalow Units otherwise than in the manner agreed by the Promoter in writing or in the manner as near as may be in which it was previously decorated and also not to alter or permit any alteration in the outside colour scheme of the exposed walls of the verandahs lounge or any external walls or the fences of external doors and windows including grills/gates of the said Bungalow Unit which in the opinion of the Maintenance Agency

differ from the colour Scheme of the Bungalow Units or deviation or which in the opinion of the Maintenance Agency may affect the elevation in respect of the exterior walls of the Bungalow Units and/or the said Land;

l) not to deposit or throw or permit to be deposited or thrown any garbage, rubbish or refuse or waste in or around the staircase, lobby, landings or in any other common areas or installations of the Bungalow Units and the said Land and to deposit the same in such place only in the said Land and at such time and in such manner as the Maintenance Agency may direct;

m) not to store or allow anyone to store any equipment goods materials articles or things in or around the Common Areas or installations of the Project;

n) not to plant any trees in or around the Common Areas or installations of the Project;

o) not to use or allow anyone to use the Common Areas for any private or public worship and/or any gathering and/or any function;

p) not to store in the said Bungalow Unit or any part of the said Land any hazardous, combustible, inflammable, injurious or obnoxious article likely to injure, damage or prejudicially affect or expose the said Land or any part thereof and/or the said Land and/or any neighbouring property to any risk of fire or any accident;

q) not to commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other Bungalow Units in the said Land;

r) not to make any construction or raise any additional floor/storey/construction on the roof of the said Bungalow and/or on the roofs of the Bungalow Units and not to claim any right over and/or in respect of any open land at the said Land or in any other open or covered spaces of the Bungalow Units and the said Land reserved or intended to be reserved by the Vendors for their own exclusive use and enjoyment and not meant to be a common area or portion and notwithstanding any inconvenience to be suffered by him and not to obstruct any development or further development or additional vertical / horizontal or other constructions which may be made by the Promoter thereat or on any part thereof;

s) not to object to or hinder sanction of further/additional constructions and the Allottee shall not object to the changes and/or inconvenience caused due to such construction being made by the Promoter from time to time even after the Date of Possession;

- t) not to make or cause, directly or indirectly, any obstruction, interruption, hindrance, impediment, interference or objection in any manner and/or for any reason whatsoever, relating to or concerning the construction or completion or transfer of the Bungalow Units by the Promoter at any time, whether before or after the Date of Possession and/or delivery of possession of the said Bungalow Unit to the Allottee, notwithstanding there being temporary inconvenience in the use and enjoyment of the said Bungalow Unit by the Allottee and to be responsible and liable for all losses and damages which the Promoter may suffer in this regard due to any default by the Allottee;
- u) not to object, obstruct or create any hindrance to the Promoter making Additional/Further Constructions subsequently and/or granting similar rights to the transferees/purchasers and occupiers thereof in respect of the Common Areas;
- v) not to shift or obstruct any windows or lights in the said Bungalow or the Bungalow Units and not to permit any new window light opening doorway path passage drain or other encroachment or easement to be made or acquired in against out of or upon the said Bungalow without the prior consent in writing of the Promoter and/or the Association;
- w) not cover the Common Areas, fire exits and balconies/terraces (if any) of the said Bungalow;
- x) not to block or occupy or encroach upon or obstruct or keep any article or goods in any pathways, passages, corridors, stairways, entrances or lobby or any of the Common Areas in any manner whatsoever;
- y) not hang or cause to be hung clothes from the balconies of the said Bungalow;
- z) not to permit any new window, light, opening, doorway, path, passage, drain or other encroachment or easement to be made or acquired in against out of or upon the said Bungalow without the prior consent in writing of the Promoter and/or the Association;
- aa) not to park or allow anyone to park any car at any place other than the space earmarked for parking car(s) of the Allottee, if any, within the said Bungalow;
- bb) not to use the said Bungalow Unit for any purpose save and except for residential purposes and not to use the said Bungalow Unit for any commercial, business or professional purpose including without limitation, as a doctor's chamber, diagnostic or testing unit, nursing home, computer or educational training centre, repairing centre, commercial guest house, Club House, Eatery, boarding house,

lodge, business centre, etc or for commercial, illegal or immoral purposes or in any manner that may cause nuisance to occupiers of the other portions of the said Land;

cc) not to do any addition, alteration, structural changes, construction or demolition in the said Bungalow Unit without prior written permission from the Authority and other concerned authorities as also the Maintenance Agency and also subject to the condition that the same is not restricted under any other provision of this Agreement;

dd) not to make any claim of any nature whatsoever in respect of the said Land other than the said Bungalow Unit hereby agreed to be transferred and the common enjoyment of the Common Areas;

ee) not to inscribe, install or expose any sign, notice or advertisement on or at a window or other part of the said Bungalow and/or the said Bungalow Unit and shall not project anything out of any window of the said Land;

ff) not to keep or harbour any bird or animal in the Common Areas of the said Land;

gg) not to make claim of any right of pre-emption or otherwise regarding any of the other Bungalow Units or any portion of the said Land;

