

**DRAFT CONVEYANCE**

1. **Date:**
2. **Nature of document:** Deed of Conveyance
3. **Parties:**
  - 3.1 **Owners:**
    - 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 Appartments 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 (ADRF3675F)
- 35 Snowline Villa LLP (ADRF3672C)
- 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 Supervalu 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)

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| 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, 13<sup>th</sup> 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 of the **First Part**;

3.2 **Promoter:**

**EMAMI REALTY LIMITED**, a Company within the meaning of the Companies Act, 2013 having its registered office at Acropolis, 13<sup>th</sup> Floor, 1858/1, Rajdanga Main Road, Kasba, Police Station [REDACTED], Post Office [REDACTED], Kolkata 700 107 and Income Tax Permanent Account Number AALCS5120P represented by its authorized representative [REDACTED] son of [REDACTED], by faith Hindu, by occupation Service, citizen of India, residing at [REDACTED], Police Station [REDACTED], Post Office [REDACTED], Kolkata 700 [REDACTED] and having Income Tax Permanent Account Number [REDACTED] and Aadhaar Number [REDACTED] authorized vide resolution dated [REDACTED] of the **Second Part**;

3.3 **Purchaser:**

[REDACTED]  
[REDACTED]  
[REDACTED] of the **Third Part**.

- 3.4 The terms “**Owners**” and “**Promoter**” shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest and assigns.
- 3.5 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. The Vendors and the Purchaser shall hereinafter collectively be referred to as the “Parties” and individually as a “Party”.

3.6 The term “**Purchaser**” shall mean and include:

- (a) If he/she be an individual, then the heirs, successors, executors, administrators, legal representatives and assigns of such individual.
- (b) If it be a Hindu Undivided Family, then the members of such Hindu Undivided Family from time to time and their respective heirs, successors, executors, administrators, legal representatives and assigns.
- (c) If it be a Company or a Limited Liability Partnership, then its successor or successors-in-interest and assigns.
- (d) If it be a Partnership Firm, then the partners of such partnership firm from time to time and their respective heirs, successors, executors, administrators, legal representatives and assigns.
- (e) If it be a Trust, then Trustees of such Trust from time to time and their respective successors-in-office and assigns.

**4. Definitions:**

The following terms and expressions shall in this Deed have the respective meanings assigned to them hereinbelow, unless the same be contrary to or repugnant to the subject or context:

- 4.1 “**Act**” means the Real Estate (Regulation and Development) Act, 2016;
- 4.2 “**Additional/Further Constructions**” shall mean all future exploitation of the Premises by way of additional/further construction in the Premises including by way of construction of additional buildings/structures in the open land/spaces in the Premises that may be made by the Promoter and such Additional/Further Constructions may be made from time to time and the owners and occupiers thereof shall have similar rights as the Purchaser herein in respect of the Common Areas;
- 4.3 “**Agreed Consideration/Total Price**” shall mean the consideration mentioned in **Schedule F** that has been paid by the Purchaser for acquiring the said Bungalow Unit based on the carpet area thereof (excluding Goods and Services Tax and cess or any other similar taxes in connection with the construction of the Project, by whatever name called which has been paid / is payable additionally by the Purchaser, as applicable from time to time);
- 4.4 “**Agreement**” shall mean the Agreement for Sale dated [REDACTED] registered at the office of the [REDACTED] in Book No. I, Volume

No. [REDACTED], Pages [REDACTED] to [REDACTED], Being No. [REDACTED] for the year [REDACTED] entered into between the Parties;

- 4.5 “**Architects**” shall mean Mr. Sanjay Puri of Sanjay Puri Architects who have been appointed as the architects for the Project by the Promoter and/or such other Architects whom the Promoter may from time to time appoint as the Architects for the Project;
- 4.6 “**Association**” shall mean the Association to be formed under the West Bengal Apartment Ownership Act, 1972 which would comprise the Vendors and the representatives of all the buyers of Bungalow Units and which shall be formed or incorporated for the Common Purposes with such rules and regulations as shall be framed by the Promoter;
- 4.7 “**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;
- 4.8 “**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;
- 4.9 “**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;
- 4.10 “**Bungalow Land**” shall mean each separated and demarcated plot of land comprised in the said Land capable of being exclusively owned by the Bungalow Owners and on which a Bungalow has been constructed;
- 4.11 “**Bungalow Owners**” shall, according to the context, mean all purchasers and/or intending purchasers of different Bungalow Units in the Project and shall also include the Vendors 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 Vendors;
- 4.12 “**Bungalow Unit**” shall mean each Bungalow Land together with the Bungalow constructed thereon as also the right of common use of the Common Areas mentioned in **Schedule C** hereto;
- 4.13 “**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;

- 4.14 “**Carpet Area**” shall have the meaning as ascribed to it under the Act;
- 4.15 “**Common Areas** ” shall mean the common areas, facilities and installations mentioned in **Schedule C** which are meant for common use and enjoyment of the Bungalow Owners of all the Bungalow Units as also of the Bungalow Units to be comprised in the Additional/Further Constructions, if any 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;
- 4.16 “**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 **Part IV of Schedule E**;
- 4.17 “**Common Purposes**” shall include the purpose of managing and maintaining the Premises, the Bungalow Units and in particular the Common Areas, rendition of services in common to the Bungalow Owners, collection and disbursement of the Common Expenses and dealing with the matters of common interest of the Bungalow Owners 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;
- 4.18 “**Date of Possession**” shall mean the date of hand over of the possession of the said Bungalow Unit to the Purchaser or the date of this Deed, whichever is earlier;
- 4.19 “**Development Agreement**” shall mean and include the agreements and documents executed from time to time by and between the Owners and the Promoter relating to development of the Premises including the Development Agreement dated 23<sup>rd</sup> 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 as also include all modifications, alterations and changes, if any, made and/or to be made therein from time to time as also all documents executed pursuant thereto, including Powers of Attorney, etc.;
- 4.20 “**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;
- 4.21 “**Maintenance Charges**” shall mean the proportionate amount of Common Expenses payable monthly by the Purchaser to the Maintenance Agency;

- 4.22 “**Open Terrace**” shall mean the open terrace areas, if any, comprised in any Bungalow;
- 4.23 “**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 14<sup>th</sup> 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 Architects including variations/modifications/alterations therein that may be made by the Vendors, if any, as well as all revisions, renewals and extensions, if any;
- 4.24 “**Power of Attorney**” shall mean and include all powers and authorities executed and/or granted by the Owners in favour of the Promoter from time to time relating to development of the Premises including the Power of Attorney dated 27<sup>th</sup> 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 and shall also include all modifications, alterations and changes, if any, made and/or that may be made therein from time to time;
- 4.25 “**Premises**” shall mean the said Land described in **Schedule B** hereto 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 shall also include, wherever the context permits, the constructions thereon from time to time including the Bungalow Units as also Common Areas therein;
- 4.26 “**Project**” shall mean the development and construction at the Premises by the Promoter from time to time and shall include the Bungalow Units (including Additional/Further Constructions) that have been and/or may be constructed thereat;
- 4.27 “**Proportionate**” with all its cognate variations shall mean the ratio which the Carpet Area of the said Bungalow bears to the total Carpet Area of all the Bungalows in the Project;
- 4.28 “**Regulations**” means the Regulations that may be made under The Real Estate (Regulation and Development) Act, 2016 applicable to West Bengal;
- 4.29 “**Rules**” means the West Bengal Real Estate (Regulation and Development) Rules, 2021;

- 4.30 “**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 G** hereto;
- 4.31 “**Said Bungalow Land**” shall mean the Bungalow Land described in **Part II** of **Schedule G** hereto being a portion of the said Land, which portion is being sold to the Purchaser;
- 4.32 “**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 C** hereto;
- 4.33 “**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 constructed thereon;
- 4.34 “**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 constructed thereon;
- 4.35 “**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 comprised in the Premises which is morefully described in **Schedule B** and the same shall wherever the context permits also include the Bungalow Units constructed thereon;
- 4.36 “**Section**” means a section of the Act;
- 4.37 “**Sinking Fund**” shall mean the fund comprising of the amounts paid / deposited or contributed or to be paid / deposited and/or contributed by each Bungalow Owner, including the Purchaser herein, towards sinking fund which shall be ultimately held by the Maintenance Agency for the purpose of major repairs, replacements and additions to the Common Areas and other contingencies;
- 4.38 “**Masculine Gender**” including the pronouns referring thereto shall include the **feminine** and **neuter** gender and vice versa.

4.39 “**Singular Number**” shall include the **plural number** and vice versa.

5. **Subject Matter of Sale:**

Sale on ownership basis of the said Bungalow Unit comprising of the said Bungalow (described in **Part I of Schedule-G**), the said Bungalow Land (described in **Part II of Schedule-G**) and the right of common use of the Common Areas (described in **Schedule C**) at the Premises described in **Schedule-B (Premises)** subject to the mutual easements and restrictions mentioned in this Deed including in **Schedule-D** hereto and the terms, conditions, restrictions, stipulations, obligations and covenants mentioned in this Deed including in **Clause 7.1, Clause 7.3 and Schedule-E**.

6. **Background:**

6.1 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 B** 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 1<sup>st</sup> 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 24<sup>th</sup> 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 B** hereto. The said Freehold Land and the said Leasehold Land are hereinafter collectively referred to as “**the said Land**”. The details of the Deeds of Conveyance and the Deeds of Lease executed and registered in favour of the Owners are mentioned in **Schedule A** hereto. Notwithstanding anything to the contrary contained elsewhere in the Agreement and/or this Deed 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 the Agreement and/or this Deed 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 A** 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.

- 6.2 The Owners entered into the Development Agreement with the Promoter for the development of the Premises. Pursuant to the Development Agreement, the Power of Attorney was executed by the Owners in favour of the Promoter herein.
- 6.3 The said Land was earmarked by the Promoter for the purpose of building bungalows/villas/other structures, etc. and the Project has been named “**Emami Aastha**”.
- 6.4 The South 24 Parganas Zilla Parishad has sanctioned the building plans vide Building Plan No. 704/834/KMDA dated 14<sup>th</sup> March, 2023 for development and construction on the said Land. The Promoter has constructed and completed the said Bungalow on the said Bungalow Land and pursuant to the same Occupancy/Completion Certificate dated \_\_\_\_\_ has been issued by the Authority.
- 6.5 The Project has been registered under the Act with the West Bengal Real Estate Regulatory Authority at WB RERA Office, Kolkata on \_\_\_\_\_ under Registration No. \_\_\_\_\_.
- 6.6 By and under the Agreement, it was agreed that the said Bungalow Unit would be sold, conveyed and transferred by the Vendors to the Purchaser at and for the Agreed Consideration/Total Price of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) on the terms and conditions contained therein. In the Agreement, Carpet Area of \_\_\_\_\_ square feet and Built up Area of \_\_\_\_\_ square feet was mentioned in respect of the said Bungalow. Upon construction, the said Bungalow contains Carpet Area of \_\_\_\_\_ square feet and Built up Area of \_\_\_\_\_ square feet. Accordingly, due to the increase in Carpet Area, the consideration of Rs. \_\_\_\_\_/- mentioned in the Agreement has been proportionately increased to Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only). The said Bungalow is more fully and particularly mentioned and described in **Part I of Schedule G** hereto with the aforesaid final increased measurement.
- 6.7 The Purchaser confirms that after independently examining and verifying or causing independent examination and verification and being thoroughly satisfied about the ownership and freehold title of the Owners in respect of the said Freehold Land and the documents relating thereto, the leasehold interest of some 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 A** hereto and the terms, conditions, covenants, stipulations and restrictions contained therein which shall be binding on the Purchaser, the right, interest and entitlement of the Promoter as the developer in respect of the Premises, the Plans sanctioned by the Authority and the necessary approvals and permissions including the Occupancy/Completion Certificate dated \_\_\_\_\_ and after inspection of the said Bungalow Unit and the Common Areas and being thoroughly satisfied about the actual constructions (including the quality and specifications thereof, the Carpet Area and Built-up Area of the said Bungalow, the workmanship, the quality of materials used, the structural stability and the construction of the said Bungalow and the Common Areas), the Purchaser has taken possession of the said Bungalow Unit and is completing the purchase of the said Bungalow Unit pursuant to the Agreement between the Vendors and the Purchaser. The Purchaser undertakes and covenants not to raise henceforth any objection or make any requisition regarding any of the above matter/issues and also waives and disclaims all claims and rights, if any, to do so. The Purchaser declares and confirms that the construction of the said Bungalow Unit is complete in all respects to the complete satisfaction of the Purchaser and that the delay, if any, in completion has been and/or is deemed to be condoned by the Purchaser and that the Vendors have complied with and/or are deemed to have complied with all their obligations including those under the Act and that the Purchaser has no complaint or claim whatsoever against the Vendors or any of them on any account whatsoever and the Purchaser also waives and disclaims all claims and rights, if any. Prior to execution of this Deed, the Purchaser has made payment of the Agreed Consideration/Total Price, the Additional Liabilities and Deposits mentioned in the Agreement to the Promoter.

