

17779/2021

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AL 101350

M. S. 17
25-12-2021
Additional Registrar of
Assurances-IV, Kolkata

17264/2021

declared that the Government is admitted to
the possession. The Government shall use the
stamp as a part of its official documents.

Additional Registrar
of Assurances-IV, Kolkata

DEVELOPMENT AGREEMENT

23 DEC 2021

1. Date: 23rd, December, 2021

2. Place: Kolkata

3. Parties:

3.1 THE OWNERS NAMED HEREIN BELOW:

- 1 Everline Abasan LLP (AAHFE1431A)
- 2 Everline Avas LLP (AAHFE1440R)
- 3 Everline Buildcon LLP (AAHFE1432D)
- 4 Everline Builders LLP (AAHFE1427E)

65050

sent to.....
address.....
Value Rs. 100/-
17 DEC 2021
L.S.V., High Court
At High Court
High Court, A.S.

R. GINODIA & CO. LLP
Advocates
Ground Floor
6, Church Lane
Kolkata-700 001



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 DEC 2021



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220141832961 Payment Mode: Online Payment
GRN Date: 21/12/2021 12:49:09 Bank/Gateway: ICICI Bank
BRN : 72172004 BRN Date: 21/12/2021 12:12:17
Payment Status: Successful Payment Ref. No: 2002515787/7/2021
[Query No**/Query Year]

Depositor Details

Depositor's Name: EMAMI REALTY LTD
Address: 1858/1 RAJDANGA MAIN ROAD KOLKATA 107
Mobile: 8100048298
Depositor Status: Others
Query No: 2002515787
Applicant's Name: Mr GOURI SANKAR RANA
Identification No: 2002515787/7/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002515787/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2002515787/7/2021	Property Registration- Registration Fees	0030-03-104-001-16	125021
			Total	200042

IN WORDS: TWO LAKH FORTY TWO ONLY.

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 (ADRFS3675F)
35	Snowline Villa LLP (ADRFS3672C)
36	Viewline Abasan LLP (AAQFV5590C)
37	Viewline Ashiyana LLP (AAQFV5588E)
38	Viewline Buildcon LLP (AAQFV5581P)
39	Viewline Builders LLP (AAQFV5579H)
40	Viewline Constech LLP (AAQFV5577K)
41	Viewline Estates LLP (AAQFV5638K)
42	Viewline Heights LLP (AAQFV5582Q)
43	Viewline Highrise LLP (AAQFV5587M)
44	Viewline Housing LLP (AAQFV5583R)
45	Viewline Niketan LLP (AAQFV5578G)
46	Viewline Projects LLP (AAQFV5585K)

47	Viewline Promoters LLP (AAQFV5591D)
48	Viewline Properties LLP (AAQFV5589F)
49	Viewline Residency LLP (AAQFV5580N)
50	Viewline Villa LLP (AAQFV5586L)
51	Albatross Biocrop LLP (ABAF9649J)
52	Fastgrow Buildcon LLP (AAGFF8828B)
53	Fastgrow Buildings LLP (AAGFF8831L)
54	Fastgrow Concrete LLP (AAGFF8829A)
55	Fastgrow Designs LLP (AAGFF8832K)
56	Fastgrow Home Constructions LLP (AAGFF8833J)
57	Prime Conclave LLP (AAYFP2616H)
58	Prime Construction LLP (AAYFP2613C)
59	Prime Destinations LLP (AAYFP2618K)
60	Prime Fast Housing LLP (AAYFP2617G)
61	Prime Niketan LLP (AAYFP2614F)
62	Fastgrow Amenities LLP (AAHFF2969G)
63	Supervalue Constructions Private Limited (AABCE8121C)
64	Fastgrow Avenues LLP (AAHFF2978B)
65	Fastgrow Constech LLP (AAHFF2972M)
66	Fastgrow Developers LLP (AAHFF2973L)
67	Fastgrow Galaxy LLP (AAHFF2971J)
68	Fastgrow Greenview LLP (AAHFF2979A)
69	Fastgrow Heritage LLP (AAHFF2974P)
70	Fastgrow Landmark LLP (AAHFF2980M)
71	Fastgrow Living LLP (AAHFF2981L)
72	Fastgrow Lodging LLP (AAHFF2975N)
73	Fastgrow Niketan LLP (AAHFF2976R)
74	Fastgrow Residency LLP (AAHFF2982K)
75	Fastgrow Residential LLP (AAHFF2977Q)
76	Fastgrow Skytowers LLP (AAHFF2983J)
77	Prime Amenities LLP (AAZFP2411K)
78	Prime Appartments 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 Buildeon LLP (AEJFS5036D)
150	Superfast Buildings LLP (AEJFS5020H)
151	Superfast Castel LLP (AEJFS5022F)
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155	Superfast Conclave LLP (AEJFS5017G)
156	Superfast Concrete LLP (AEJFS5062D)
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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)
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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)
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188	Superfast Iconic LLP (AEJFS6101F)
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191	Superfast Infracon LLP (AEJFS5078R)
192	Superfast Landmark LLP (AEJFS5340C)
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203	Superfast Nest LLP (AEJFS5049C)
204	Superfast Niketan LLP (AEJFS5051C)
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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)
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233	Superfast Voyage Realty LLP (AEJFS5071G)
234	Supergrow Abasan LLP (AEJFS4297N)
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237	Supergrow Ashiyana LLP (AEJFS3696H)
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240	Supergrow Buildcon LLP (AEJFS4302Q)
241	Supergrow Buildings LLP (AEJFS3719M)
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243	Supergrow Commodeal LLP (AEJFS3726C)
244	Supergrow Conclave LLP (AEJFS3705F)
245	Supergrow Concrete LLP (AEJFS3711D)
256	Supergrow Connect LLP (AEJFS3715H)
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248	Supergrow Creative LLP (AEJFS4630M)
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250	Supergrow Developers LLP (AEJFS4319H)
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252	Supergrow Dwelling LLP (AEJFS4318G)
253	Supergrow Elite Properties LLP (AEJFS4306L)
254	Supergrow Empire LLP (AEJFS3727D)
255	Supergrow Enclave LLP (AEJFS3697G)
256	Supergrow Estate LLP (AEJFS3698K)
257	Supergrow Galaxy LLP (AEJFS4315M)
258	Supergrow Heritage LLP (AEJFS3702C)
259	Supergrow Highrise LLP (AEJFS4303R)
260	Supergrow Home Construction LLP (AEJFS3728N)
261	Supergrow Horizon LLP (AEJFS4298D)

262	Supergrow Housing LLP (AEJFS4629A)
263	Supergrow Iconic LLP (AEJFS4300N)
264	Supergrow Infocom LLP (AEJFS5066H)
265	Supergrow Landmark LLP (AEJFS4316J)
266	Supergrow Legacy LLP (AEJFS3723H)
267	Supergrow Lifestyle LLP (AEJFS3713B)
268	Supergrow Lighthouse LLP (AEJFS3716E)
269	Supergrow Lodging LLP (AEJFS3718L)
270	Supergrow Luxe Living LLP (AEJFS3720E)
271	Supergrow Majestic LLP (AEJFS4320J)
272	Supergrow Modern Realty LLP (AEJFS3722G)
273	Supergrow Nest LLP (AEJFS3730G)
274	Supergrow Niketan LLP (AEJFS5024D)
275	Supergrow Nirman LLP (AEJFS4304J)
276	Supergrow Nivas LLP (AEJFS4626R)
277	Supergrow Northwood LLP (AEJFS3724A)
278	Supergrow Paradise LLP (AEJFS3704E)
279	Supergrow Planner LLP (AEJFS3717F)
280	Supergrow Promoters LLP (AEJFS3706G)
281	Supergrow Residency LLP (AEJFS4314L)
282	Supergrow Resort LLP (AEJFS3708J)
283	Supergrow Shelter LLP (AEJFS3712A)
284	Supergrow Skytowers LLP (AEJFS3725B)
285	Supergrow Township LLP (AEJFS3729P)
286	Supergrow Villa LLP (AEJFS4327R)
287	Emami Vriddhi Commercial Private Limited (AABCV7069C)
288	Fastgrow Nirman Private Limited (AABCE7525L)
289	Prime Constructions Private Limited (AAECP8813B)
290	Sneha Ashiana Private Limited (AAGCS5376N)
291	Sneha Skyhigh Private Limited (AAGCS5375R)
292	Supervalue Buildcon Private Limited (AABCE7526K)
293	Superview Constructions Private Limited (AAUCS4812R)

Nos. 1 to 62 and Nos. 64 to 286 being Limited Liability Partnerships incorporated under the Limited Liability Partnership Act, 2008 and No. 63 and Nos. 287 to 293 being Companies within the meaning of the Companies Act, 2013 all having their registered offices at Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, Kasba, Police Station Kasba, Post Office Kasba, Kolkata 700 107, all represented by its authorized signatory **Diptanil Chakraborty**, son of Sri J.P. Chakraborty, by religion Hindu, by occupation Service, citizen of India, working for gain at Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, Kasba, Police Station Kasba, Post Office Kasba, Kolkata 700107, having Income Tax Permanent Account Number

ALOPC2588C and Aadhaar Number 8318 9509 5779 and hereinafter collectively referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest and assigns) of the **ONE PART**

And

- 3.2** **EMAMI REALTY LIMITED, (PAN AALCS5120P)**, a company within the meaning of the Companies Act, 2013, having its registered office at Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, Kasba, Kolkata – 700107, represented by its authorized signatory namely **MR. SANJOY KUMAR MOHANTY**, son of Late Madhusudhan Mohanty, by religion Hindu, by occupation Service, citizen of India, working for gain at Emami Realty Limited, Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, Kasba, Police Station Kasba, Post Office Kasba, Kolkata 700107, having Income Tax Permanent Account Number ADNPM0487B and Aadhaar Number 4565 0735 2120, and hereinafter referred to as the **“Developer”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and assigns) of the **OTHER PART -**

Owners and Developer are hereinafter referred to individually as each a **“Party”** and collectively as **“Parties”**.