hh) not to install any air-conditioner except at the designated place shown by the Promoter and at no point of time to change the position, cabling, vents and/or arrangement for the air-conditioner without prior written consent of the Promoter;

ii) not to install any external wires or cables that may be visible outside the said Bungalow;

jj) not to put any film, whether coloured, reflective or otherwise on the windows/glass, whether external or internal;

kk) not to install any false ceiling in the said Bungalow without first making provision for the fire sprinkler and fire alarm system to be appropriately installed at the costs of the Allottee in the manner that the same are visible and operative externally and outside the false ceiling and do not adversely affect the fire safety;

ll) not to subdivide the said Bungalow Unit;

mm) not to claim any right, title, interest or entitlement whatsoever over and/or in respect of any portion of the other Bungalow Units and the said Land not forming part of the Common Areas;

nn) not to carry on or permit to be carried on at the said Bungalow Unit or any part thereof at any time any dangerous, noisy, obnoxious or offensive act or any nuisance or do any act, matter or thing which may cause annoyance or inconvenience to the other Allottees /occupiers of the said Land and/or the neighbourhood;

oo) not to use the said Bungalow Unit in a manner that may pose a risk of damage to the environment and not to engage in any activity which could subject the Vendors to any liability under environmental laws or any other laws;

pp) not to interfere in any manner with the right, title, interest or entitlement of the Vendors and/or their transferees/purchasers in respect of other Bungalow Units;

qq) not to do anything that may be contrary to the terms, conditions, restrictions, stipulations and covenants contained in this Agreement; and

rr) not to change the Project name and its logo under any circumstances whatsoever.

3. The Allottee agrees, undertakes and covenants not to make or cause, directly or indirectly, any obstruction, interruption, hindrance, impediment, interference or objection in any manner or for any reason whatsoever relating to the said Land or concerning the development, construction or completion of the said Land including the Common Areas and/or any further extension, expansion, construction, addition or alteration therein from time to time and/or the transfer, sale or disposal of any Bungalow Unit or any portion of the said Land.

4. If at any time there be imposition of or enhancement of any tax, duty, levy, surcharge or fee (including Goods and Services Tax) under any statute or regulation on the said Land, the Bungalow Units and/or the said Bungalow Unit or on the construction or transfer of the said Bungalow Unit or any portion thereof (whether payable to the concerned authority by the Vendors or the Allottee) the same shall be borne and paid by the Allottee wholly in respect of the said Bungalow Unit and proportionately in respect of the said Land and the Project, without raising any objection thereto. The Promoter and/or the Owners shall not be liable for the same or any portion thereof under any circumstances whatsoever. The Allottee shall make such payment within 7 (seven) days of demand being made by the Promoter and/or the Owners and/or the concerned authority.

5. The Allottee shall have no connection whatsoever with the other Allottees and there shall be no privity of contract or any

agreement or arrangement as amongst the Allottee and the other Allottees (either express or implied) and the Allottee shall be responsible to the Vendors for fulfilment of the Allottee's obligations irrespective of non-compliance by any other Allottee.

6. The Allottee shall be responsible for and shall keep the Vendors and the Maintenance Agency indemnified of from and against all damages, claims, demands, costs, charges, expenses and proceedings occasioned relating to the said Land or any part of the Bungalow Units or to any person due to any negligence or any act, deed, thing or omission made done or occasioned by the Allottee and shall keep the Vendors and the Maintenance Agency indemnified of from and against all actions claims proceedings costs expenses and demands made against or suffered by the Vendors and the Maintenance Agency as a result of any act, omission or negligence of the Allottee or the servants, agents, licensees, invitees or visitors of the Allottee and/or any breach or non-observance by the Allottee of the Allottee's covenants and/or any of the terms herein contained.

7. The transaction contemplated herein is a single transaction of sale and purchase of the said Bungalow Unit and does not constitute any Party to be the agent of the other Party and no form of service is contemplated. It is further hereby expressly intended and agreed by and between the parties hereto that nothing herein contained shall be construed to be a "Works Contract" and it is hereby further intended and agreed by and between the parties hereto that in the event any of the Vendors is liable to make payment of any Sales Tax, VAT, Works Contract Tax, Service Tax, Goods & Services Tax or any other statutory tax, duty or levy in respect of this Agreement or the sale of the said Bungalow contemplated hereby, the Allottee shall be liable to and agrees to make payment of the same at or before taking possession of the said Bungalow Unit.

8. The Parties shall keep confidential all non-public information and documents concerning the transaction contemplated herein, unless compelled to disclose such information/documents by judicial or administrative process or by other requirements of law.

9. In case of any deviation, breach, violation or default of Clauses 1(a) to 1(r) and Clauses 2(a) to 2(rr) of Schedule J the Allottee undertakes to pay to the Promoter agreed compensation and/or agreed liquidated damages at the rate of Rs. ____/- (_____) per square feet of the built up area of the said Bungalow together with all applicable taxes thereon besides remedying/rectifying such deviation, breach, violation or default at its own costs within 15 days from being called upon to do so by the Promoter.