7. **Now this Indenture witnesses:**

7.1 **Transfer:** The transfer made by this Deed shall be in the manner mentioned below and be subject to the terms and conditions contained in this Deed including those mentioned below.

7.1.1 In consideration of the Purchaser having paid the Agreed Consideration mentioned in **Schedule-F**, the Vendors do hereby sell, convey, grant and/or transfer to the Purchaser the following:

- (a) The said Bungalow described in **Part-I of Schedule-G (said Bungalow)**.
- (b) The said Bungalow Land described in **Part II of Schedule-G (said Bungalow Land)**.



- (c) Right to use and enjoy the Common Areas described in **Schedule-C** hereto in common subject to making timely payment of the Maintenance Charges, property taxes, land revenue and other liabilities and subject to the rights and entitlements of common use and enjoyment of the Bungalow Owners and/or occupiers of the other portions of the Premises in respect of the same.

7.1.2 The term '**the said Bungalow Unit**' wherever used in this Deed shall include all the properties and rights mentioned in **Clause 7.1.1** hereinbefore which are being hereby sold and/or granted, unless contrary to the context and it is expressly made clear that the same constitute one residential unit. Notwithstanding anything to the contrary contained elsewhere it is hereby expressly agreed that the Agreed Consideration has been mutually agreed upon on the basis of the Carpet Area of the said Bungalow Unit. Notwithstanding anything to the contrary contained elsewhere in this Deed 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 Deed 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 A** 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.

7.1.3 Neither any of the following is intended to be transferred nor the same is being transferred in favour of the Purchaser:

- (i) open and covered spaces in the Premises and the said Land that are not included in the Common Areas mentioned in **Schedule C**,

- (ii) other Bungalows, Bungalow Lands and Bungalow Units in the Premises and/or the said Land,

- (iii) right of further construction on any part of the open land/space

comprised in the said Bungalow Land and/or the Premises/said 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.

The Purchaser shall have no right, title, interest, claim or entitlement whatsoever in respect of any of the above and the Vendors shall be entitled to use, utilise, transfer, alienate, part with possession, deal with or dispose of the same and/or any rights therein 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 Purchaser who hereby consents to the same and hereby disclaims, relinquishes, releases and/or waives any right, title, interest, entitlement or claim that the Purchaser may be entitled to, both in law or in equity, in favour of the Vendors. The Purchaser shall not have any right to make any construction on any part of the Premises and/or the said Land and/or the said Bungalow Land.

- 7.1.4 Notwithstanding anything to the contrary contained elsewhere, it is clarified that the Vendors shall continue to be entitled to use and utilise all the Common Areas mentioned in **Schedule-C** hereto.
- 7.1.5 The proportionate share of the Purchaser in respect of any matter referred to under this Deed shall be such as may be determined by the Promoter from time to time and the Purchaser agrees, undertakes and covenants to accept the same notwithstanding variations.
- 7.1.6 The Proportionate share of the Purchaser shall be variable depending on Additional/Further Constructions, if any, made by the Promoter from time to time and the Purchaser hereby irrevocably consents to the same. Any such variation shall not affect the Total Price / Agreed Consideration and no claim can be raised regarding the same by the Purchaser and the Purchaser shall not be entitled to and covenants not to demand any refund out of the Total Price / Agreed Consideration paid by the Purchaser on the ground of or by reason of any variation of the Proportionate share.
- 7.1.7 The Promoter shall be entitled at all times to install, display and

maintain its name and/or logo at such places at the Premises 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 Bungalow Owners and the Association shall be entitled to object or to hinder the same in any manner whatsoever.

- 7.1.8 The Purchaser shall be entitled to occupy, possess, use and enjoy the said Bungalow Unit in the manner not inconsistent with the Purchaser's rights hereunder and without committing any breach, default or violation and without creating any hindrance relating to the rights of any other Bungalow Owner and/or the Vendors.
- 7.1.9 Besides the additions and alterations permissible under the Act and/or the Rules, the Purchaser has irrevocably 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 and/or the ground floor layout made and/or to be made by the Promoter and/or 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 Purchaser 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 Purchaser has consented to and/or hereby again consents to the same and this is and shall be deemed to be the previous written consent of the Purchaser in terms of the Act. It is agreed that such modifications, additions and/or alterations shall not affect the Total Price and that the total quantum of Common Areas mentioned in Schedule C shall not be reduced to the detriment of the Purchaser.
- 7.1.10 The Purchaser 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 Premises including by way of construction of additional buildings/structures in the open land/spaces in the Premises and shall at its absolute discretion be entitled to make from time to time additions or alterations to or in the Bungalows 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, convey 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 Purchaser 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 Agreed Consideration / Total Price and that the total quantum of Common Areas mentioned in Schedule 'C shall not be reduced to the detriment of the Purchaser.

- 7.1.11 Notwithstanding anything to the contrary contained elsewhere it is hereby made clear that any area not included in the Common Areas that remains unsold shall belong exclusively to the Vendors and the Vendors shall be entitled to deal with and dispose of the same in any manner they deem fit and appropriate the consideration for the same.
- 7.1.12 Non-enforcement of any right by the Vendors or any indulgence granted by the Vendors to the Purchaser or any other Bungalow Owner shall not amount to any waiver of any of the rights of the Vendors.
- 7.1.13 If at anytime there be demand, imposition of or enhancement of any tax, duty, levy, cess, surcharge or fee (including Goods & Services Tax) under any statute or regulation on the Premises, the Bungalow Units and/or the said Bungalow Unit or on the construction or transfer of the said Bungalow Unit or any portion thereof in accordance with law (whether payable to the concerned authority by the Vendors or the Purchaser) the same shall be borne and paid by the Purchaser, wholly in respect of the said Bungalow Unit and proportionately in respect of the Premises, the Bungalow Units and the Common Areas, without raising any objection thereto. The Vendors shall not be liable for the same or any portion thereof under any circumstances whatsoever. The Purchaser shall make such payment within 7 (seven) days of demand being made by the Vendors and/or the concerned authority. It is expressly agreed that the same shall be the liability of the Purchaser and the Vendors shall be entitled to recover the same from the Purchaser if any such payment is made by the Promoter and/or the Owners for any reason.
- 7.1.14 In respect of any of the rights or obligations of the Vendors or any of them as against or towards the Purchaser, it shall be sufficient if any one or both of the Vendors take any steps and/or issue notices regarding the same and it shall not be necessary for all the Vendors to take any step jointly. It shall however be necessary for the Purchaser to give notice and deal with each of the Vendors herein individually and separately.

- 7.1.15 The Purchaser shall be entitled To Have And To Hold the said Bungalow Unit hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever in the manner not in consistent with the rights of the Purchaser hereunder and subject to the restrictions, obligations, terms and conditions herein and subject to the Purchaser not committing any breach, default or violation and subject to the Purchaser not creating any hindrance relating to the rights and/or entitlements of any other Bungalow Owner and/or the Vendors.
- 7.1.16 The sale of the said Bungalow Unit is together with and subject to the mutual easements and restrictions mentioned in this Deed including in **Schedule-D** hereto and the terms, conditions, restrictions, stipulations, obligations and covenants mentioned in this Deed including in **Clause 7.1, Clause 7.3** and **Schedule-E** hereto, which shall be covenants running with the said Bungalow Unit in perpetuity.
- 7.1.17 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 Bungalow Owners including the Purchaser without any amount being required to be contributed by the Vendors. The Purchaser agrees, undertakes and covenants to make timely payment of his share of such expenses and outgoings within 7 days of demand.
- 7.1.18 The Purchaser 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 A** 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.
- 7.1.19 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 Purchaser for the purpose of private terrace only. The Purchaser 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 Purchaser 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.

- 7.1.20 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 Purchaser 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 Purchaser 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.
- 7.1.21 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 Purchaser 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, Purchaser 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 Bungalow Owners of the Project.

- (c) The Owners and the Purchaser 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.

#### 7.1.22 Club

- (a) The Promoter has constructed a club having diverse facilities, including 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 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 Bungalow Owners 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 the Agreement and/or this Deed. 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 ~~Admission-Membership~~ Fee/Charge ~~shall be payable~~ has been paid by the Purchaser for becoming a member of the Club ~~and the same shall be fixed and revised by the Club Owner from time to time~~. All Bungalow Owners shall become



members of the Club upon payment of the ~~Admission Membership~~ Fee/Charge ~~prevailing at the relevant time~~. The non-refundable ~~Membership Admission~~ 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 Bungalow Owners (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 a Bungalow Owner, his /her membership of the Club shall automatically stand terminated and neither any part of the ~~Membership Admission~~ 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 ~~upon payment of such Admission Fee / Charge as may be fixed by the Club Owner from time to time~~ 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 Bungalow Owners (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 Purchaser (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 Bungalow Owners (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 his/her spouse and unmarried children upto the age of 24 years 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 the adult and/or married children and/or co-owners of the member of the Club as Associate Members, inter alia, upon payment of such Admission-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 Bungalow Owners/ members of the Club.

## 7.2 **Covenants of the Vendors:**

7.2.1 The Vendors hereby covenant with the Purchaser that they:

- (a) have the right to sell, transfer and convey the said Bungalow Unit to the Purchaser;

- (b) are transferring the said Bungalow Unit to the Purchaser free from any encumbrance created by the Vendors;
  - (c) shall, at the costs and request of the Purchaser, do acts and execute necessary documents as may be reasonably required for more perfectly assuring the said Bungalow Unit to unto and in favour of the Purchaser in the manner agreed upon.
- 7.2.2 The Vendors hereby covenant with the Purchaser that the Vendors shall keep the Purchaser well and sufficiently saved, harmless and indemnified of from and against any encumbrance created by the Vendors in respect of the said Bungalow Unit.
- 7.2.3 The Vendors hereby further covenant with the Purchaser that the Vendors have received the Agreed Consideration mentioned in **Schedule-F** and acknowledge the receipt thereof in the Memo of Consideration hereunder.
- 7.2.4 The Vendors hereby further covenant that the Purchaser shall, subject to observing, performing and complying with the mutual easements and restrictions mentioned in this Deed including in **Schedule-D** and with the terms, conditions, restrictions, stipulations, obligations and covenants mentioned in this Deed including in **Clause 7.1, Clause 7.3** and **Schedule E**, peaceably own, hold and enjoy the said Bungalow Unit.