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

4. Background & Subject Matter of Agreement:

- 4.1. Background:** The Owners are together the lawful owners of and are fully seized and possessed of and otherwise fully and sufficiently entitled to 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. 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 and morefully described in the **First**

Schedule hereunder written and hereinafter referred to as "**the said Land**"), by virtue of various Deeds of Sale executed in favour of the Owners herein on diverse dates, the details whereof are mentioned in the **Second Schedule** hereunder written ("**said Land**").

- 4.2. The Owners are desirous to commercially exploit the said Land by getting constructed New Buildings/Bungalows/Villas/Row Houses/Garages/Car Parking Spaces/other structures, etc. ("**Units**") on the said Land and selling and/or otherwise transferring the Units and other rights therein (hereinafter referred to as "**the Project**"), as per plans sanctioned and/or to be sanctioned by the concerned authorities (hereinafter referred to as the "**said Plan**").
- 4.3. The Developer herein is a reputed Builder and is undertaking projects in the State of West Bengal and other parts of the country, and accordingly, for the purpose of undertaking development of the Project, the Owners are now desirous of appointing the Developer herein as the exclusive developer for the purpose of construction, erection, and marketing of the Project, on the terms and conditions recorded herein.
- 4.4. **Subject Matter of Agreement:** Agreement between the Owners and the Developer with regard to development, construction and sale of the Project on the said Land.

5. Representations, Warranties and Background

- 5.1. **Owners' Representations:** The Owners have represented and warranted to the Developer as follows:
 - 5.1.1 **Ownership of said Land:** The Owners are the absolute lawful owners of the said Land and fully seized and possessed of and otherwise fully and sufficiently entitled to the same. The particulars of the various Deeds of Sale, executed in favour of the Owners hereto on diverse dates, through which the said Land was acquired by the Owners, are mentioned in the **Second Schedule** hereunder written.
 - 5.1.2 **Marketable Title:** The ownership, right, title and interest of the Owners in the said Land is free from encumbrances, mortgages, charges, liens, claims, demands, leases, licences, liabilities, attachments, trusts, debentures, executions, acquisitions, requisitions, vestings, alignments and lispendens whatsoever and the Owners have a marketable title to the said Land and are entitled to lawfully retain, own, develop and transfer the said Land under the relevant laws governing the same.
 - 5.1.3 **Possession:** No part of the said Land has been encroached upon and there is at present no dispute regarding the possession.

- 5.1.4 **No Requisition or Acquisition:** The said Land is not affected by any requisition or acquisition of any authority or authorities and no notice of requisition or acquisition of the said Land or any portion thereof has been served upon the Owners.
- 5.1.5 **Taxes Paid:** All land revenues, municipal rates, taxes and outgoings, relating to the said Land have been and/or shall be paid by the Owners or the Developer, as may be mutually agreed upon for the period upto the date of this Agreement.
- 5.1.6 **Custody of Title Deeds:** The originals of the Deeds of Sale as mentioned in the **Second Schedule** hereunder written in respect of the said Land (hereinafter referred to as the "**Original Title Documents**") are in exclusive possession and custody of the Owners and no other person or entity has any right or entitlement in respect of the same.
- 5.1.7 **No Guarantee:** No guarantee or any other security that may affect the said Land in any manner has been given by the Owners.
- 5.1.8 **Legal Proceeding:** There are no adverse orders of any Court of law, tribunal, judicial, quasi-judicial, statutory or any other body or authority affecting the said Land or any portion thereof and/or the ownership, right, title and interest of the Owners (or any of them) in respect of the same.
- 5.1.9 **No Previous Agreement:** The Owners have not entered into any agreement, arrangement or understanding whatsoever with any person or entity (other than the Developer) for sale, transfer, lease, development or otherwise dealing with or disposing off the said Land or any part thereof and have not created any third party rights whatsoever.
- 5.1.10 **No Restriction:** There is neither any restriction on sale, transfer or development of the said Land nor any subsisting order, proceeding, notification, declaration or notice affecting the said Land and no part of the same has been vested, acquired, requisitioned, attached and/or affected under any law.
- 5.1.11 **Authority:** The Owners have full right, power and authority to enter into this Agreement and there is no legal bar or impediment regarding the same.
- 5.2. **Developer's Representations:** The Developer has represented and warranted to the Owners as follows:
- 5.2.1 **Infrastructure, Expertise and Financial Capacity of Developer:** The Developer is carrying on business of construction and development of real estate and has necessary infrastructure and

expertise in this field and the financial capacity and resources to undertake the development of the said Land.

5.2.2 **No Abandonment:** The Developer shall not abandon the Project in any manner and shall accord the necessary attention thereto.

5.2.3 **Authority:** The Developer has full right, power and authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.

6. Basic Understanding:

6.1. **Agreement:** The Owners have made available and/or shall at their own costs make available for the purpose of development the said Land with a marketable title free from all encumbrances and liabilities whatsoever and capable of being developed, constructed upon and sold. The Developer shall at its own costs develop the said Land and construct bungalows/villas/row houses/car parking spaces/other structures, etc. thereon in accordance with the Plan sanctioned and/or to be sanctioned / revised / modified / revalidated / renewed / regularised from time to time by the concerned authorities as per mutually agreed specifications in the manner envisaged in this Agreement. The Units shall be transferable in favour of intending buyers ("**Transferees**"). The term 'Transferees' shall also include the Owners (or any of them) and the Developer in respect of any Unit(s) that may be retained by them respectively.

6.2. **Developer to have development right:** For the purposes of development, construction and commercial exploitation of the Project, the Owners have appointed and/or hereby appoint the Developer to develop, construct, market and sell the Project and the Units comprised therein and take all steps in terms of this Agreement, including but not limited to the following:

6.2.1 apply for and obtain all necessary approvals and/or permissions and/or no objections and / consents and / or licenses and / or registrations, as may be necessary and/or required for undertaking and development of the Project.

6.2.2 install all electricity, gas, water, telecommunication, connection, and other requisite equipment and foul water drainage to the said Land and shall ensure that the same connect directly to the mains.

6.2.3 serve such notices and enter into such agreements with statutory undertakings or other companies as may be necessary to install the services.

6.2.4 give all necessary notices to all water, gas, electricity authorities and other statutory authorities as may be necessary in respect of

development of the said Land and pay all costs, fees and outgoings incidental to or consequential on any such notice.

- 6.2.5 remain responsible for due compliance with all statutory requirements whether local, state or central and shall also remain responsible for any deviation in construction which may not be in accordance with the Plan.
- 6.2.6 remain responsible for any accident and/or mishap taking place due to negligence of the Developer while undertaking construction and completion of the Project in accordance with the approved sanction plan by authorities concerned.
- 6.2.7 comply and/or procure compliance with, all conditions attaching to the building permission and any other permissions which may be granted during the course of development.
- 6.2.8 comply or procure compliance with, all statutes and any enforceable codes of practice of the Municipality or Panchayat or other authorities affecting the said Land or the development of the Project.
- 6.2.9 take all necessary steps and/or obtain all permissions, approvals and/or sanctions as may be necessary and/or required and shall do all acts deeds and things required by any statute and comply with the lawful requirements of all the authorities for the development of the said Land and the Project.
- 6.2.10 incur all costs charges and expenses for the purpose of constructing erecting and completing the Project in accordance with the approved Plan.
- 6.2.11 make proper provision for security during the course of development.
- 6.2.12 not allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the said Land or any part or portion thereof.
- 6.2.13 not expose the Owners to any liability and shall regularly and punctually make payment of the fees and/or charges of the Architect, Engineer and other agents as may be necessary and/or required for the purpose of construction, erection, completion, marketing and sale of the Project and the Units.
- 6.2.14 To remain solely liable and/or responsible for all acts, deeds, matters and things for undertaking construction of the Project and the Units in accordance with the approved sanction Plan and/or to be sanctioned and to pay perform and observe all the terms conditions covenants and obligations on the part of the Developer to be paid performed and observed.