SCHEDULE K - COMMON EXPENSES

1. **Association:** Establishment and all other capital and operational expenses of the Association. All expenses and outgoings for preparation and registration of Deed of Transfer for transfer of undivided proportionate title in the Common Areas including the said Land in favour of the Association including stamp duty, registration fees, legal fees, incidental expenses, etc.
2. **Common Utilities:** All charges and security deposits for supply, operation and maintenance of common utilities.
3. **Electricity:** All charges for the electricity consumed for the operation of the common machinery and equipment.
4. **Litigation:** After handing over of possession all litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common Areas.
5. **Maintenance:** All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the Common Areas of the said Land, including the exterior or interior (but not inside any Bungalow Unit) walls of the Bungalow Units.
6. **Operational:** All expenses for running and operating all machinery, equipments and installations comprised in the Common Areas of the said Land, including generator, changeover switches, CCTV, if any, EPABX, if any, pumps and other common installations including, their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the Common Areas of the said Land.
7. **Rates and Taxes:** Property tax, land revenue, surcharge, Multistoried Building Tax, Water Tax and other levies in respect of the Bungalow Units and/or the said Land save those separately assessed on the Allottee.
8. **Staff:** The salaries of and all other expenses on the staff to be employed for the Common Purposes, viz. manager, caretaker, clerks, security personnel, sweepers, plumbers, electricians, etc. including their perquisites, bonus and other emoluments and benefits.
9. **Management Fees**
10. **General & Out Pocket Expenses:** All other expenses and/or outgoings including litigation expenses, if any, as may be incurred by the Maintenance Agency/ Association for the Common Purposes.

SCHEDULE L

RIGHTS OF THE MAINTENANCE AGENCY/ASSOCIATION

- a) Apportionment of any liability of the Allottee in respect of any expenses, taxes, dues, levies or outgoings payable by the Allottee pursuant to this Agreement or otherwise shall be Proportionate.
- b) The Maintenance Charges payable by the Allottee with effect from the date of issue of the Partial or Full Completion / Occupancy Certificate shall be payable on a monthly basis on the basis of the bills to be raised by Maintenance Agency/Association (upon formation),

such bills being conclusive proof of the liability of the Allottee in respect thereof. The Maintenance Charges shall be decided by the Promoter from time to time subject to a minimum of Rs. ___/- per square feet of built-up area per month for the said Bungalow together with applicable Goods and Services Tax.

c) The Maintenance Agency/Association shall be entitled to revise and increase the Maintenance Charges from time to time and the Allottee shall not be entitled to object thereto.

d) The Allottee shall, without raising any objection in any manner whatsoever and without claiming any deduction or abatement whatsoever, pay all bills raised by Maintenance Agency/Association (upon formation), within the prescribed due date, failing which the Allottee shall pay interest for delayed payments at the rate specified in Rule 17 of the Rules, for the period of delay, computed from the date the payment became due till the date of payment, to the Maintenance Agency/Association (upon formation), as the case may be. The Allottee also admits and accepts that apart from the above, the Maintenance Agency/Association shall also be entitled to withdraw, withhold, disconnect or stop all or any services, facilities and utilities to the Allottee and/or the said Bungalow Unit including water supply, electricity, etc., in case of default in timely payment of the Maintenance Charges, Electricity Charges, property taxes, Common Expenses and/or other payments by the Allottee after giving 15 days notice in writing.

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

SIGNED AND DELIVERED BY THE WITHIN NAMED

ALLOTTEE (including Joint Allottees)

(1) Signature _____
 Name _____
 Address _____

Please affix Photographs and sign across the photograph
--

(2) Signature _____
 Name _____
 Address _____

Please affix Photographs and sign across the photograph
--

SIGNED AND DELIVERED BY THE WITHIN NAMED PROMOTER:

Signature _____

Please affix Photographs and sign across the photograph

SIGNED AND DELIVERED BY THE WITHIN NAMED OWNERS:

Signature _____

Please affix Photographs and sign across the photograph

At Kolkata on in the presence of :

WITNESSES:

(1) Signature _____
Name _____
Address _____

(2) Signature _____
Name _____
Address _____

Drafted by:

R. Ginodia & Co. LLP, Advocates
6, Church Lane, Ground Floor,
Kolkata – 700 001

DATED THIS DAY OF _____, 2023

BETWEEN

EVERLINE ABASAN LLP & ORS.

AND

EMAMI REALTY LIMITED

AND

AGREEMENT FOR SALE

Bungalow Unit No.	:	
--------------------------	----------	--

**R. Ginodia & Co. LLP
Advocates
6, Church Lane, Ground Floor,
Kolkata – 700 001.**

DATED THIS DAY OF , 2023

BETWEEN

EVERLINE ABASAN LLP & ORS.

AND

EMAMI REALTY LIMITED

AND

AGREEMENT FOR SALE

Bungalow No.	:	
---------------------	----------	--

**R. Ginodia & Co. LLP
Advocates
6, Church Lane, Ground Floor
Kolkata – 700 001.**