### 7.3 **Covenants of the Purchaser:**

- 7.3.1 The Purchaser agrees, undertakes and covenants to:
- (a) perform, observe and comply with all the terms, conditions, restrictions, stipulations, obligations and covenants mentioned in this Deed including in particular in **Clause 7.1, Clause 7.3 and Schedule-E**;
  - (b) pay wholly in respect of the said Bungalow Unit and proportionately in respect of the Premises and the Bungalow Units, the Common Expenses, Maintenance Charges, electricity charges and all levies, duties, cess, charges, surcharges, rates, taxes and outgoings including, but not limited to property taxes, land revenue, sales tax, GST, Works Contract Tax, betterment and/or development charges under any statute, rule or regulation, etc. that may be and/or become payable at any time (including enhancements thereto and/or new imposition) in accordance with law relating to the construction, transfer and ownership of the said Bungalow Unit and/or the maintenance of the Premises and/or relating to the Agreement and/or this Deed of Conveyance without raising any objection thereto, within 7 (seven)

days of demand being made and the Vendors shall not be liable for the same under any circumstance;

(c) regularly and punctually pay and contribute all costs and expenses for the utilities and facilities provided and/or obtained in the said Bungalow Unit and ensure that those to the other Bungalow Units are not adversely affected by any acts or defaults of the Purchaser;

(d) not for any reason, directly or indirectly, make or cause any obstruction, interruption, hindrance, impediment, interference or objection in any manner relating to or concerning the completion of the Bungalow Units and/or the transfer, sale or disposal of any other Bungalow Unit or portion of the Premises. In default, the Purchaser shall be responsible and liable for all losses and damages which the Vendors may suffer in this regard;

(e) not raise any objection or make any claim against the Vendors regarding the construction and/or the completion of the Bungalow Units and/or the said Bungalow Unit or regarding the already verified calculation of Carpet Area and Built-up Area of the said Bungalow Unit and/or regarding any of the matters/items mentioned in **Clause 6.7** hereinbefore;

(f) not question the quantum or apportionment of the Common Expenses including those mentioned in **Part-IV** of **Schedule-E** hereto (**Common Expenses**) or the basis thereof or any other matter;

(g) not object and/or cause any inconvenience, hindrance, objection or disturbance to the user of the Common Areas (mentioned in **Schedule-C**) by the Vendors / Bungalow Owners/ tenants/ occupants of other Bungalow Units;

(h) not to make any construction or raise any additional floor/storey/construction on the roof of the said Bungalow and not to make any construction on the open space/area comprised in the said Bungalow Land and/or on any part of the Premises;

(i) not raise any objection or claim against the Vendors or create any hindrance or obstruction in relation to the rights and entitlements of the Vendors or any of them including under Clauses 7.1.3, 7.1.4, 7.1.5, 7.1.6, 7.1.7, 7.1.9, 7.1.10, 7.1.11, 7.1.12, 7.1.13, 7.1.14, 7.1.20, 7.1.21 and 7.1.22;

(j) comply with and honour the mutual easements and restrictions mentioned in **Schedule-D**;

(k) apply for mutation to the Authority and/or the BL & LRO

within 30 days from the date of this Deed and take all necessary steps and get the said Bungalow Unit mutated in his name and/or get the same separately assessed by the Authority and/or the BL & LRO at his own costs within 6 (six) months thereafter;

(l) pay all amounts and deposits that are payable by the Purchaser under the Agreement and/or this Deed of Conveyance and/or which are the liability of the Purchaser under the Agreement and/or this Deed of Conveyance even if the same are demanded and/or become payable subsequent to the execution of this Deed of Conveyance;

(m) pay all future betterment/development charges etc. relating to the said Bungalow Unit and/or the Premises; and

(n) compensate any income tax liability that may become payable by the Vendors due to there being any difference between the market valuation of the said Bungalow Unit as per the registration authorities and the Agreed Consideration/Total Price paid by the Purchaser by making payment to the Vendors the agreed compensation equivalent to such income tax liability on such difference at the highest applicable tax rate at the prevailing time and any interest and/or penalty in respect thereof and such payment shall be made by the Purchaser within 15 days of demand by the Vendors and such liability and obligation shall continue even after handing over of possession and/or execution and registration of this Deed of Conveyance.

7.3.2 The Purchaser agrees covenants and undertakes to make payment of all his dues under this Deed and to comply with and/or perform all the covenants, undertakings and obligations required to be complied with and/or performed on the part of the Purchaser in pursuance of this Deed or otherwise required by law.

7.3.3 The Purchaser has entered into the Agreement and is executing this Deed of Conveyance for purchase of the said Bungalow Unit with full knowledge of all laws, rules and regulations, notifications, etc. applicable to the Project. The Purchaser agrees covenants and undertakes to comply with and carry out from time to time on and from the date of this Deed, all the requirements, requisitions, demands and repairs which are required by any competent authority at his own costs. The Purchaser declares and confirms that all payments made by him under the Agreement and/or this Deed of Conveyance have been made in accordance with all applicable laws including, if the Purchaser is resident outside India, the Foreign Exchange Management Act, 1999, the Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendments/modification(s) made thereof and has filed necessary declarations, documents, permission, approvals, etc. The Purchaser shall be solely liable in the event of any

failure or non-compliance and the Vendors shall have no responsibility or liability and the Purchaser shall keep the Vendors fully indemnified and harmless in this regard.

- 7.3.4 With effect from the Date of Possession, the Purchaser 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 Bungalows, the Common Areas, the said Bungalow, etc. and shall not thereafter be entitled to raise any objection or make any claim regarding the same.
- 7.3.5 The Purchaser shall pay the property taxes and land revenue in respect of the said Bungalow Unit from the date of grant of the Occupancy/Completion Certificate dated \_\_\_\_\_. Other liabilities payable by the Purchaser under this Deed or otherwise in respect of the said Bungalow Unit including Maintenance Charges, electricity charges, other impositions, outgoings and expenses etc. shall be paid by the Purchaser with effect from the date of grant of the Occupancy/Completion Certificate dated \_\_\_\_\_.
- 7.3.6 The Purchaser shall be solely responsible to maintain the said Bungalow at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Bungalow Units, or 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 tenable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Bungalow Units is not in any way damaged or jeopardized.
- 7.3.7 The Purchaser 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 Premises, Bungalow Units therein or the Common Areas. The Purchaser shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Purchaser shall not store any hazardous or combustible goods in the said Bungalow Unit or place any heavy material in the said Bungalow Unit. The Purchaser shall also not remove any wall including the outer and load bearing wall of the said Bungalow.
- 7.3.8 The Purchaser 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 Purchaser shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

**7.4 Completion of Construction and Possession:**

- 7.4.1 The Occupancy/Completion Certificate has been issued by the Authority and the Vendors have on or before the execution of this Deed handed over to the Purchaser, physical possession of the said Bungalow Unit. The Purchaser has taken possession of the said Bungalow Unit to his full satisfaction after inspection and fully satisfying himself in all respects including the Plans sanctioned by the Authority, the actual construction of the Bungalow Units, the Common Areas and the said Bungalow Unit made by the Promoter (including the quality and specifications thereof, the Carpet Area and the Built-Up Area of the said Bungalow, the workmanship, specifications, quality of materials used and the structural stability of the said Bungalow) and confirms that the Vendors have complied with and/or are deemed to have complied with all their obligations including those under the Act and that the Purchaser has no claim of whatsoever nature against the Vendors or any of them on any account whatsoever. The Purchaser agrees, undertakes and covenants not to make any claim or raise any dispute whatsoever against the Vendors or any of them under any circumstances whatsoever.
- 7.4.2 On and from the date of this Deed, the Purchaser is responsible for the internal security of the said Bungalow Unit and all articles, things, property and belongings within the same and to protect the same from any theft, loss, damage or destruction and to protect against any bodily injury or casualty to any person on account of any cause whatsoever. The Vendors shall not have any responsibility or liability whatsoever in this regard.

**Schedule-A**

**(Details of purchase deeds/lease deeds in favour of the Owners)**

| Sr. No. | Deed Details  | Land Details                      |
|---------|---|-----------------------------------|
| 1.      | Indenture of Conveyance dated 25 <sup>th</sup> 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. | 33 Decimals land in LR Dag no.893 |

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|    | 1604-2019, Page Nos. 96694 to 96721 Being No. 160402653 for the year 2019.  |   |
| 2. | Indenture of Conveyance dated 25 <sup>th</sup> 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<br>Decimal<br>s land in<br>LR Dag<br>no.894<br>2. 15<br>Decimal<br>s land in<br>LR Dag<br>no. 895 |
| 3. | Indenture of Conveyance dated 25 <sup>th</sup> April, 2019 made between Educo Ventures Private Limited (as the Vendor) and Snowline Appartments 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<br>in LR Dag no.<br>890   |
| 4. | Indenture of Conveyance dated 25 <sup>th</sup> 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. 160402650 for the year 2019.   | 9 Decimals land<br>in LR Dag no.<br>889   |
| 5. | Indenture of Conveyance dated 8 <sup>th</sup> 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<br>land in LR Dag<br>no.881   |
| 6. | Indenture of Conveyance dated 8 <sup>th</sup> July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Snowline   | 1. 50<br>Decimal<br>s land in   |



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|     | 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.   | LR Dag no.882<br>2. 7<br>Decimals land in LR Dag no.892                            |
| 7.  | Indenture of Conveyance dated 8 <sup>th</sup> 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 <sup>th</sup> 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<br>Decimals land in LR Dag no. 908<br>2. 4<br>Decimals land in LR Dag no. 909 |
| 9.  | Indenture of Conveyance dated 8 <sup>th</sup> 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 <sup>th</sup> 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,   | 12 Decimals land in LR Dag no. 909   |

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|     | South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 155803 to 155828 Being No. 160404090 for the year 2019.  |                                   |
| 11. | Indenture of Conveyance dated 8 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> July, 2019 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. | 60 Decimals land in LR Dag no.905 |
| 14. | Indenture of Conveyance dated 19 <sup>th</sup> 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   | 48 Decimals land in LR Dag no.888 |

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|     | for the year 2019.  |   |
| 15. | Deed of Conveyance dated 19 <sup>th</sup> 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"> <li>1. 3<br/>Decimals land in LR Dag no.883.</li> <li>2. 1<br/>Decimals land in LR Dag no.884.</li> <li>3. 8<br/>Decimals land in LR Dag no.891</li> </ol> |
| 16. | Deed of Conveyance dated 19 <sup>th</sup> 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 <sup>th</sup> 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. 185268 to 185293 Being No. 160404866 for the year 2019.  | <ol style="list-style-type: none"> <li>1. 0.666<br/>Decimals land in LR Dag no.871</li> <li>2. 4.334<br/>Decimals land in LR Dag no.876</li> </ol>  |
| 18. | Indenture of Conveyance dated 6 <sup>th</sup> 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   | 28 Decimals land in LR Dag no.852   |