6.2.15 Security Deposit: The Developer, from time to time, shall pay Rs. 125,00,00,000/- (Rupees one hundred twenty five crores only) to the Owners as refundable security deposit, which shall be refunded in proportion to the land owning shares of the Owners, as may be mutually agreed upon. Out of the aforesaid refundable security deposit of Rs. 125,00,00,000/-, a sum of Rs. 1,25,00,000/- (Rupees one crore twenty five lakhs only) have been paid by the Developer to the Owners on or before execution of this Agreement and the balance shall be paid in the manner as may be mutually agreed between the Owners and the Developer.

6.3. Development of land adjacent to and/or contiguous to and/or accessible through, and / or in the vicinity of the said Land:

6.3.1 The Developer 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 Developer 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 Developer may from 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 Developer to develop such other lands is not an obligation or commitment of the Developer towards anyone including the Owners but is a right and/or entitlement which may be exercised by the Developer at its sole option and discretion.

6.3.2 In respect of the New Development(s), the Developer 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 Developer 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 Developer (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 provided in the Agreement for Sale that may be entered into with Transferees or as may be framed by the Developer and/or the association of the Project from time to time. The Owners, Transferees 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 Developer 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 Developer to them. The Developer 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 Owners/occupants/Transferees of the Project.

- 6.3.3 The Owners confirm having unconditionally and irrevocably consented to and hereby again unconditionally and irrevocably consents to all provisions relating to new Development(s) including Clause 6.3.1 and 6.3.2 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.

6.4. Club

- 6.4.1 The Developer shall, subject to grant of necessary Approvals, and as part of the Project, construct a club having diverse facilities, which may include facilities for inter alia recreation, indoor and / or outdoor sports and games, health and fitness activities, leisure activities, hospitality (including providing accommodation, food and / or beverages), etc. (hereinafter referred to as the "**Club**"). The land and areas within the Project which are intended to be used for setting up the Club and its facilities as well as the land and areas appurtenant thereto and/or earmarked therefor ("**Club Land**") and the Club shall be owned by the Developer and / or a person or persons nominated by the Developer (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 Transferees

shall have not have any right, title or interest in the Club or the Club Land, and the Club or the Club Land shall not form part of the Common Areas, notwithstanding anything to the contrary contained elsewhere in this Agreement. The Club Owner shall have the right, in its sole discretion, to frame and / or establish the rules, regulations, bye-laws and/or Memorandum and Articles relating to the Club, which shall govern inter alia the management, running, operation, membership (including admission, suspension and / or termination thereof) and use of the Club, and shall be binding on all members thereof ("**Club Rules**").

- 6.4.2 A non refundable Admission Fee/Charge shall be payable for becoming a member of the Club and the same shall be fixed and revised by the Club Owner from time to time. All Transferees shall become members of the Club upon payment of the Admission Fee/Charge prevailing at the relevant time. The non-refundable 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 Transferees (and all subsequent buyer(s) of 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 Unit. Accordingly, in the event of any Unit having more than one owner, the co-owners thereof shall nominate from amongst themselves one person for such membership. In the event of a Unit 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.
- 6.4.3 In case of transfer of a Unit by a Transferee, his /her membership of the Club shall automatically stand terminated and neither any part of the Admission Fee/ Charge nor any compensation or amount shall be refundable, transferable or adjustable or payable. Upon transfer of a Unit, the buyer of the Unit 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.
- 6.4.4 The Club Owner may admit persons other than the Transferees (and / or subsequent buyers of 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.
- 6.4.5 All members of the Club including the Transferees (and / or subsequent buyers of Units) 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, which each category having different charges, rights and / or privileges with respect to the Club and its facilities.

- 6.4.6 Membership of the Club shall entitle the Transferees (and / or subsequent buyers of 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.
- 6.4.7 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.
- 6.4.8 An individual member of the Club along with his spouse and unmarried children upto the age of 24 years shall be entitled to use the Club in accordance with the Club Rules. Provision may be made for taking in 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 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.
- 6.4.9 The Club shall be maintained by the body / organization / society appointed by the Developer to undertake management / maintenance of the Project.
- 6.4.10 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 Transferees/ members of the Club.

7. Appointment and Commencement

- 7.1. **Appointment and Acceptance:** The Parties confirm acceptance of the Basic Understanding between them as recorded in Clause 6 above and all other terms and conditions recorded in this Agreement. The Owners

confirm having appointed the Developer as the developer of the said Land to exclusively execute the Project in accordance with this Agreement. The Developer confirms having accepted such appointment by the Owners.

- 7.2. **Tenure:** This Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.
- 7.3. **Project Implementation:** The Developer is entitled to enter into the said Land in its entirety for the purpose of development in terms of this Agreement and to take all steps for development and sale in terms of this Agreement. It is expressly agreed and declared that juridical possession of the said Land shall always vest in the Owners until such time the development is completed in all regards, and the Units and other rights in the Project are transferred in favour of Transferees. The Developer is entitled to carry out survey, soil testing and other development and construction related works at the said Land and to do all things and to take all steps for the implementation of the Project. It is expressly made clear that such activities in respect of the said Land by the Developer for the purpose of development in terms of this Development Agreement is not intended to be and shall not be construed as transfer in terms of Section 2(47) of the Income Tax Act, 1961 or a transfer of possession under Section 53A of the Transfer of Property Act, 1882.

8. Sanction, Approvals and Construction

- 8.1 **Mutation:** A portion of the said Land has been mutated in the names of the Owners herein with the authorities under the West Bengal Land Reforms Act, 1955 and mutation of the balance portion is under process/pending. The Owners shall get the mutation of the balance portion completed.
- 8.2 **Conversion:** A portion of the said Land has been converted in accordance with law for enabling development and construction of the Project and conversion of the balance portion is under process/pending. The Owners shall get the conversion of the balance portion completed.
- 8.3 **Additional Lands:** The Owners have indicated that they are in the process of negotiating / purchasing further lands measuring about 320 Decimal more or less adjacent and/or contiguous to the said Land ("**Additional Lands**"). Upon such purchase by the Owners and/or their nominees and/or assignees, the Additional Lands shall be deemed to form part of the Project and all references to the said Land shall be deemed to mean and include the Additional Lands. It is made clear that purchase of Additional Lands shall be made on best effort basis and shall not be an obligation of the Owners towards anyone and the Project shall be made with the said Land described in the First Schedule hereunder written as

also the Additional Lands and/or such portions thereof as may be purchased.

- 8.4 **Sanction & Approvals:** All necessary sanctions, approvals, permissions, clearances, consents, no objections, registrations, licences, etc. that may be required for the implementation of the Project (collectively "**Approvals**") shall be obtained by the Developer at its own costs; including the cost of electricity connection and deposits, costs of transformer, installation and generator load required including any charges for changes in the Plan or any Approvals and for upgradation and alterations from the agreed specifications and Plan, which are agreed between the Owners and the Developer, shall be borne by the Developer. Provided further that in case any Approvals are necessary because of modifications/changes being made in any Unit at the request of the Transferee(s) of such Unit, then the costs, charges, expenses, outgoings and fees for the same shall be borne and paid by the concerned Transferee(s).
- 8.5 **Architects and Consultants:** The Architects and the other consultants, professionals, advisers, etc. for the Project shall be appointed and changed by the Developer from time to time. All fees, costs, charges and expenses payable to them shall be paid by the Developer.
- 8.6 **Demolition of Existing Building and Removal of Debris:** The Developer shall demolish the existing constructions at the said Land and remove debris etc. and make the site is in suitable condition for commencement of construction of the Project in accordance with the Plan.
- 8.7 **Registration & Compliance with RERA:** The Developer shall take steps for obtaining the registration and/or approval of the Project from the concerned authority under the Real Estate (Regulation and Development) Act, 2016 ("RERA") in accordance with law and all costs, charges, expenses, outgoings and fees for the same shall be borne and paid by the Developer. The Owners shall fully co-operate and assist the Developer regarding the above. It is however clarified that the Owners shall remain liable and responsible at their own costs for timely compliance of all obligations and liabilities of the Owners under RERA and to answer and satisfy all queries, questions, requisitions, etc. raised by the concerned authority relating to the title of the Owners to the said Land for grant of registration and/or approval and/or otherwise.
- 8.8 **Construction of Project:** The Developer shall commence construction and erection of the Project immediately after execution of this Agreement, and proceed diligently to execute and complete the development. The Developer shall, at its own costs and expenses, construct, erect and complete the Project in accordance with the Plans together with amenities and facilities as per **Third Schedule** hereunder

written and/or such other amenities and facilities as may be mutually agreed between the Owners and the Developer from time to time.