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|     | Being No. 160404867 for the year 2019.   |                                   |
| 19. | Indenture of Conveyance dated 6 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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. 185117 to 185141 Being No. 160404873 for the year 2019.     | 39 Decimals land in LR Dag no.910 |
| 23. | Indenture of Conveyance dated 30 <sup>th</sup> 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 |

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| 24. | Indenture of Conveyance dated 30 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 196913 Being No. 190204529 for the year 2020.  | 4.50 Decimals land in LR Dag no.920 |
| 27. | Deed of Conveyance dated 26 <sup>th</sup> 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 <sup>th</sup> 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 |

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| 29. | Deed of Conveyance dated 26 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 2020.          | 2 Decimals land in LR Dag no.939      |
| 32. | Deed of Conveyance dated 29 <sup>th</sup> 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 <sup>th</sup> 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                 | 5 Decimals land in LR Dag no.347      |

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| 34. | Deed of Conveyance dated 29 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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. 33081 to 33106 Being No. 190205663 for the year 2020.    | 2 Decimals land in LR Dag no.939       |
| 37. | Deed of Conveyance dated 29 <sup>th</sup> 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 <sup>th</sup> 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.                                  | 10 Decimals land in LR Dag no.350      |

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|     | 190205631 for the year 2020.  |  |
| 39. | Deed of Conveyance dated 29 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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  | 4 Decimals land in LR Dag no.939       |



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|     | 29402 Being No. 190205658 for the year 2020.  |                                       |
| 44. | Deed of Conveyance dated 29 <sup>th</sup> 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 <sup>th</sup> 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, Volume No. 1902-2021, Page Nos. 29514 to 29542 Being No. 190205653 for the year 2020. | 10 Decimals land in LR Dag no.350     |
| 46. | Deed of Conveyance dated 29 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Lighthouse LLP (as the Purchaser) registered  | 10 Decimals land in LR Dag no.896     |

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|     | 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.  |                                   |
| 49. | Deed of Conveyance dated 29 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> March, 2021 made between Ektaa Advisory 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 |

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| 53. | Deed of Conveyance dated 7 <sup>th</sup> 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 <sup>th</sup> April, 2021 made between Ektaa Advorsory Services Private Limited (as the Vendor), Murlidhar 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.       | 10 Decimals land in LR Dag no.904 |
| 55. | Deed of Conveyance dated 7 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar   | 10 Decimals land in LR Dag no.900 |

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|     | 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.   |                                   |
| 58. | Deed of Conveyance dated 9 <sup>th</sup> 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 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.  | 10 Decimals land in LR Dag no.900 |
| 59. | Deed of Conveyance dated 9 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 |

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| 62. | Deed of Conveyance dated 9 <sup>th</sup> 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 <sup>th</sup> April, 2021 made between Ektaa Advsoy 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 Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 399316 to 399346 Being No. 190405154 for the year 2021.     | 7 Decimals land in LR Dag no.938   |
| 64. | Deed of Conveyance dated 12 <sup>th</sup> April, 2021 made between Ektaa Advsoy 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 <sup>th</sup> April, 2021 made between Ektaa Advsoy 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 <sup>th</sup> April, 2021 made between Ektaa Advsoy Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming   | 10 Decimals land in LR Dag no.903  |

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|     | 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.  |                                      |
| 67. | Deed of Conveyance dated 24 <sup>th</sup> April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor), 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. 270915 to 270945 Being No. 190405110 for the year 2021.   | 2Decimals land in LR Dag no.939/1075 |
| 68. | Deed of Conveyance dated 30 <sup>th</sup> April, 2021 made between Ektaa Advorsory 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 <sup>th</sup> April, 2021 made between Ektaa Advorsory 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    |

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| 70. | Deed of Conveyance dated 30 <sup>th</sup> April, 2021 made between Ektaa Advorsory 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 <sup>th</sup> April, 2021 made between Ektaa Advorsory 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 |

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| 72. | Deed of Conveyance dated 30 <sup>th</sup> April, 2021 made between Ektaa Advorsory 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 <sup>rd</sup> 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 <sup>rd</sup> 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 <sup>rd</sup> 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 |



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| 76. | Deed of Conveyance dated 3 <sup>rd</sup> 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 <sup>rd</sup> 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. 434714 to 434751 Being No. 190408788 for the year 2021. | 4 Decimals land in LR Dag no.836         |
| 78. | Deed of Conveyance dated 3 <sup>rd</sup> 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 <sup>rd</sup> 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 <sup>rd</sup> July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar   | 10 Decimals land in LR Dag no.915        |

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|     | 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.  |  |
| 81. | Deed of Conveyance dated 3 <sup>rd</sup> July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming 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. | 10 Decimals land in LR Dag no.902      |
| 82. | Deed of Conveyance dated 3 <sup>rd</sup> 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 <sup>rd</sup> 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 <sup>rd</sup> 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  | 10 Decimals land in LR Dag no.917      |

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|     | 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.   |                                       |
| 85. | Deed of Conveyance dated 3 <sup>rd</sup> 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, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 435022 to 435057 Being No. 190408798 for the year 2021. | 4 Decimals land in LR Dag no.917      |
| 86. | Deed of Conveyance dated 3 <sup>rd</sup> 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 <sup>rd</sup> 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 <sup>rd</sup> 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.    |

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| 89. | Deed of Conveyance dated 3 <sup>rd</sup> 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. 379498 to 379533 Being No. 190407594 for the year 2021. | 10 Decimals land in LR Dag no.897.      |
| 90. | Deed of Conveyance dated 3 <sup>rd</sup> 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 <sup>rd</sup> 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 <sup>rd</sup> 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 <sup>rd</sup> 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.950.      |

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|     | 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.  |                                   |
| 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  | 10 Decimals                       |

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|      | 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, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 377736 to 377770 Being No. 190407620 for the year 2021.   | land in LR Dag no.869/1045.          |
| 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-  | 10 Decimals land in LR Dag no.836.   |

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|      | 2021, Page Nos. 380526 to 380563 Being No. 190407636 for the year 2021.  |                                      |
| 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 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.   | 10 Decimals land in LR Dag no.915.   |
| 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 <sup>rd</sup> 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   | 2.5 Decimals land in LR Dag no.914.  |

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|      | Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 382196 to 382223 Being No. 190407645 for the year 2021.   |                                       |
| 108. | Deed of Conveyance dated 3 <sup>rd</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> September, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser)  | 60 Decimal land in LR Dag no. 349     |



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|      | registered at the office of District Sub-Registrar IV, South 24- Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 221044 to 221069 Being No. 160405970 for the year 2019.   |  |
| 113. | Deed of Conveyance dated 19 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 |

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|      | 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Legacy LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-  | 10 Decimal land in LR Dag no. 869/1045 |

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|      | 2021, Page Nos. 36130 to 36160 Being No. 190200017 for the year 2021.  |  |
| 123. | Deed of Conveyance dated 19 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> December, 2020 made between Educo Ventures Private 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. | 8.82 Decimal land in LR Dag no. 897    |

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| 128. | Deed of Conveyance dated 19 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> December, 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.      | 10 Decimal land in LR Dag no. 869/1045 |
| 133. | Deed of Conveyance dated 19 <sup>th</sup> December,  | 9.25 Decimal                           |

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|      | 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.   | land in LR Dag no. 869/1045          |
| 134. | Deed of Conveyance dated 19 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow   | 7 Decimal land in LR Dag no. 912     |

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|      | 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.   |                                  |
| 139. | Deed of Conveyance dated 26 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 92403 Being No. 190401527 for the year 2021.   | 9 Decimal land in LR Dag no. 912 |
| 142. | Deed of Conveyance dated 26 <sup>th</sup> 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 <sup>th</sup> February,  | 8 Decimal land                   |

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|      | 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.   | in LR Dag no. 896/1126            |
| 144. | Deed of Conveyance dated 26 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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   | 10 Decimal land in LR Dag no. 921 |

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|      | 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.  |                                     |
| 148. | Deed of Conveyance dated 12 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> April, 2021 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.  | 10 Decimal land in LR Dag no. 904   |
| 151. | Deed of Conveyance dated 7 <sup>th</sup> 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.                              | 10 Decimal land in LR Dag no. 904   |



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|      | 190403900 for the year 2021.   |                                   |
| 152. | Deed of Conveyance dated 7 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> April, 2021 made between Ektaa Advisory Services 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.           | 10 Decimal land in LR Dag no. 903 |
| 155. | Deed of Conveyance dated 7 <sup>th</sup> 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 <sup>th</sup> April, 2021   | 10 Decimal land                   |

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|      | 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.   | in LR Dag no. 903                 |
| 157. | Deed of Conveyance dated 7 <sup>th</sup> 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 <sup>th</sup> April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar 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.        | 10 Decimal land in LR Dag no. 896 |
| 159. | Deed of Conveyance dated 9 <sup>th</sup> 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 <sup>th</sup> 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   | 10 Decimal land in LR Dag no. 900 |

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|      | 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.  |                                    |
| 161. | Deed of Conveyance dated 9 <sup>th</sup> 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 <sup>th</sup> 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 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.  | 3.5 Decimal land in LR Dag no. 900 |
| 163. | Deed of Conveyance dated 9 <sup>th</sup> 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 <sup>th</sup> 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-  | 10 Decimal land in LR Dag no. 900  |

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|      | 2021, Page Nos. 199181 to 199212 Being No. 190404040 for the year 2021.   |                                     |
| 165. | Deed of Conveyance dated 9 <sup>th</sup> 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 <sup>th</sup> 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, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270579 to 270611 Being No. 190405134 for the year 2021. | 1 Decimal land in LR Dag no. 878    |
| 167. | Deed of Conveyance dated 24 <sup>th</sup> 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 <sup>th</sup> 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 |

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| 169. | Deed of Conveyance dated 30 <sup>th</sup> 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 <sup>th</sup> 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. 1904-2021, Page Nos. 230695 to 230726 Being No. 190404865 for the year 2021. | 10 Decimals land in LR Dag no. 898 |
| 171. | Deed of Conveyance dated 30 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> May, 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. 941 |

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|      | 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.  |                                    |
| 174. | Deed of Conveyance dated 12 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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-   | 10 Decimals land in LR Dag no. 899 |

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|      | 2021, Page Nos. 250052 to 250084 Being No. 190405163 for the year 2021.   |                                    |
| 178. | Deed of Conveyance dated 12 <sup>th</sup> 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 <sup>th</sup> May, 2021 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.        | 10 Decimals land in LR Dag no. 899 |
| 180. | Deed of Conveyance dated 12 <sup>th</sup> 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 <sup>th</sup> 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 |

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| 182. | Deed of Conveyance dated 12 <sup>th</sup> 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 <sup>th</sup> May, 2021 made between Ektaa Advisory Services 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. | 10 Decimals land in LR Dag no. 902 |
| 184. | Deed of Conveyance dated 12 <sup>th</sup> 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 <sup>th</sup> July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Snowline Nivas   | 61 Decimals Land in LR Dag No. 946 |