- 8.9 **Completion Time:** The Developer shall, at its own costs and expenses, construct, erect and complete the Project in accordance with the Plans and the mutually agreed specifications within the period, as to be declared by the Developer, at the time of applying for Registration before WBRERA (Completion Date). However such period may be mutually extended, subject to approval of WBRERA ("**Grace Period**"). Any delay that may be attributable to Force Majeure shall also be added to the Completion Time and the Grace Period. In case of delay beyond the Grace Period that is not due to Force Majeure but is attributable to the Developer, then compensation as may be mutually agreed shall be payable by the Developer to the Owners for the period of such delay.
- 8.10 **Common Areas:** The Developer shall its own costs, construct and/or install and/or make available in the Project, the common areas, amenities and facilities (collectively "**Common Areas**").
- 8.11 **Building Materials:** The Project to be constructed at the said Land shall be constructed, erected and completed with such materials and/or specifications as may be mutually agreed upon by and between the parties hereto (after taking into account the recommendations of the Architect of the Project). The Developer shall be authorized to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other construction materials and inputs and facilities required for the construction of the Project.
- 8.12 **Utility Connections:** The Developer shall be entitled to use any existing electricity, water and any other utility connection at the said Land and shall be liable to pay the costs, charges and expenses for use of the same. The Developer shall be authorized to apply for and obtain temporary/permanent connections of water, electricity, drainage, and other utility connections.
- 8.13 **Co-operation:** Neither Party shall indulge in any activities that may be detrimental to the development of the said Land and/or may affect the mutual interest of the Parties. Both parties shall provide all cooperation that may be necessary for successful completion of the Project.
9. **Deposit of Original Title Documents:** Simultaneously with the execution of this Agreement, all Original Title Documents and all connected papers in respect of the said Land shall be deposited by the Owners with the Developer. The Original Title Documents may be deposited by the Developer for Project Finance in terms of Clause 12.1 below. Such Original Title Documents shall be ultimately handed over to the Owners upon completion of the Project.

10. **Power of Attorney:** The Owners shall grant to the Developer and its authorized representatives, a Power of Attorney for the purpose of, inter alia, obtaining all necessary Approvals for the Project (including for making any alteration and / or modification to the Plan) and booking and sale of the Units in the Project. Notwithstanding grant of the aforesaid Power of Attorney, the Owners hereby undertake to execute all necessary papers, documents, plans, etc. for enabling the Developer to perform its obligations and exercise all its rights and entitlements under this Agreement.

11. **Sharing of Sale Proceeds of Units in the Project:**

11.1 **Sale of Units:** The Units shall be sold together with undivided, indivisible, impartible, proportionate share and/or interest in the land comprised in the said Land and the Common Areas, and all receivables regarding the same as also any amount that may be received from the Transferees on account of interest, penalty, compensation and/or forfeited amount and/or transfer/nomination fee, etc. ("**Sale Proceeds**") shall be allocated between the parties in the manner mentioned in the Fourth Schedule hereunder written. It is further clarified that the amounts receivable by the Developer under Clause 19.1 are not part of the Sale Proceeds and the same shall belong solely to the Developer.

12. **Financials:**

12.1 **Project Finance:** The Developer may arrange for financing of the Project ("**Project Finance**") by a Bank/Financial Institution ("**Financier**"). The Developer shall be entitled to deposit the Original Title Documents of the said Land with the Financier as security for the purpose of Project Finance. For the aforesaid purpose, the Owners hereby authorize the Developer to sign necessary documents to create a mortgage/charge in favour of the Financier for availing such Project Finance Provided That the Owners shall not have any liability whatsoever to repay the loans obtained by the Developer and/or any interest, penalty or other amounts relating to the same (collectively "**Project Finance Liability**") and the Developer hereby indemnifies and agrees to keep indemnified the Owners against any claim, liability or loss whatsoever relating to Project Finance/Project Finance Liability. The Developer shall be solely liable for repaying the Project Finance / Project Finance Liability. Notwithstanding the aforesaid authorization, the Owners hereby undertake to also sign necessary documents (if required by the Financier) for enabling the Developer to avail Project Finance. It is agreed that Project Finance and/or any loan obtained regarding the said Land and/or the Original Title Documents shall be used solely for the purpose of the Project at the said Land.

12.2 **Goods & Services Tax:** The Goods & Services Tax relating to development and construction shall be paid by the Developer who shall comply with the applicable provisions regarding the same. The Goods & Services Tax in respect of the sale of the Units to the Transferees shall be

payable by the Transferees and shall be collected by the Developer from the Transferees and thereafter paid/deposited/adjusted in accordance with law

- 12.3 **Marketing Costs & Other Charges:** The costs for marketing, marketing materials and the other charges payable for sales of the Units, shall be borne by the Developer.
- 12.4 **Distribution of Sale Proceeds:** The principal policy decisions regarding the marketing and sales of the Project (i.e. the Units in the Project) including deciding the launch price/sale price/revised price, shall be taken by the Developer. The Developer shall take all necessary steps and day-to-day decisions in accordance with the principal policy decisions. The sales for the entire Project to the Transferees shall be made by the Developer and the Sale Proceeds shall be collected by the Developer by cheques / demand drafts / pay orders issued in its name. All Sale Proceeds shall be deposited and distributed in accordance with RERA. The Developer shall, pay to the Owners the Owner's Share of the Sale Proceeds in a mutually agreed manner, and retain the Developer's Share of the Sale Proceeds.
13. **Transfer of Units to Transferees:** The Units in the Project shall be sold and transferred in favour of the Transferees by initially entering into Agreements for Sale and ultimately transferring title by registered Deeds of Conveyance. Both the Owners and the Developer shall be parties in all such Agreements and Deeds of Conveyance. The costs of such Agreements and Deeds of Conveyance in respect of the entirety of the Project including stamp duty and registration fees and all legal fees and expenses incidental or related thereto shall be borne and paid by the respective Transferees.
14. **Taxes and Outgoings:** All applicable land revenues, rates, taxes and outgoings (collectively **Rates**) in respect of the said Land till the date of grant of the Completion/Occupancy Certificate shall be paid borne and discharged by the Developer and from the date of grant of the Completion/Occupancy Certificate, shall be borne, paid and discharged by the respective Transferees.
15. **Maintenance:**
- The Developer shall frame a scheme for the management and maintenance of the Project. Initially the maintenance of the Project including the Common Areas shall be looked after by the Developer who shall be entitled to collect the costs and service charges for the same ("**Maintenance Charges**"). The Maintenance Charges may be enhanced time to time. At an appropriate stage the Developer shall hand over the maintenance to a body / organization / society constituted or formed at the instance of the Developer which shall undertake management / maintenance of the Project including the Common Areas and collect Maintenance Charges for this purpose.

16. Principal Obligations of Developer:

- 16.1 **Completion of construction within Completion Time:** The Developer shall complete the construction of the Project within the Completion Time and Grace Period subject to Force Majeure. Provided However that in case of revised sanction, the time required for revision shall be added.
- 16.2 **Compliance with Laws:** The Developer shall execute the Project and make construction of the Project in conformity with the prevailing laws.
- 16.3 **Involvement of other consultants, etc.:** The Developer shall be responsible for development and construction of the Project and marketing and sale of the Units with the help of the Architects as also all other consultants, professionals, contractors, etc.
- 16.4 **Adherence by Developer:** The Developer has assured the Owners that it shall implement the terms and conditions of this Agreement and shall adhere to the stipulations of time limits in terms of this Agreement.
- 16.5 **Construction at Developer's Risk and Cost:** The Developer shall construct and complete the Project at its own cost and risk. The Developer shall be responsible and liable to Government, and other authorities concerned and to the occupants/Transferees/third parties for any loss or for any claim arising from such construction and hereby indemnifies and agrees to keep indemnified the Owners against any claims, losses or damages for any default or failure or breach on the part of the Developer.
- 16.6 **Approvals for Project:** The Developer shall obtain all Approvals required from various Government authorities to commence, execute and complete the Project. The Owners shall fully assist and co-operate with the Developer in this regard and shall sign all documents and papers that may be required for the same.
- 16.7 **Responsibility for Marketing:** The Units in the Project shall be marketed and sold by the Developer who shall decide the marketing strategy, budget, selection of publicity material, media etc. at its sole discretion.
- 16.8 **Assignment:** The Developer shall not assign this Agreement or any rights or benefits hereunder to outside parties without the prior written consent of the Owners provided however no consent shall be necessary in case of the Developer assigning this Agreement in favour of any of its Group Company, that is any Company under the management and control of the Emami Group.
- 16.9 **Stamp Duty and Registration Fee:** The Developer shall pay and bear the entire amount of Stamp Duty and the registration fee payable in

respect of this Development Agreement and the Power of Attorney granted pursuant hereto.

17. Principal Obligations of Owners

- 17.1 **Title:** The Owners shall ensure that their title to the said Land continues to remain marketable and free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutters, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vestings, alignments, easements, liabilities and lispendens till the completion of the Project. The Owners shall forthwith rectify/remedy defects or deficiencies, if any, in the title and resolve any issue that may arise regarding title or any encumbrance etc. at their own costs and keep the Developer fully indemnified in this regard.
- 17.2 **Co-operation with Developer:** The Owners undertake to fully cooperate with the Developer for obtaining all Approvals required for development of the said Land and to sign all documents and papers that may be required for the same.
- 17.3 **Documentation and Information:** The Owners undertake to provide the Developer with necessary documentation and information relating to the said Land as may be required by the Developer from time to time.
- 17.4 **No Obstruction to Developer:** The Owners covenant not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions and/or exercising its rights and entitlements under this Agreement.
- 17.5 **No Dealing with the said Land:** The Owners hereby covenant not to let out, grant lease, mortgage and/or charge the said Land or any portion thereof save in the manner envisaged by this Agreement.
- 17.6 **Adherence by Owners:** The Owners have assured the Developer that they shall implement the terms and conditions of this Agreement and shall adhere to the stipulations of time limits in terms of this Agreement.

18. Indemnity

- 18.1 **By the Developer:** The Developer hereby indemnifies and agrees to keep the Owners saved, harmless and indemnified of from and against any and all actions, suits, proceedings, claims, losses, damages, costs, charges, expenses, liabilities, demands and consequences (whether criminal or civil) whatsoever suffered by the Owners relating to the development and/or to the construction of the Project and arising from any breach of this Agreement by the Developer and/or arising from any breach, default or violation of any law, permission, rules, regulations or bye-laws relating to development and construction and/or arising out of any

accident due to negligence of the Developer during development and construction and/or arising from any of the declarations, representations, agreements and assurances made or given by the Developer being incorrect and/or arising due to any act, omission, breach or default of the Developer.

- 18.2 **By Owners:** The Owners hereby jointly and severally indemnify and agree to keep the Developer saved, harmless and indemnified of from and against any and all actions, suits, proceedings, claims, losses, damages, costs, charges, expenses, liabilities, demands and consequences (whether criminal or civil) whatsoever suffered by Developer relating to the ownership and title of the said Land and arising from any breach of this Agreement by the Owners (or any of them) and/or arising from any defect/deficiency in title of the said Land and/or any encumbrance, etc. and/or arising from any of the declarations, representations, agreements and assurances made or given by the Owners (or any of them) being incorrect and/or arising due to any act, omission, breach or default of the Owners (or any of them).

19. Miscellaneous

- 19.1 **Developer to Collect Additional Payments & Deposits:** The Developer shall be entitled to collect in respect of all Units of the Project, all additional charges, expenses and/or deposits and/or fees leviable. These shall include corpus deposit/sinking fund, deposit/expenses for formation of the Maintenance Company/Organization /Society, Common Expenses, Maintenance Charges, , taxes and deposits for the same, purchase and installation of generator, deposits demanded by the electric supply authority and other agencies as also the charges and expenses for HT electric equipment and cabling, Project Advocates' Fees, charges for additional work and amenities that may be provided in addition/modification of the specifications agreed with the Transferees, charges, out pocket expenses and fees payable for changes/regularization/ completion under applicable Rules or provisions, etc. It is clarified that the aforesaid additional charges, expenses and/or deposits shall belong exclusively to the Developer and shall not be included as part of Sale Proceeds.
- 19.2 **Documentation:** The documents for transfer including Agreements for Sale of Units and Deeds of Conveyance for the Units / the Project shall be prepared by R. Ginodia & Co. LLP, Advocates of 6, Church Lane, Ground Floor, Kolkata ("Project Advocates"). The, stamp duty, registration fee and other incidental charges and expenses relating to execution and registration of the Agreements for Sale and the Deeds of Conveyance as also the legal fees for preparation of the same shall be paid by the Transferees of all Units of the Project.
- 19.3 **Additional/Further Construction:** If at any time additional/further constructions become permissible on the said Land due to any additional

FAR due to Green Building certification, Metro, flyover, or for any other reason, then such additional/further constructions shall be made by the Developer at its own costs and the sale proceeds thereof shall be shared by the Owners and the Developer in such ratio as may be mutually decided.

- 19.4 **Entire Agreement:** This Agreement constitutes the entire agreement between the Parties and revokes and supercedes all previous discussions, correspondence and agreements between the Parties, written, oral or implied.
- 19.5 **Validity:** The parties are executing this Agreement as a legally binding contract with intent to be bound by the terms hereof. If any term or provision herein contained shall be held to be invalid or unenforceable, the same shall not affect the validity or enforceability of the other provisions of this Agreement and the parties shall endeavor to replace such term or provision with a valid and enforceable term or provision which corresponds best to the original intention.
- 19.6 **Essence of the Contract:** The Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
- 19.7 **No Partnership:** The Owners and the Developer have entered into this Agreement purely on a principal to principal basis and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- 19.8 **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights. A waiver on occasion shall not be deemed to be waiver of the same or any other breach or non-fulfillment on a future occasion.
- 19.9 **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 19.10 **Name of the Project:** The name of the Project shall be "Emami Aastha".
- 19.11 **No Transfer at present:** Nothing in these presents shall be construed as a transfer, demise, assignment or conveyance in law of the said Land or any part thereof to the Developer by the Owners. No transfer of any title is intended to be or is being made by virtue of this Agreement. The transfer of title is intended to and shall take place only after completion of the Project.

20. Force Majeure

- 20.1 Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement including which arises from, or is attributable to Acts of God, natural calamities, unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented, including, without limitation, any abnormally inclement weather, flood, lightening, storm, tempest, fire, explosion, earthquake, subsidence, pandemic, epidemic or other natural physical disaster, lockdown or any other restriction imposed by the Government or any other authority, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability/shortage of construction material in West Bengal, delays due to any elections, any legislation, regulation, ruling or omissions (including delay or failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any Government or Court orders.
- 20.2 If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, then such Party shall not be deemed to have defaulted in the performance of its contractual obligations and the time periods mentioned in this Agreement shall stand suitably extended.
21. **Amendment/Modification:** The parties may add to, alter, amend and/or modify this Agreement or any part hereof in such manner as may be mutually agreed in writing provided however it shall not be necessary to register such writing. No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and/or unless the same is mutually accepted and admitted by the parties.
22. **Notice:** Any notice or other written communication given under or in connection with this Agreement may be delivered by hand against written acknowledgment, or sent by email or sent by registered post with acknowledgement due to the address of the relevant Party mentioned in this agreement or such other address as may be notified in writing by each Party from time to time.
23. **Arbitration:** Any dispute or difference between the parties hereto relating to and/or concerning the said Land or any portion thereof and/or arising out of and/or relating to and/or concerning this Agreement or any term or condition herein contained and/or any breach thereof and/or relating to interpretation thereof shall be resolved by mutual discussions between the parties amicably, failing which the same shall be referred to arbitration to a sole arbitrator who shall be appointed by the mutual consent of parties within 30 days from either of the parties seeking reference of a dispute to arbitration. The arbitration shall be held at Kolkata in accordance with the Arbitration and Conciliation Act, 1996 as amended from time to time. The parties have agreed that the Arbitrator shall have summary powers and may make or give

interim orders, awards and/or directions and shall be entitled to grant specific performance, damages, interest, etc. The Arbitrator shall be entitled to avoid all rules relating to evidence and procedure as are expressly avoidable under the law but shall give reasons for the award. The Award(s) made by the Arbitrator shall be final and the parties agree to be bound by the same.

24. **Jurisdiction:** In connection with the aforesaid arbitration proceedings, the Courts at Kolkata only shall have exclusive jurisdiction to receive, entertain, try and determine all actions and proceedings.
25. **Rules of Interpretation:**
- 25.1 **Statutes:** In this Agreement, any reference to a statute, statutory provision or subordinate legislation shall be construed as referring to that statute, statutory provision or subordinate legislation as amended, modified, consolidated, re-enacted or replaced and in force from time to time, whether before or after the date of this Agreement and shall also be construed as referring to any previous statute, statutory provision or subordinate legislation amended, modified, consolidated, re-enacted or replaced by such statute, statutory provision or subordinate legislation. Any reference to a statutory provision shall be construed as including references to all statutory instruments, orders, regulations or other subordinate legislation made pursuant to that statutory provision.
- 25.2 **Number:** In this Agreement, any reference to singular includes plural and vice-versa.
- 25.3 **Gender:** In this Agreement, words denoting any gender includes all other genders.
- 25.4 **Party:** In this Agreement, any reference to a Party is to a party to this Agreement.
- 25.5 **Clause or Paragraph:** In this Agreement, any reference to a clause or paragraph or schedule (other than to a schedule to a statutory provision) is a reference to a clause or paragraph or schedule (as the case may be) of this Agreement and the schedules form part of and are deemed to be incorporated in this Agreement.
- 25.6 **Including:** In this Agreement, any phrase introduced by the terms "including", "include", "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms.
- 25.7 **Headings:** In this Agreement, the headings are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.