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|      | 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.  |  |
| 187. | Indenture of Conveyance dated 12 <sup>th</sup> July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Snowline Homes 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. 158928 to 158953 Being No. 160404267 for the year 2019.  | 1. 7<br>Decimals Land in LR Dag No. 946<br>2. 5<br>Decimals Land in LR Dag No. 949 |
| 188. | Indenture of Conveyance dated 12 <sup>th</sup> 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 <sup>th</sup> 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<br>Decimals Land in LR Dag No. 838<br>2. 5<br>Decimals Land in LR Dag No. 949 |
| 190. | Indenture of Conveyance dated 12 <sup>th</sup> 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                                | 1. 52<br>Decimals Land in LR Dag No. 943<br>2. 7<br>Decimals Land in LR Dag        |

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|      | to 158876 Being No. 160404270 for the year 2019.  | No. 940                                    |
| 191. | Indenture of Conveyance dated 12 <sup>th</sup> 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<br>Land in LR Dag<br>No. 838   |
| 192. | Indenture of Conveyance dated 6 <sup>th</sup> August, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocorp 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. 185142 to 185166 Being No. 160404872 for the year 2019.  | 13 Decimals<br>Land in LR Dag<br>No. 875   |
| 193. | Deed of Assignment of Lease dated 26 <sup>th</sup> 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<br>Land in LR Dag<br>No. 919 |
| 194. | Deed of Assignment of Lease dated 26 <sup>th</sup> 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<br>Land in LR Dag<br>No. 919 |
| 195. | Deed of Assignment of Lease dated 26 <sup>th</sup> 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   | 6.25 Decimals<br>Land in LR Dag<br>No. 919 |

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|      | No. 190204540 for the year 2020.   |  |
| 196. | Deed of Assignment of Lease dated 26 <sup>th</sup> 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<br>Land in LR Dag<br>No. 919 |
| 197. | Deed of Assignment of Lease dated 26 <sup>th</sup> 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. 197164 to 197188, Being No. 190204538 for the year 2020. | 6.25 Decimals<br>Land in LR Dag<br>No. 919 |
| 198. | Deed of Conveyance dated 26 <sup>th</sup> 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<br>Land in LR Dag<br>No. 920  |
| 199. | Deed of Conveyance dated 26 <sup>th</sup> 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<br>Land in LR Dag<br>No. 920  |
| 200. | Deed of Conveyance dated 26 <sup>th</sup> 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<br>Land in LR Dag<br>No. 920  |
| 201. | Deed of Conveyance dated 26 <sup>th</sup> November,  | 4.5 Decimals                               |

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|      | 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.   | Land in LR Dag No. 920                |
| 202. | Deed of Assignment of Lease dated 26 <sup>th</sup> 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. 197003 to 197027, Being No. 190204533 for the year 2020. | 6.25 Decimals Lands in LR Dag No. 919 |
| 203. | Deed of Assignment of Lease dated 26 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> November, 2020 made between Ektaa Advisory Services Private Limited (as the  | 6.25 Decimals Land in LR Dag No. 919  |

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|      | 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.   |  |
| 207. | Deed of Conveyance dated 12 <sup>th</sup> 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 No. 190402420 for the year 2021.            | 10 Decimals<br>Land in LR Dag<br>No. 922 |
| 208. | Deed of Conveyance dated 12 <sup>th</sup> 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<br>Land in LR Dag<br>No. 922 |
| 209. | Deed of Conveyance dated 12 <sup>th</sup> 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<br>Land in LR Dag<br>No. 922 |
| 210. | Deed of Conveyance dated 12 <sup>th</sup> 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<br>Land in LR Dag<br>No. 922  |

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| 211. | Deed of Conveyance dated 12 <sup>th</sup> 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<br>Land in LR Dag<br>No. 922  |
| 212. | Deed of Conveyance dated 26 <sup>th</sup> March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Enclave 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.  | 6.5 Decimals<br>Land in LR Dag<br>No. 927 |
| 213. | Deed of Conveyance dated 26 <sup>th</sup> 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<br>Land in LR Dag<br>No. 927  |
| 214. | Deed of Lease dated 24 <sup>th</sup> 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<br>Land in LR Dag<br>No. 939  |
| 215. | Deed of Lease dated 24 <sup>th</sup> 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   | 10 Decimals<br>Land in LR Dag<br>No. 939  |

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|      | No. 190405121 for the year 2021.   |   |
| 216. | Deed of Lease dated 24 <sup>th</sup> 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<br>Land in LR Dag<br>No. 939 |
| 217. | Deed of Conveyance dated 24 <sup>th</sup> 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 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. | 3.8 Decimals<br>Land in LR Dag<br>No. 933 |
| 218. | Deed of Conveyance dated 24 <sup>th</sup> 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<br>Land in LR Dag<br>No. 927 |
| 219. | Deed of Conveyance dated 24 <sup>th</sup> 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<br>Land in LR Dag<br>No. 927  |
| 220. | Deed of Conveyance dated 24 <sup>th</sup> 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,  | 10 Decimals<br>land in LR Dag<br>No. 927  |

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|      | Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270848 to 270880, Being No. 190405107 for the year 2021.  |  |
| 221. | Deed of Conveyance dated 24 <sup>th</sup> 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 <sup>th</sup> April, 2021 made between Bhattar Infrastructure Private 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. | 10 Decimals Land in LR Dag No. 927         |
| 223. | Deed of Conveyance dated 24 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> April, 2021 made between Ashiyana Vinimay Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming   | 6.618 Decimals Land in LR Dag No. 914/1164 |



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|      | 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.   |   |
| 226. | Deed of Conveyance dated 24 <sup>th</sup> 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 No. 190405118 for the year 2021.    | 10 Decimals<br>Land in LR Dag<br>No. 840/1111   |
| 227. | Deed of Conveyance dated 24 <sup>th</sup> 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<br>Land in LR Dag<br>No. 840/1111 |
| 228. | Deed of Conveyance dated 24 <sup>th</sup> 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<br>Land in LR Dag<br>No. 853        |
| 229. | Deed of Conveyance dated 24 <sup>th</sup> 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<br>Land in LR Dag<br>No. 854         |
| 230. | Deed of Conveyance dated 30 <sup>th</sup> April, 2021   | 10 Decimals                                     |

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|      | 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.   | Land in LR Dag No. 936                |
| 231. | Deed of Conveyance dated 30 <sup>th</sup> 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 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.      | 10 Decimals<br>Land in LR Dag No. 936 |
| 232. | Deed of Conveyance dated 30 <sup>th</sup> 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<br>Land in LR Dag No. 936 |
| 233. | Deed of Conveyance dated 30 <sup>th</sup> 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<br>Land in LR Dag No. 936 |
| 234. | Deed of Conveyance dated 30 <sup>th</sup> 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,  | 1 Decimal Land<br>in LR Dag No. 936   |

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|      | Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 230894 to 230926, Being No. 190404871 for the year 2021.   |  |
| 235. | Deed of Conveyance dated 30 <sup>th</sup> 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<br>Land in LR Dag<br>No. 935 |
| 236. | Deed of Conveyance dated 30 <sup>th</sup> April, 2021 made between Ektaa Advisory Services 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.  | 9 Decimals<br>Land in LR Dag<br>No. 935  |
| 237. | Deed of Conveyance dated 30 <sup>th</sup> 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<br>Land in LR Dag<br>No. 933 |
| 238. | Deed of Conveyance dated 30 <sup>th</sup> 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<br>Land in LR Dag<br>No. 934  |
| 239. | Deed of Conveyance dated 30 <sup>th</sup> April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the  | 10 Decimals<br>Land in LR Dag<br>No. 964 |

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|      | 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.   |  |
| 240. | Deed of Conveyance dated 30 <sup>th</sup> 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 No. 190404866 for the year 2021.      | 10 Decimals<br>Land in LR Dag<br>No. 964 |
| 241. | Deed of Conveyance dated 30 <sup>th</sup> 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<br>Land in LR Dag<br>No. 964 |
| 242. | Deed of Conveyance dated 30 <sup>th</sup> 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<br>Land in LR Dag<br>No. 964  |
| 243. | Deed of Conveyance dated 30 <sup>th</sup> 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<br>Land in LR Dag<br>No. 964 |
| 244. | Deed of Conveyance dated 12 <sup>th</sup> May, 2021  | 10 Decimals                              |

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|      | 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.  | Land in LR Dag No. 839                |
| 245. | Deed of Conveyance dated 12 <sup>th</sup> 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 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.      | 10 Decimals<br>Land in LR Dag No. 839 |
| 246. | Deed of Conveyance dated 12 <sup>th</sup> 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<br>Land in LR Dag No. 839  |
| 247. | Deed of Conveyance dated 12 <sup>th</sup> 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<br>Land in LR Dag No. 839 |
| 248. | Deed of Conveyance dated 12 <sup>th</sup> 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-  | 7 Decimals<br>Land in LR Dag No. 948  |

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|      | 2021, Page Nos. 249792 to 249822, Being No. 190405157 for the year 2021.  |  |
| 249. | Deed of Sale dated 29 <sup>th</sup> 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 <sup>th</sup> December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fasthome Amenities 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. 24379 to 24406 Being No. 190205624 for the year 2020. | 4.25 Decimals land in LR Dag no.349    |
| 251. | Deed of Sale dated 12 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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  | 9.25 Decimals land in LR Dag no.880    |

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|      | Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 3033 to 3058 Being No. 190205084 for the year 2020.  |                                       |
| 255. | Deed of Sale dated 12 <sup>th</sup> 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, Page Nos. 3059 to 3085 Being No. 190205085 for the year 2020.   | 5 Decimals land in LR Dag no.914/1166 |
| 256. | Deed of Sale dated 12 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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      |

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| 260. | Deed of Sale dated 26 <sup>th</sup> 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 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.       | 10 Decimals<br>land in LR Dag<br>no.926 |
| 261. | Deed of Sale dated 26 <sup>th</sup> 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<br>land in LR Dag<br>no.926 |
| 262. | Deed of Sale dated 26 <sup>th</sup> 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<br>land in LR Dag<br>no.926 |
| 263. | Deed of Sale dated 26 <sup>th</sup> 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<br>land in LR Dag<br>no.926 |
| 264. | Deed of Sale dated 26 <sup>th</sup> 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,  | 10 Decimals<br>land in LR Dag<br>no.926 |



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|      | Page Nos. 165551 to 165584 Being No. 190403308 for the year 2021.  |                                   |
| 265. | Deed of Sale dated 26 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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  |

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|      | 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 270646 Being No. 190405135 for the year 2021.    | 10 Decimals land in LR Dag no.840   |
| 274. | Deed of Sale dated 26 <sup>th</sup> February, 2021 made between Educo Ventures Private Limited (as the Vendor) and Prime Horizon LLP (as the  | 1 Decimals land in LR Dag no.913    |

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|      | 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.   |                                  |
| 275. | Deed of Conveyance dated 26 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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, Page Nos. 92511 to 92537 Being No. 190401532 for the year 2021.  | 1 Decimals land in LR Dag no.913 |
| 279. | Deed of Sale dated 24 <sup>th</sup> 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   | 7 Decimals land in LR Dag no.856 |

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|      | 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.  |                                   |
| 280. | Deed of Sale dated 24 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 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.   | 4 Decimals land in LR Dag no.877  |
| 284. | Deed of Sale dated 26 <sup>th</sup> 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  | 8 Decimals land in LR Dag no.877  |

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|      | Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 92457 to 92484 Being No. 190401530 for the year 2021.   |                                    |
| 285. | Deed of Sale dated 26 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Home 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. 35942 to 35972 Being No. 190200011 for the year 2021.              | 3 Decimals land in LR Dag no. 878  |
| 289. | Deed of Conveyance dated 19 <sup>th</sup> 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 <sup>th</sup> September, 2019   | 60 Decimals                        |