26. Schedules:

First Schedule

("said Land")

ALL THAT piece and parcel of land measuring about 35.35652 Acres, more or less, comprised in R. S./L. R. Dag Nos. 836, 839, 846, 896, 897, 898, 899, 900, 901, 902, 903, 904, 915, 916, 917, 918, 919, 920, 921, 922, 925, 926, 927, 933, 934, 935, 936, 938, 941, 947, 948, 964, 869/1045, 347, 348, 349, 350, 836/1109, 848, 852, 853, 871, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 888, 889, 890, 891, 892, 893, 894, 895, 896/1126, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914/1165, 914/1166, 914/1167, 914/1164, 939, 940, 942, 943, 946, 949, 840, 840/1111, 939/1075, 937, 928, 885, 854, 856, 858, 914, 932, 929, 930, 931, 950, 836/1110 and 838 under L.R. Khatian Nos. 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 and butted and bounded in the following manner:

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

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

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

SL No.	Dag No.	Land Area (in Decimals)
1	836	24.0
2	839	35.0
3	846	15.0
4	896	48.0
5	897	42.82
6	898	18.0
7	899	60.0
8	900	118.81

9	901	47.12
10	902	69.0
11	903	106.48
12	904	100.0
13	915	36.33
14	916	23.0
15	917	24.0
16	918	100.0
17	919	50.0
18	920	49.5
19	921	40.0
20	922	43.0
21	925	3.0
22	926	104.0
23	927	58.0
24	933	22.80
25	934	9.0
26	935	19.0
27	936	41.0
28	938	7.0
29	941	15.0
30	947	8.0
31	948	7.0
32	964	44.0
33	869/1045	145.50
34	347	35.0
35	348	91.0
36	349	89.75
37	350	31.50
38	836/1109	29.0
39	848	35.0
40	852	28.0
41	853	30.0
42	871	0.666
43	873	89.712
44	874	38.0
45	875	13.0
46	876	4.334
47	877	40.0
48	878	24.0
49	879	32.0
50	880	37.0
51	881	54.0
52	882	50.0
53	883	39.0
54	884	62.0

55	888	48.0
56	889	9.0
57	890	9.0
58	891	8.0
59	892	7.0
60	893	33.0
61	894	16.0
62	895	15.0
63	896/1126	18.0
64	905	60.0
65	906	31.0
66	907	33.0
67	908	64.0
68	909	16.0
69	910	47.0
70	911	27.0
71	912	78.0
72	913	30.0
73	914/1165	10.0
74	914/1166	5.0
75	914/1167	28.0
76	914/1164	40.0
77	939	58.5
78	940	7.0
79	942	48.0
80	943	52.0
81	946	68.0
82	949	10.0
83	840	22.57
84	840/1111	11.93
85	939/1075	6.0
86	937	14.0
87	928	4.0
88	885	3.0
89	854	6.0
90	856	7.0
91	858	8.0
92	914	22.5
93	932	29.0
94	929	4.5
95	930	12.0
96	931	5.33
97	950	56.0
98	838	56.0
99	836/1110	6.0
TOTAL		3535.652

The said Land is delineated on the **Plan** attached and bordered in **Green** colour thereon.

Second Schedule

("Details of Purchase Deeds of the Owners")

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

4.	Indenture of Conveyance dated 25 th April, 2019 made between Educo Ventures Private Limited (as the Vendor) and Everline Villa LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 95913 to 95938 Being No. 160402650 for the year 2019.	9 Decimals land in LR Dag no. 889
5.	Indenture of Conveyance dated 8 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Snowline Estates LLP, Snowline Enclave LLP, Viewline Projects LLP, Viewline Niketan LLP and Viewline Constech LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 155590 to 155620 Being No. 160404095 for the year 2019.	54 Decimals land in LR Dag no.881
6.	Indenture of Conveyance dated 8 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Snowline Residency LLP, Snowline Conclave LLP, Snowline Towers LLP, Snowline Brick LLP and Snowline Homes LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 155621 to 155652 Being No. 160404094 for the year 2019.	<ol style="list-style-type: none"> 1. 50 Decimals land in LR Dag no.882 2. 7 Decimals land in LR Dag no.892
7.	Indenture of Conveyance dated 8 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Snowline Bulcon LLP, Snowline Highrise LLP and Snowline Nivas LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 155653 to 155682 Being No. 160404093 for the year 2019.	33 Decimals land in LR Dag no. 907

8.	<p>Indenture of Conveyance dated 8th 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.</p>	<p>1. 4 Decimals land in LR Dag no. 908 2. 4 Decimals land in LR Dag no. 909</p>
9.	<p>Indenture of Conveyance dated 8th 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.</p>	<p>60 Decimals land in LR Dag no. 908</p>
10.	<p>Indenture of Conveyance dated 8th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Viewline Promoters LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 155803 to 155828 Being No. 160404090 for the year 2019.</p>	<p>12 Decimals land in LR Dag no. 909</p>
11.	<p>Indenture of Conveyance dated 8th 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.</p>	<p>31 Decimals land in LR Dag no. 906</p>

12.	Deed of Conveyance dated 19 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Viewline Villa LLP, Viewline Heights LLP, Viewline Buildcon LLP AND Snowline Promoters LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 165440 to 165465 Being No. 160404429 for the year 2019.	61 Decimals land in LR Dag no.884
13.	Deed of Conveyance dated 19 th July, 2019 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 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Everline Avas LLP, Everline Abasan LLP, Everline Constech LLP, and Everline Buildcon LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 165356 to 165380 Being No. 160404427 for the year 2019.	48 Decimals land in LR Dag no.888
15.	Deed of Conveyance dated 19 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Viewline Housing LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 165466 to 165494 Being No. 160404426 for the year 2019.	<ol style="list-style-type: none"> 1. 3 Decimals land in LR Dag no.883. 2. 1 Decimals land in LR Dag no.884. 3. 8 Decimals land in LR Dag no.891.

16.	Deed of Conveyance dated 19 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Snowline Realtors LLP, Snowline Housing LLP and Snowline Properties LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 165331 to 165355 Being No. 160404425 for the year 2019.	36 Decimals land in LR Dag no.883
17.	Indenture of Conveyance dated 6 th August, 2019 made between Educo Ventures Private 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"> 1. 0.666 Decimals land in LR Dag no.871 2. 4.334 Decimals land in LR Dag no.876
18.	Indenture of Conveyance dated 6 th August, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 185243 to 185267 Being No. 160404867 for the year 2019.	28 Decimals land in LR Dag no.852
19.	Indenture of Conveyance dated 6 th August, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 185218 to 185242 Being No. 160404868 for the year 2019.	35 Decimals land in LR Dag no.848
20.	Indenture of Conveyance dated 6 th August, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South	61 Decimals land in LR Dag no.348

	24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 185193 to 185217 Being No. 160404869 for the year 2019.	
21.	Indenture of Conveyance dated 6 th August, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 185167 to 185192 Being No. 160404871 for the year 2019.	20 Decimals land in LR Dag no.853
22.	Indenture of Conveyance dated 6 th August, 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 th September, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 220966 to 220991 Being No. 160405967 for the year 2019.	15 Decimals land in LR Dag no.939
24.	Indenture of Conveyance dated 30 th September, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 221018 to 221043 Being No. 160405969 for the year 2019.	27.5 Decimals land in LR Dag no.874

25.	Indenture of Conveyance dated 30 th September, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 221966 to 221991 Being No. 160405972 for the year 2019.	30 Decimals land in LR Dag no.348
26.	Deed of Conveyance dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Fastgrow Buildcon LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 196880 to 196913 Being No. 190204529 for the year 2020.	4.50 Decimals land in LR Dag no.920
27.	Deed of Conveyance dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Prime Construction LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 4014 to 4044 Being No. 190204528 for the year 2020.	5.50 Decimals land in LR Dag no.920
28.	Deed of Conveyance dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Prime Construction LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 196847 to 196879 Being No. 190204527 for the year 2020.	4.50 Decimals land in LR Dag no.920
29.	Deed of Conveyance dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Fastgrow Buildcon LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I,	5.50 Decimals land in LR Dag no.920

	Volume No. 1902-2021, Page Nos. 196813 to 196846 Being No. 190204526 for the year 2020.	
30.	Deed of Conveyance dated 5 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Ashiyana LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 20592 to 20619 Being No. 190204834 for the year 2020.	4.25 Decimals land in LR Dag no.349
31.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Landmark LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 31485 to 31510 Being No. 190205626 for the year 2020.	2 Decimals land in LR Dag no.939
32.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Enclave LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 31083 to 31108 Being No. 190205629 for the year 2020.	5 Decimals land in LR Dag no.914/1167
33.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Enclave LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 31591 to 31618 Being No. 190205632 for the year 2020.	5 Decimals land in LR Dag no.347