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|      | 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.  | land in LR Dag no. 873               |
| 291. | Deed of Conveyance dated 29 <sup>th</sup> 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 <sup>rd</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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   |

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| 296. | Deed of Conveyance dated 29 <sup>th</sup> 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 <sup>rd</sup> 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 <sup>rd</sup> 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 <sup>th</sup> 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, Page Nos. 254564 to 254603 Being No. 190404247 for the year 2020.   | 5.50 Decimals land in LR Dag no. 918    |
| 300. | Deed of Conveyance dated 26 <sup>th</sup> 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 <sup>rd</sup> 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-  | 9 Decimals land in LR Dag no. 902       |

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|      | IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 360493 to 360526 Being No. 190407302 for the year 2021.  |                                    |
| 302. | Deed of Conveyance dated 19 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal 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.    | 10 Decimals land in LR Dag no. 904 |
| 306. | Deed of Conveyance dated 7 <sup>th</sup> 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 <sup>th</sup> April, 2021 made  | 10 Decimals                        |



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|      | 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.   | land in LR Dag no. 904                     |
| 308. | Deed of Conveyance dated 29 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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. 190405781 for the year 2021. | 3.382 Decimals land in LR Dag no. 914/1164 |
| 311. | Deed of Conveyance dated 28 <sup>th</sup> 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 <sup>th</sup> 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   | 5.5 Decimals land in LR Dag no. 918        |

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|      | No. 1904-2020, Page Nos. 254405 to 254443 Being No. 190404246 for the year 2020.  |                                     |
| 313. | Deed of Conveyance dated 18 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 3711 to 3750 Being No. 190404250 for the year 2020.     | 5.5 Decimals land in LR Dag no. 918 |
| 317. | Deed of Conveyance dated 18 <sup>th</sup> 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 <sup>th</sup> 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  | 5.5 Decimals land in LR Dag no. 918 |

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|      | No. 1904-2020, Page Nos. 254225 to 254262 Being No. 190404252 for the year 2020.   |                                     |
| 319. | Deed of Conveyance dated 18 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> September, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Supervalu 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. 254484 to 254524 Being No. 190404256 for the year 2020.      | 5.5 Decimals land in LR Dag no. 918 |
| 323. | Deed of Conveyance dated 18 <sup>th</sup> 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 <sup>th</sup> 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  | 5.5 Decimals land in LR Dag no. 918 |

|      |   |                                     |
|------|---|-------------------------------------|
|      | Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2020, Page Nos. 254759 to 254797 Being No. 190404258 for the year 2020.  |                                     |
| 325. | Deed of Conveyance dated 18 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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. 254604 to 254643 Being No. 190404263 for the year 2020.  | 5.5 Decimals land in LR Dag no. 918 |
| 329. | Deed of Conveyance dated 30 <sup>th</sup> 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 <sup>rd</sup> July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports  | 10 Decimals land in LR Dag no. 950  |

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|      | 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.  |  |
| 331. | Deed of Conveyance dated 3 <sup>rd</sup> 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 <sup>rd</sup> 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 <sup>rd</sup> July, 2021 made between Murlidhar Ratanlal Exports 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. 360598 to 360626 Being No. 190407305 for the year 2021.  | 7.5 Decimals land in LR Dag no. 932    |
| 334. | Deed of Conveyance dated 3 <sup>rd</sup> 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 <sup>rd</sup> 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-  | 10 Decimals land in LR Dag no. 930     |

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|------|--|--------------------------------------|
|      | 2021, Page Nos. 360692 to 360727 Being No. 190407308 for the year 2021.  |                                      |
| 336. | Deed of Conveyance dated 3 <sup>rd</sup> 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 <sup>rd</sup> 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 <sup>rd</sup> 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. 190407325 for the year 2021. | 10 Decimals land in LR Dag no. 950   |
| 339. | Deed of Conveyance dated 3 <sup>rd</sup> 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 <sup>rd</sup> 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   |

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| 341. | Deed of Conveyance dated 3 <sup>rd</sup> 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 <sup>rd</sup> 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 <sup>rd</sup> 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 <sup>rd</sup> 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, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 379534 to 379569 Being No. 190407595 for the year 2021. | 5 Decimals land in LR Dag no. 897      |
| 345. | Deed of Conveyance dated 3 <sup>rd</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 |
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### **Schedule-B**

#### **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 – “PREMISES”**

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 shall also include, wherever the context permits, the constructions thereon from time to time including the Bungalow Units as also Common Areas therein 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             |
| <b>TOTAL</b> |          | <b>3535.652</b> |

**Schedule -C**

**(Common Areas)**

|   |                   |
|---|-------------------|
| 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,<br>FOOTPATH |
| 33 | ELECTRIC POLES, WIRES & CABLES                     |
| 34 | DRAINAGE PITS & SOLID WASTE DISPOSAL<br>PIPES      |
| 35 | UNDERGROUND WATER TANK WITH<br>PUMPROOM            |
| 36 | CCTV & CCTV MONITOR                                |
| 37 | VIDEO DOOR PHONE                                   |
| 38 | BOREWELLS, VALVES & DISTRIBUTION PIPES             |

Notwithstanding anything contained elsewhere herein and/or in the Agreement, the contents of this Schedule and the rights in respect of the Common Areas are subject to the reservations and/or the rights of the Vendors under the Agreement and this Deed. 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 Bungalow Owners (including their servants, drivers, etc.) of the Bungalows (known as Pragati, Paras, Prasad and Prangan) 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 Bungalow Owners of the Bungalows (known as Pratham, Pratistha and Prapti) 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-D**

##### **(Easements & Restrictions)**

The Purchaser and/or the Bungalow Owners (including the Vendors) shall be entitled to and also bound by the following easements and/or conditions:

1. The right of ingress to and egress from their respective Bungalow Units over the Common Areas mentioned in **Schedule-C**.
2. The right of passage of wires, cables, pipes and drains and other equipment and utilities including connections for water, electricity, telephone, cable- TV, etc. to and through each and every portion of the Premises including all the Bungalow Units therein.
3. The right of support, shelter and protection of each portion of the Bungalow Units by the other portions thereof.
4. Such rights, supports, easements and appurtenances as are usually held occupied or enjoyed as part or parcel of Bungalow Units or necessary for the use or enjoyment thereof by the Bungalow Owners in common with each other subject however to the terms, conditions and covenants mentioned in this Deed including in particular in **Schedule-E** hereto.
5. The right of the Bungalow Owners, with or without workmen, and necessary materials to enter into all parts of the Premises, including all the Bungalow Units therein for repairs at daytime upon giving 48 (forty-eight) hours prior notice to the persons affected thereby provided however that no prior notice or timing shall be necessary in emergent circumstances.

#### **Schedule-E**

##### **(Purchaser's Covenants)**

**Part-I**  
**(Specific Covenants)**

1. **The Purchaser agrees undertakes and covenants to:**
  - a) comply with and observe the rules, regulations and bye-laws framed by the Vendors/Maintenance Agency/Association from time to time;
  - b) permit the Maintenance Agency and its men, agents and workmen to enter into the said Bungalow Unit or any part thereof for causing necessary repairs and maintenance or to set right any defect 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 the purpose of residence 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 Premises or on any portion thereof;
  - e) use the Common Areas mentioned in Schedule C without causing any hindrance or obstruction to other Bungalow Owners and occupants of the Premises;
  - f) keep the said Bungalow Unit and party walls, sewers, drains, pipes, cables, wires, entrance and main entrance serving any other Bungalow Unit in the Premises in good and substantial repair and condition so as to support shelter and protect and keep habitable the other Bungalow Units and parts of the Premises;
  - 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 Unit 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 Unit;
  - h) maintain and/or remain responsible for the structural stability of the said Bungalow Unit and not to do anything which has the effect of affecting the structural stability of the said Bungalow Unit and in case of any deviation, breach, violation or default of this sub-clause the Purchaser 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 Unit together with applicable Goods and Services Tax 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;

- i) use and enjoy the Common Areas mentioned in Schedule C 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 West Bengal State Electricity Distribution Company Limited (WBSEDCL) in the name of the Purchaser 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 Purchaser a temporary electric meter in or for the said Bungalow Unit and the Purchaser 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 Unit only through the ducts and pipes provided therefor, ensuring that no inconvenience is caused to the Promoter or to other Bungalow Owners. The main electric meter shall be installed only at the common meter space. The Purchaser 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 Unit, the Premises and outside walls of the said Bungalow Unit save in the manner indicated by the Promoter/Maintenance Agency (upon formation);
- l) bear and pay the Common Expenses and all other costs, expenses and outgoings in respect of the Premises proportionately and the said Bungalow Unit wholly and the same shall initially be payable to the Maintenance Agency;
- m) pay property tax, land revenue and all other rates, taxes, levies, duties, charges, impositions, outgoings and expenses in respect of the Premises 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 and/or the BL & LRO;
- n) pay for other utilities consumed in or relating to the said Bungalow Unit;
- o) allow the other Bungalow Owners 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) make payment of applicable Goods and Services Tax that may be payable in respect of all amounts to be paid by the Purchaser to the Promoter, the Maintenance Agency and/or Association in terms of the Agreement and/or this Deed as also to pay all other taxes payable by the Purchaser in terms of the Agreement and/or this Deed; and
  - r) observe and comply with such other covenants as be deemed reasonable by the Promoter for the Common Purposes.
2. the Purchaser 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, partition walls or any portion of the Bungalows 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 ~~or neon sign or board~~ in the Common Areas or on the outside walls of the said Bungalow Unit save at the place as be approved or provided by the Promoter Provided However That nothing contained herein shall prevent the Purchaser 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;
  - de) 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 Bungalows under any circumstance;
  - ef) 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 Unit or any part of the Premises or may cause any increase in the premium payable in respect thereof;
  - fg) not to make or permit or play any disturbing noises or loud sounds or music in the Premises or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of other occupiers of the Premises and/or disturb them;
  - gh) 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;

- hi) not to install or use any shades, awnings, window guards or ventilators excepting such as shall have been approved by the Maintenance Agency/Association;
- hj) 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;
- hk) 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 Premises;
- hl) 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 Premises and to deposit the same in such place only in the Premises and at such time and in such manner as the Maintenance Agency may direct;
- hm) not to store or allow anyone to store any equipment furniture goods materials articles or things in or around the Common Areas or installations of the Project;
- hn) not to plant any trees in or around the Common Areas or installations of the Project;
- ho) 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;
- hp) not to store in the said Bungalow Unit or any part of the Premises any hazardous, combustible, inflammable, injurious or obnoxious article likely to injure, damage or prejudicially affect or expose the Premises or any part thereof and/or the Premises and/or any neighbouring property to any risk of fire or any accident;
- hq) 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 Premises;

- | ~~er~~) 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 Premises or in any other open or covered spaces of the Bungalow Units and the Premises 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 Additional/Further Constructions which may be made by the Promoter thereat or on any part thereof;
- | ~~ps~~) not to object to or hinder sanction of Additional/Further Constructions or to the resultant variation in the Proportionate share and the Purchaser 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;
- | ~~er~~) 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 sale of the Premises and/or the Bungalow Units therein 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 Purchaser, notwithstanding there being temporary inconvenience in the use and enjoyment of the said Bungalow Unit by the Purchaser 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 Purchaser;
- | ~~ru~~) not to object, obstruct or create any hindrance to the Promoter making Additional/Further Constructions subsequently and/or granting similar rights to the owners and occupiers thereof in respect of the Common Areas;
- | ~~sv~~) not to object, obstruct or create any hindrance to the use of the Common Areas mentioned in Schedule C by the owners and occupiers of all Bungalow Units and/or other spaces of the Project as also the Additional/Further Constructions;
- | ~~tw~~) not to shift or obstruct any windows or lights in the said Bungalow or the Premises 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;
- | ~~tx~~) not cover the Common Areas, fire exits and balconies/terraces (if any) of the said Bungalow;
- | ~~vy~~) 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;

- | ~~wz~~) not hang or cause to be hung clothes from the balconies of the said Bungalow;
- | ~~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 Purchaser, if any, within the said Bungalow;
- | ~~bb~~) not to use the said Bungalow Unit for any purpose save and except for residential purpose 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 Premises;
- | ~~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 the Agreement and/or this Deed;
- | ~~add~~) not to make any claim of any nature whatsoever in respect of the Premises other than the said Bungalow Unit hereby transferred and the common enjoyment of the Common Areas;
- | ~~bbee~~) not to inscribe, install or expose any sign, notice or advertisement on or at a window or other part of the Premises and shall not project anything out of the Premises;
- | ~~eeff~~) not to keep or harbour any bird or animal in the Common Areas of the Premises;
- | ~~degg~~) not to make claim of any right of pre-emption or otherwise regarding any of the other Bungalow Units or any portion of the Premises;
- | ~~eehh~~) not to install any air-conditioner except at the spaces that may be specified by the Promoter for installation of the split type air-conditioner and its Outdoor Unit and at no point of time to change the position or arrangement for the installation of air-conditioner without prior written consent of the Promoter or the Association and under no circumstances to install any window type air-conditioner;
- | ~~ffii~~) not to claim any right, title, interest or entitlement whatsoever over and/or in respect of any portion of the Premises not forming part of the Common Areas;

- | [ggjj](#)) not to install any external wires or cables that may be visible outside the said Bungalow;
  - | [hhkk](#)) not to put any film, whether coloured, reflective or otherwise on the windows/glass, whether external or internal;
  - | [ii](#)) 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 Purchaser in the manner that the same are visible and operative externally and outside the false ceiling and do not adversely affect the fire safety;
  - | [jjmm](#)) not to subdivide the said Bungalow Unit or any portion thereof;
  - | [kknn](#)) 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 Bungalow Owners/occupiers of the Premises and/or the neighbourhood;
  - | [Hoo](#)) 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 Promoter to any liability under environmental laws or any other laws;
  - | [mmpp](#)) not to interfere in any manner with the right, title, interest or entitlement of the Vendors and/or their transferees in respect of other Bungalow Units;
  - | [nnqq](#)) not to do anything that may be contrary to the terms, conditions, restrictions, stipulations and covenants contained in the Agreement and/or this Deed of Conveyance;
  - | [oerr](#)) not to change the Project name and its logo under any circumstances whatsoever; and
  - | [ppss](#)) not to do anything that may be contrary to Clause 7.1.3.
3. The Purchaser agrees, undertakes and covenants not to make or cause, directly or indirectly, any objection, interruption, interference, hindrance, obstruction or impediment for any reason or in any manner whatsoever relating to the Premises or concerning the development, construction, or completion of the Premises 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 at the Premises or any portion thereof by the Vendors.
  4. The Purchaser shall have no connection whatsoever with the other Bungalow Owners and there shall be no privity of contract or any agreement or

arrangement as amongst the Purchaser and the other Bungalow Owners (either express or implied) and the Purchaser shall be responsible to the Promoter for fulfilment of the Purchaser's obligations irrespective of non-compliance by any other Bungalow Owner.

5. Notwithstanding anything to the contrary contained elsewhere in this Deed, the Purchaser shall pay the Maintenance Charges in respect of the said Bungalow Unit as also other costs, expenses and outgoings in respect of the said Bungalow Unit and other costs, expenses and outgoings in respect of the Bungalow Unit with effect from the date of grant of the Occupancy/Completion Certificate dated [REDACTED]. The Purchaser shall be liable to pay the property taxes, land revenue and other taxes from the date of grant of the Occupancy/Completion Certificate dated [REDACTED].
6. The stamp duty, registration fees and incidental expenses in respect of this Deed of Conveyance are being paid and borne by the Purchaser. The Goods and Services Tax payable in respect of the Agreed Consideration mentioned in this Deed as also the other amounts and/or Deposits that have been paid and/or are payable by the Purchaser, shall be borne and paid by and be the sole liability of the Purchaser who agrees and undertakes to make payment of the same even if the same are found payable and/or demanded in future. The Purchaser hereby indemnifies the Vendors fully regarding the above.
7. The Project and the Bungalows constructed at the Premises have been named as "EMAMI AASTHA" and the same shall always be known by the said name. The Purchaser and/or the Bungalow Owners and/or the Association and/or the Maintenance Agency shall not be entitled to change the said name under any circumstances whatsoever and shall not remove the signage of the Project's name that has been installed at the Premises.
8. The Purchaser may deal with or dispose of or assign or alienate or transfer the said Bungalow Unit subject to the following conditions:
  - a. The said Bungalow Unit shall be one single indivisible unit/lot for all purposes and shall not be partitioned or dismembered in parts and shall not be sold or transferred in divided or demarcated parts by the Purchaser. In case of sale of the said Bungalow Unit in favour of more than one buyer, the same shall be done in their favour jointly and in undivided shares.
  - b. The transfer of the said Bungalow Unit by the Purchaser shall not be in any manner inconsistent with the Agreement and/or this Deed of Conveyance and the covenants contained in the Agreement and/or herein shall run with the land and/or transfer. The person(s) to whom the Purchaser may transfer/alienate the said Bungalow Unit shall automatically be also bound by the same terms, conditions, covenants, stipulations, undertakings and obligations as applicable to the Purchaser

by law and/or by virtue of the Agreement and/or this Deed of Conveyance.

- c. All the dues including outstanding amounts, interest, Maintenance Charges, electricity charges, property taxes, land revenue and other taxes etc. relating to the said Bungalow Unit payable to the Vendors, the Maintenance Agency, the Association and the Authority and other concerned persons/entities are paid by the Purchaser in full prior to the proposed transfer/alienation. Such dues, if any, shall in any event, run with such proposed transfer and the transferee shall be liable to make payment of the same.
9. The Purchaser shall not claim any partition of the said Land comprised in the Premises.
10. The Purchaser agrees, undertakes and covenants not to make any claim of any nature whatsoever against any person who has been granted any right by the Vendors in respect of the Premises or any portion thereof nor against the Vendors with regard thereto nor shall in any manner obstruct such user and/or enjoyment.
11. The Purchaser 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 Premises or to any person due to any negligence or any act, deed, thing or omission made done or occasioned by the Purchaser 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 Purchaser or the servants, agents, licensees, invitees or visitors of the Purchaser and/or any breach or non-observance by the Purchaser of the Purchaser's covenants and/or any of the terms herein contained.
12. In case of there being a failure, refusal, neglect, breach, violation, non-compliance or default on the part of the Purchaser to perform or comply with any of the terms, conditions, covenants, undertakings, stipulations, restrictions, prohibitions and/or obligations under the Agreement or this Deed of Conveyance or otherwise under law, then the Vendors and/or the Association shall be entitled to issue a Notice to the Purchaser calling upon the Purchaser to rectify, remedy, make good or set right the same within one month from the date of issue of such Notice. If the Purchaser does not comply with the said Notice to the satisfaction of the Vendors and/or the Association within the above time, then the Purchaser shall be liable to pay compensation and/or damages that may be quantified by the Vendors and/or the Association in addition to the Purchaser being compelled to rectify, remedy, make good or set right the same as also withholding use of the Common Areas by the Purchaser.

13. If any act or omission of the Purchaser results in any interruption, interference, hindrance, obstruction, impediment or delay in the Project or the construction of the Bungalows 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 Unit or portion of the Premises, then in that event the Purchaser shall be liable to pay to the Vendors compensation and/or damages that may be quantified by the Vendors.
14. 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 Purchaser.
15. It is agreed that in case any major structural defect in construction (excluding any purchased materials and/or items) is brought to the notice of the Promoter within a period of 5 (five) years by the Purchaser from the date of the Occupancy/Completion Certificate dated \_\_\_\_\_, the Promoter shall take steps to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Purchaser 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 Unit by the Purchaser herein and/or if there is any deviation found from the sanctioned Plans. It is further made clear that the structural defect, if any, must be certified by a licensed Architect and/or structural engineer of the Promoter 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 Purchaser and/or occupants of the said Bungalow Unit. The decision of the Architects including regarding the quality and specifications of the materials and the workmanship regarding construction shall be final and binding on the parties.
16. The Vendors shall compensate the Purchaser in case of any loss caused to him due to defective title of the said Bungalow Land that is known to the Vendors but has not been disclosed to the Purchaser or which the Purchaser could not have found out inspite of due diligence and care, in the manner as provided under the Act subject to the Purchaser not having committed default or violation or breach or non-compliance of any of the terms and conditions of the Agreement or this Deed and subject to the Purchaser having made timely payments of all amounts under the Agreement and/or this Deed and/or otherwise required under law. It is further made clear that under no circumstances shall the Vendors be liable for any defective title not created by the Vendors and/or any defect that existed prior to the purchase of the said Bungalow Land.
17. The Promoter/Maintenance Agency/Association shall have rights of unrestricted access to all Common Areas mentioned in Schedule C for providing necessary

maintenance and repair services and the Purchaser agrees to permit the Promoter/Maintenance Agency/Association 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.

18. In case there are joint Purchasers, all communications shall be sent by the Vendors to the Purchaser whose name appears first and at the address given by him which shall for all intents and purposes be considered as properly served on all the Purchasers.
19. 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 the Agreement as also this Deed of Conveyance. Waiver or limitation of any right or interest and/or any consent given by any party in the GTC, Agreement and/or this Deed of Conveyance and/or any part hereof and/or in any document hereafter, shall be valid and binding.
20. 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 the Vendors are liable to make payment of any Sales Tax, VAT, Works Contract Tax, Goods & Services Tax or any other statutory tax, duty or levy in respect of the Agreement or this Deed of Conveyance or the transfer of the said Bungalow Unit contemplated hereby, the Purchaser shall be liable to and agrees to make payment of the same even after execution and registration of this Deed of Conveyance.
21. All rights and obligations of the Promoter and the Owners inter se shall be governed by the Development Agreement which shall override anything contained herein which is contrary to or inconsistent with such rights and obligations.

## **Part - II**

### **(Maintenance)**

1. The Premises and the Common Areas shall be managed and maintained by the Maintenance Agency.
2. The Purchaser shall accept the rules and regulations made by the Maintenance Agency (**Rules**) and shall diligently observe, perform and comply with the same.