34.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Ashiyana LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. 1, Volume No. 1902-2021, Page Nos. 33053 to 33080 Being No. 190205662 for the year 2020.	2 Decimals land in LR Dag no.939
35.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Ecospace LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. 1, Volume No. 1902-2021, Page Nos. 33107 to 33136 Being No. 190205664 for the year 2020.	4.25 Decimals land in LR Dag no.349
36.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Atmosphere LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. 1, 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 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Amenities LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. 1, Volume No. 1902-2021, Page Nos. 31057 to 31082 Being No. 190205628 for the year 2020.	10 Decimals land in LR Dag no.914/1167
38.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Home Citylights LLP (as the Purchaser) registered at the office	10 Decimals land in LR Dag no.350

	of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 31564 to 31590 Being No. 190205631 for the year 2020.	
39.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Home Developers LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 31647 to 31674 Being No. 190205633 for the year 2020.	10 Decimals land in LR Dag no.347
40.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Voyage Realty LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 29458 to 29486 Being No. 190205655 for the year 2020.	10 Decimals land in LR Dag no.350
41.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Urban LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 29295 to 29321 Being No. 190205661 for the year 2020.	10 Decimals land in LR Dag no.836/1109
42.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Ultima LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 29349 to 29374 Being No. 190205659 for the year 2020.	10 Decimals land in LR Dag no.836/1109

43.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Smart Homes LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 29375 to 29402 Being No. 190205658 for the year 2020.	4 Decimals land in LR Dag no.939
44.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Smart Homes LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 31537 to 31563 Being No. 190205630 for the year 2020.	1.50 Decimals land in LR Dag no.350
45.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Modern Realty LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, 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 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Luxe Living LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 31459 to 31484 Being No. 190205625 for the year 2020.	9 Decimals land in LR Dag no.836/1109
47.	Deed of Conveyance dated 29 th December,	5 Decimals land in LR Dag no.913

	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.	
48.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Lighthouse LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 29322 to 29348 Being No. 190205660 for the year 2020.	10 Decimals land in LR Dag no.896
49.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Constech LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 31511 to 31536 Being No. 190205627 for the year 2020.	2 Decimals land in LR Dag no.939
50.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Concrete LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 29487 to 29513 Being No. 190205654 for the year 2020.	10 Decimals land in LR Dag no.913
51.	Deed of Conveyance dated 29 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Homes	10 Decimals land in LR Dag no.913

	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.	
52.	Deed of Conveyance dated 26 th March, 2021 made between Ektaa Advorsory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Villa LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 165752 to 165785 Being No. 190403314 for the year 2021.	10 Decimals land in LR Dag no.904
53.	Deed of Conveyance dated 7 th April, 2021 made between Ektaa Advorsory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Citylights LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 196230 to 196264 Being No. 190403890 for the year 2021.	10 Decimals land in LR Dag no.904
54.	Deed of Conveyance dated 7 th April, 2021 made between Ektaa Advorsory Services Private Limited (as the Vendor), Murlidhar 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 th April, 2021 made between Ektaa Advorsory Services	10 Decimals land in LR Dag no.903

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

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

	Party) and Superfast Estate LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. 1, Volume No. 1904-2021, Page Nos. 399316 to 399346 Being No. 190405154 for the year 2021.	
64.	Deed of Conveyance dated 12 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Regency LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. 1, Volume No. 1904-2021, Page Nos. 250492 to 250525 Being No. 190405176 for the year 2021.	7 Decimals land in LR Dag no.903
65.	Deed of Conveyance dated 12 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Pro-Estate LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. 1, Volume No. 1904-2021, Page Nos. 250358 to 250390 Being No. 190405172 for the year 2021.	10 Decimals land in LR Dag no.903
66.	Deed of Conveyance dated 12 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Parkview LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. 1, Volume No. 1904-2021, Page Nos. 250257 to 250290 Being No. 190405169 for the year 2021.	10 Decimals land in LR Dag no.903
67.	Deed of Conveyance dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor), Murlidhar Ratanlal	2Decimals land in LR Dag no.939/1075

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

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

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

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

	190408791 for the year 2021.	
81.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming 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 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Developers LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 434892 to 434926 Being No. 190408793 for the year 2021.	10 Decimals land in LR Dag no.869/1045
83.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Infra LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 434927 to 434961 Being No. 190408794 for the year 2021.	10 Decimals land in LR Dag no.916
84.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Landmark LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV,	10 Decimals land in LR Dag no.917

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

	Volume No. 1904-2021, Page Nos. 435122 to 435149 Being No. 190408801 for the year 2021.	
89.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Skytowers LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, 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 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Villa LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 379633 to 379668 Being No. 190407598 for the year 2021.	4 Decimals land in LR Dag no.897.
91.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Promoter LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 379694 to 379728 Being No. 190407600 for the year 2021.	4.40 Decimals land in LR Dag no.903.
92.	Deed of Conveyance dated 3 rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Deluxe LLP (as the	10 Decimals land in LR Dag no.869/1045.

	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.	
93.	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 Ultima LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 379959 to 379993 Being No. 190407606 for the year 2021.	10 Decimals land in LR Dag no.950.
94.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Horizon LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 380029 to 380063 Being No. 190407609 for the year 2021.	5 Decimals land in LR Dag no.902.
95.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Iconic LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 380064 to 380096 Being No. 190407610 for the year 2021.	5 Decimals land in LR Dag no.902.
96.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Skytowers LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV,	2 Decimals land in LR Dag no.930.

	Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 380097 to 380131 Being No. 190407611 for the year 2021.	
97.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Everline LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 377701 to 377735 Being No. 190407619 for the year 2021.	3 Decimals land in LR Dag no.916.
98.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Dimension LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 377736 to 377770 Being No. 190407620 for the year 2021.	10 Decimals 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.	3 Decimals land in LR Dag no.925.

	190407623 for the year 2021.	
101.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Skytowers LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 377634 to 377667 Being No. 190407625 for the year 2021.	5.33 Decimals land in LR Dag no.931.
102.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Nivas LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 380526 to 380563 Being No. 190407636 for the year 2021.	10 Decimals land in LR Dag no.836.
103.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming 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	1.12 Decimals land in LR Dag no.901.

	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.	
106.	Deed of Conveyance dated 3rd July, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Infracon LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 382161 to 382195 Being No. 190407644 for the year 2021.	10 Decimals land in LR Dag no.916.
107.	Deed of Conveyance dated 3 rd July, 2021 made between Educo Ventures Private Limited (as the Vendor) and Superfast Realcon LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 382196 to 382223 Being No. 190407645 for the year 2021.	2.5 Decimals land in LR Dag no.914.
108.	Deed of Conveyance dated 3 rd July, 2021 made between Educo Ventures Private Limited (as the Vendor) and Prime Lakeview LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 438243 to 438271 Being No. 190408866 for the year 2021.	4.25 Decimals land in LR Dag no.349.
109.	Deed of Conveyance dated 5 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Fast Residential LLP (as the Purchaser) registered	8 Decimals land in LR Dag no.910.

	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.	
110.	Deed of Conveyance dated 5 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Atmosphere LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 41041 to 41069 Being No. 190200160 for the year 2021.	3.714 Decimals land in LR Dag no.873.
111.	Deed of Conveyance dated 5 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Prime Ecospace LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 41096 to 41122 Being No. 190200162 for the year 2021.	2 Decimals land in LR Dag no.939.
112.	Indenture of Conveyance dated 30 th September, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocrop LLP (as the Purchaser) registered at the office of District Sub-Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 221044 to 221069 Being No. 160405970 for the year 2019.	60 Decimal land in LR Dag no. 349
113.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Home Designs LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 35752 to 35787	10 Decimal land in LR Dag no. 869/1045

	Being No. 190200005 for the year 2021.	
114.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Home Paradise LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 35788 to 35817 Being No. 190200006 for the year 2021.	6 Decimal land in LR Dag no. 912
115.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Grow Dream Home LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 35818 to 35847 Being No. 190200007 for the year 2021.	10 Decimal land in LR Dag no. 912
116.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Sweet Living LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 35912 to 35941 Being No. 190200010 for the year 2021.	9 Decimal land in LR Dag no. 911
117.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Home Enclave LLP (as the Purchaser) registered at 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.	10 Decimal land in LR Dag no. 869/1045
118.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fast Home	10 Decimal land in LR Dag no. 878

	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.	
119.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Iconic LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36036 to 36066 Being No. 190200014 for the year 2021.	10 Decimal land in LR Dag no. 869/1045
120.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Elite Property LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36067 to 36097 Being No. 190200015 for the year 2021.	10 Decimal land in LR Dag no. 869/1045
121.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Northwood LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36098 to 36129 Being No. 190200016 for the year 2021.	9 Decimal land in LR Dag no. 911
122.	Deed of Conveyance dated 19 th December, 2020 made between Educo Ventures Private Limited (as the Vendor) and Fastgrow Legacy LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 36130 to 36160 Being No. 190200017 for the year 2021.	10 Decimal land in LR Dag no. 869/1045

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

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

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

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

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

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

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

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

157.	Deed of Conveyance dated 7 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Lighthouse LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 196404 to 196435 Being No. 190403895 for the year 2021.	10 Decimal land in LR Dag no. 896
158.	Deed of Conveyance dated 7 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar 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 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Avas LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 190665 to 190699 Being No. 190404034 for the year 2021.	10 Decimal land in LR Dag no. 900
160.	Deed of Conveyance dated 9 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Buildings LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 190700 to 190734 Being No. 190404035 for the year 2021.	10 Decimal land in LR Dag no. 900

161.	Deed of Conveyance dated 9 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Ashiyana LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. 1, Volume No. 1904-2021, Page Nos. 190735 to 190767 Being No. 190404037 for the year 2021.	10 Decimal land in LR Dag no. 900
162.	Deed of Conveyance dated 9 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Enclave LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. 1, 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 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Brick LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. 1, Volume No. 1904-2021, Page Nos. 190803 to 190837 Being No. 190404039 for the year 2021.	10 Decimal land in LR Dag no. 900
164.	Deed of Conveyance dated 9 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Constech LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. 1, Volume No. 1904-	10 Decimal land in LR Dag no. 900

	2021, Page Nos. 199181 to 199212 Being No. 190404040 for the year 2021.	
165.	Deed of Conveyance dated 9 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Atmosphere LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 190873 to 190907 Being No. 190404041 for the year 2021.	10 Decimal land in LR Dag no. 900
166.	Deed of Conveyance dated 24 th April, 2021 made between Trimline Distributors and Management Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Attractive LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, 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 th April, 2021 made between Kailashdham Commercial Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Constech LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270358 to 270391 Being No. 190405127 for the year 2021.	3 Decimal land in LR Dag no. 885
168.	Deed of Conveyance dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Residency LLP (as the Purchaser) registered at the office of	4.66 Decimal land in LR Dag no. 937

	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.	
169.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Heritage LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 231025 to 231057 Being No. 190404875 for the year 2021.	8 Decimals land in LR Dag no. 947
170.	Deed of Conveyance dated 30 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Home Construction LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, 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 th April, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Concrete LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 230958 to 230990 Being No. 190404873 for the year 2021.	8 Decimals land in LR Dag no. 898
172.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Lodging LLP (as the	5 Decimals land in LR Dag no. 941

	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.	
173.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Lighthouse LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 250325 to 250357 Being No. 190405171 for the year 2021.	10 Decimals land in LR Dag no. 941
174.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Residency LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 250459 to 250491 Being No. 190405175 for the year 2021.	8 Decimals land in LR Dag no. 896
175.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Estate LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 249760 to 249791 Being No. 190405156 for the year 2021.	2 Decimals land in LR Dag no. 897
176.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming	10 Decimals land in LR Dag no. 899

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

	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.	
181.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Mansion LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 250561 to 250592 Being No. 190405178 for the year 2021.	10 Decimals land in LR Dag no. 899
182.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Devcon LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 249596 to 249628 Being No. 190405149 for the year 2021.	10 Decimals land in LR Dag no. 902
183.	Deed of Conveyance dated 12 th May, 2021 made between Ektaa Advisory Services 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 th May, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor), Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Connect LLP (as the Purchaser) registered at the office of Additional Registrar of Assurance IV, Kolkata, in Book No. 1, 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. 1, Volume No. 1904-2021, Page Nos. 249728 to 249759 Being No. 190405155 for the year 2021.	10 Decimals land in LR Dag no. 902
186.	Indenture of Conveyance dated 12 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Snowline Nivas LLP, Snowline Residency LLP, Snowline Towers LLP, Snowline Conclave LLP, Snowline Brick LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. 1, Volume No. 1604-2019, Page Nos. 158954 to 158979 Being No. 160404262 for the year 2019.	61 Decimals Land in LR Dag No. 946
187.	Indenture of Conveyance dated 12 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Snowline Homes LLP (as the Purchaser) registered at the office of District Sub Registrar IV, South 24	1. 7 Decimals Land in LR Dag No. 946 2. 5 Decimals Land in LR

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

191.	Indenture of Conveyance dated 12 th July, 2019 made between Educo Ventures Private Limited (as the Vendor) and Everline Nirman LLP, Everline Enclave LLP, Everline Niketan LLP and Everline Promoters LLP (as the Purchasers) registered at the office of District Sub Registrar IV, South 24 Parganas, in Book No. I, Volume No. 1604-2019, Page Nos. 158823 to 158848 Being No. 160404271 for the year 2019.	49 Decimals Land in LR Dag No. 838
192.	Indenture of Conveyance dated 6 th August, 2019 made between Educo Ventures Private Limited (as the Vendor) and Albatross Biocorp LLP (as the Purchaser) registered at 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 Land in LR Dag No. 875
193.	Deed of Assignment of Lease dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Assignor) and Prime Fast Homes LLP (as the Assignee) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2020, Page Nos. 197265 to 197289, Being No. 190204543 for the year 2020.	6.25 Decimals Land in LR Dag No. 919
194.	Deed of Assignment of Lease dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Assignor) and Prime Niketan LLP (as the	6.25 Decimals Land in LR Dag No. 919

	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.	
195.	Deed of Assignment of Lease dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Assignor) and Prime Niketan LLP (as the Assignee) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2020, Page Nos. 197215 to 197239, Being No. 190204540 for the year 2020.	6.25 Decimals Land in LR Dag No. 919
196.	Deed of Assignment of Lease dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Assignor) and Prime Fast Highrise LLP (as the Assignee) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2020, Page Nos. 197189 to 197214, Being No. 190204539 for the year 2020.	6.25 Decimals Land in LR Dag No. 919
197.	Deed of Assignment of Lease dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Assignor) and Prime Fast Highrise LLP (as the Assignee) registered at the office of 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 Land in LR Dag No. 919

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

	Assurances II, Kolkata, in Book No. I, Volume No. 1902-2020, Page Nos. 197028 to 197061, Being No. 190204534 for the year 2020.	
202.	Deed of Assignment of Lease dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Assignor) and Prime Destinations LLP (as the Assignee) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2020, 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 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Assignor) and Prime Destinations LLP (as the Assignee) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2020, Page Nos. 196978 to 197002, Being No. 190204532 for the year 2020.	6.25 Decimals Land in LR Dag No. 919
204.	Deed of Conveyance dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Vendor) and Prime Fast Housing LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2020, Page Nos. 196945 to 196977, Being No. 190204531 for the year 2020.	4 Decimals Land in LR Dag No. 920
205.	Deed of Conveyance dated 26 th November,	5.5 Decimals Land in

	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.	LR Dag No. 920
206.	Deed of Assignment of Lease dated 26 th November, 2020 made between Ektaa Advisory Services Private Limited (as the Assignor) and Prime Fast Homes LLP (as the Assignee) registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2021, Page Nos. 4045 to 4069, Being No. 190204542 for the year 2020.	6.25 Decimals Land in LR Dag No. 919
207.	Deed of Conveyance dated 12 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Prime Fast Villa LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 128675 to 128707, Being No. 190402420 for the year 2021.	10 Decimals Land in LR Dag No. 922
208.	Deed of Conveyance dated 12 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Fastgrow Developers	10 Decimals Land in LR Dag No. 922

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

	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.	
212.	Deed of Conveyance dated 26 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Enclave 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 Land in LR Dag No. 927
213.	Deed of Conveyance dated 26 th March, 2021 made between Ektaa Advisory Services Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Estate LLP (as the Purchaser) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 165451 to 165484, Being No. 190403305 for the year 2021.	10 Decimals Land in LR Dag No. 927
214.	Deed of Lease dated 24 th April, 2021 made between Tarapada Ghosh (as the Lessor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Commercial LLP (as the Lessee) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270187 to 270220, Being	10 Decimals Land in LR Dag No. 939

	No. 190405119 for the year 2021.	
215.	Deed of Lease dated 24 th April, 2021 made between Tarapada Ghosh (as the Lessor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Citylights LLP (as the Lessee) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270221 to 270252, Being No. 190405121 for the year 2021.	10 Decimals Land in LR Dag No. 939
216.	Deed of Lease dated 24 th April, 2021 made between Tarapada Ghosh (as the Lessor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Superfast Awasan LLP (as the Lessee) registered at the office of Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2021, Page Nos. 270253 to 270287, Being No. 190405122 for the year 2021.	9.5 Decimals Land in LR Dag No. 939
217.	Deed of Conveyance dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor) and Murlidhar Ratanlal Exports Limited (as the Confirming Party) and Supergrow Dwelling LLP (as the 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 Land in LR Dag No. 933
218.	Deed of Conveyance dated 24 th April, 2021 made between Bhattar Infrastructure Private Limited (as the Vendor) and Murlidhar	1.5 Decimals Land in LR Dag No. 927

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