3. The Maintenance Agency shall function at the costs of the Bungalow Owners and will work on the basis of advance payments and/or reimbursements of all costs and outgoings for Common Purposes, including establishment costs and costs of its formation and/or operations and requirements for doing and/or making provisions for repairs painting replacements and renovations and for unforeseen eventualities.
4. The Maintenance Agency shall collect and pay all rates, taxes and outgoings, including for insurance of the Premises, which are not separately charged or assessed or levied on the Bungalow Owners.
5. The Purchaser 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 Purchaser shall pay interest at the same rate prescribed in the Rules for delayed payments, 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, and there shall be restriction on sale, transfer, lease or tenancy of the said Bungalow Unit till the dues are fully paid as also damages suffered or costs incurred, if any, due to delay in making payment or for realization. The liability to pay interest shall be without prejudice to the right of the Maintenance Agency under Clause 8 below.
6. Apportionment of any liability of the Purchaser in respect of any item of expenses, taxes, dues, levies or outgoings payable by the Purchaser pursuant to this Deed or otherwise shall be Proportionate.
7. The Maintenance Charges payable by the Purchaser with effect from the date of grant of the Occupancy/Completion Certificate dated \_\_\_\_\_, 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 Purchaser 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. The Maintenance Agency/Association shall be entitled to revise and increase the Maintenance Charges from time to time and the Purchaser shall not be entitled to object thereto.
8. The Purchaser also admits and accepts that the Maintenance Agency/Association shall also be entitled to withdraw, withhold, disconnect or stop all or any services, facilities and utilities to the Purchaser 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, land revenue, Common Expenses and/or other payments by the Purchaser after giving 15 days notice in writing.

9. The Purchaser shall co-operate with the other Bungalow Owners, and the Maintenance Agency in the management and maintenance of the Premises and shall observe and comply with such covenants as be deemed reasonable by the Maintenance Agency for the Common Purposes.
10. All rights and entitlements of the Maintenance Agency shall be the rights and entitlements of the Promoter until the Association is formed and starts functioning effectively and till that time the Promoter shall maintain the Premises and collect all funds, deposits, charges and expenses including the Maintenance Charges, Common Expenses, Deposits/Advances for Sinking Fund, Deposits/Advances for Maintenance Charges and Deposits/Advances for property taxes.

### **Part - III**

#### **(Association)**

1. The Promoter shall take steps for formation of the Association. Any association, company, syndicate, committee, body or society formed by any of the Bungalow Owners without the participation of the Promoter shall not be entitled to be recognized by the Promoter and shall not have any right to represent the Bungalow Owners or to raise any issue relating to the Premises. The maintenance of the Premises shall be made over to the Association within the time mentioned in the West Bengal Apartment Ownership Act, 1972 and upon such making over, the Association shall be responsible for the maintenance of the Premises and for timely renewal of all permissions, licenses, etc. After handing over of the maintenance of the Premises to the Association, the Promoter shall transfer and make over the Deposits to the Association after adjusting its dues, if any.
2. All the Bungalow Owners including the Purchaser 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.
3. All papers and documents relating to the formation of the Association shall be prepared and finalised by the Promoter and the Purchaser hereby consents to accept and sign the same.
4. 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 Purchaser hereby consents to the same and shall not be entitled to raise any objection thereto. After handing over of maintenance to the Association, all subsequent employment shall be done by the Association.

5. The rules and regulations of the Association shall not be inconsistent and/or contrary to the provisions and/or covenants contained herein 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.
6. All costs, charges and expenses relating to the formation and functioning of the Association shall be borne and paid by all Bungalow Owners of the Premises including the Purchaser herein.
7. Any association of whatsoever nature or nomenclature formed by any of the Bungalow Owners without the participation of all Bungalow Owners shall not be entitled to be recognised by the Vendors and shall not have any right to represent the Bungalow Owners or to raise any issue relating to the Premises.
8. The Association, when formed, shall be owned and controlled by the Bungalow Owners proportionately and all its decisions shall be by majority of votes according to proportionate interest, and not number of members. The Bungalow Owners (including the Purchaser) may amend and/or modify the rules and regulations of the Association by three-fourths majority subject to the condition that no amendment or modification shall be valid if it is contrary to or in violation of any of the terms and conditions contained in the several Deeds of Conveyance executed/to be executed by the Vendors in favour of the Bungalow Owners.
9. The certified copies of title deeds relating exclusively to the Premises 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 Premises to the Association.
10. After the maintenance of the Premises is made over to the Association, the Association may either manage the maintenance of the Premises on its own or through any other third party or agency who shall carry out its duties in accordance with the terms and conditions contained in the several Deeds of Conveyance executed by the Vendors in favour of the Bungalow Owners.
11. The Association shall, upon its formation, be entitled to all the rights with regard to the Common Areas/Purposes.
12. The Maintenance Charges and proportionate Common Expenses shall be paid by the Purchaser irrespective of whether or not the Purchaser 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 Purchaser in respect of the said proportionate Common Expenses and/or Maintenance Charges.

13. From the date of offering the handing over of maintenance to the Association, the Vendors shall not have any responsibility whatsoever regarding the Premises and/or any maintenance, security, safety or operations including relating to fire fighting equipment and fire safety measures, generator operations, electrical equipment, installations, meters and connection, etc and/or for any statutory compliances, permissions and licenses regarding the Premises and/or any equipment installed and/or required to be installed therein. The same shall be the exclusive responsibility of the Bungalow Owners including the Purchaser 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.
14. The Bungalow Owners including the Purchaser and/or the Association shall take steps and get transferred all necessary permissions and licenses in their names including generator license, fire licence, 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 respective directors, partners, employees or agents shall not have any liability or responsibility whatsoever under any circumstance.

#### **Part - IV**

##### **(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 Premises, including the exterior or interior (but not inside any Bungalow Unit) walls of the Premises.

6. **Operational:** All expenses for running and operating all machinery, equipments and installations comprised in the Common Areas of the Premises, 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 Premises.
7. **Rates and Taxes:** Property Tax, land revenue, surcharge, Multistoried Buildings Tax, Water Tax and other levies in respect of the Bungalows and/or the Premises save those separately assessed on the Purchaser.
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.

#### **Part – V**

##### **(Mutation, taxes and impositions)**

1. The Purchaser shall apply for within 60 days from the date of execution of this Deed and obtain within six months thereafter, mutation, separation and/or apportionment of the said Bungalow Unit in his own name without in any way making or keeping the Vendors liable and/or responsible in this regard on any account whatsoever. The Vendors shall co-operate with the Purchaser in this regard and shall sign necessary papers including no objection, consent etc., if and when required in the manner agreed upon.
2. In case of default, the Vendors or the Maintenance Agency, as the case may be, will be entitled to get the said Bungalow Unit mutated and apportioned in the name of the Purchaser and in such an event be further entitled to recover all costs, charges and expenses, including professional fees therefor from the Purchaser. All such amounts shall be paid and/or be payable by the Purchaser within 30 (thirty) days of being called upon to do so. In the event of failure to do so, the Purchaser shall be liable to pay interest on the unpaid amount at the rate of 2 (two) per cent per month.
3. Until such time as the said Bungalow Unit be separately assessed and/or mutated, all rates, taxes, outgoings and/or impositions levied on the Premises (**Impositions**) shall be proportionately borne by the Purchaser.

4. Besides the amount of the Impositions, the Purchaser shall also be liable to pay the penalty, interest, costs, charges and expenses for and in respect of all or any of such taxes or Impositions (**Penalties**), proportionately or wholly, as the case maybe.
5. The liability of payment by the Purchaser of Impositions and Penalties in respect of the said Bungalow Unit would accrue with effect from the date of grant of the Occupancy/Completion Certificate.
6. The Maintenance Agency shall be at liberty to pay such sums from time to time as it may deem fit and proper towards the Impositions or Penalties and recover the share of the Purchaser thereof from the Purchaser.

**Schedule-F**

**[Agreed Consideration]**

Agreed Consideration for the transfer of the said Bungalow Unit as defined in this Deed. **Rs. \_\_\_\_\_/-**

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

**Schedule-G**

**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 constructed on a portion of the said Bungalow Land in the Project named “**Emami Aastha**” constructed at the said Land (described in Schedule B above).

The said Bungalow is delineated on the Plan annexed hereto and bordered in **GREEN** colour thereon.

**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 Land is delineated on the Plan annexed hereto and bordered in **BLUE** colour thereon.

8. **Execution and Delivery:**

**In Witness Whereof** the parties have executed these presents on the day, month and year first above written.

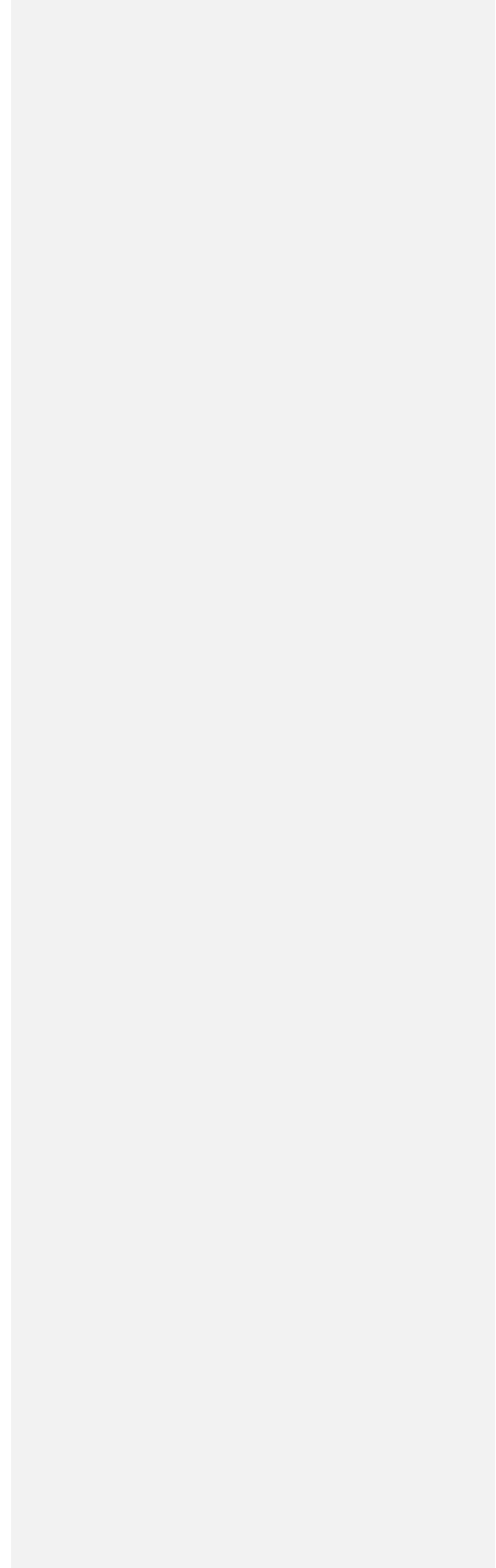
**Executed and Delivered** by the Owners  
at Kolkata in the presence of :

**Executed and Delivered** by the Promoter  
at Kolkata in the presence of :

**Executed and Delivered** by the Purchaser  
at Kolkata in the presence of

Prepared by:  
R. Ginodia & Co. LLP, Advocates  
Ground Floor, 6, Church Lane,

Kolkata-700 001.





**Memo of Consideration**

**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of **Rs. \_\_\_\_\_/-** (Rupees \_\_\_\_\_ only) being the Agreed Consideration for sale of the said Bungalow Unit under these presents.

**Witnesses:**

\_\_\_\_\_  
DATED THIS      DAY OF      2023  
=====

**BETWEEN**

**EVERLINE ABASAN LLP & ORS.**  
... OWNERS

**AND**

**EMAMI REALTY LIMITED**  
... PROMOTER

**AND**

\_\_\_\_\_  
... PURCHASER

**CONVEYANCE**

Bungalow Unit no. \_\_\_\_\_

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