

NIRVANA
PHASE -IV
CONVEYANCE DEED

THIS INDENTURE made this _____ day of _____ Two Thousand

BETWEEN

1. **SHIVIKA BUILDMART LLP** (formerly SHIVIKA BUILDMART PVT. LTD. - PAN AASCS7684P) A limited liability Partnership having been registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose, Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)

2. **SHIVIKA NIKETAN LLP (PAN ADSFS8395K)** (formerly SHIVIKA NIKETAN PVT LTD. - PAN AASCS7692F) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata - 700019) residing at 50, Sub-Urban School Road, P.S. Kalighat, P.O Bhowanipur, Kolkata- 700025
3. **BALADEVA INFRATECH LLP** (formerly BALADEVA INFRATECH PVT.LTD. - PAN AAFCB3958A) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
4. **BALADEVA INFRADEV LLP (PAN AATFB87871A)** (formerly BALADEVA INFRADEV PVT. LTD. - PAN AAFCB3966N) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
5. **ARROWLEAF ENCLAVE PRIVATE. LIMITED.**(PAN AAKCA7537K) A Company registered under the Companies Act having its Regd. Office 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019
6. **BALADEVA INFRACON LLP (PAN AATFB8786H)** (formerly BALADEVA INFRACON PVT. LTD. - PAN AAFCB3967P) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
7. **BALADEVA COMPLEX LLP** (formerly BALADEVA COMPLEX PVT. LTD. – PAN AAFCB3959B) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019),
8. **AAMOD ENCLAVE PRIVATE LIMITED.**(PAN AAKCA8204F) A Company registered under the Companies Act having its Regd. Office at 10/1 Burtolla Sreet, P.S Posta, P.O.Burrabazar, Kolkata – 700107
9. **AAMOD NIRMAN PRIVATE LIMITED.**(PAN AAKCA8182A) A Company registered under the Companies Act having its Regd. Office at 10/1 Burtolla Sreet, P.S Posta, P.O.Burrabazar, Kolkata – 700107
10. **AAMOD GRIHA PRIVATE LIMITED.**(PAN AAKCA8187F) A Company registered under the Companies Act having its Regd. Office at 10/1 Burtolla Sreet, P.S Posta, P.O.Burrabazar, Kolkata – 700107.
11. **SHIVIKA CONCRETE STRUCTURE LLP** (formerly SHIVIKA CONCRETE STRUCTURE PVT LTD. - PAN AASCS7684P) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its

- Regd. Office at 88B, Sarat Bose, Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019).
12. **BALADEVA STRUCTURE LLP** (PAN AATFB8782D) (formerly BALADEVA STRUCTURE PVT LTD. - PAN AAFCB3962J) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019) .
 13. **LAMIUM VILLA LLP** (formerly LAMIUM VILLA PVT. LTD. - PAN AACCL3041M) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 14. **SHIVIKA BUILDCON LLP** (formerly SHIVIKA BUILDCON PVT LTD - PAN AASCS7675Q) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 15. **BALADEVA TOWNSHIP LLP** (PAN AATFB8783C) (formerly BALADEVA TOWNSHIP PVT. LTD - PAN AAFCB3961M) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 16. **AROKYA REALTORS LLP** (PAN ABMFA69571D) (formerly AROKYA REALTORS PVT. LTD PAN AALCA7085K) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 17. **CHAKRADEV CITY HOME LLP** (formerly CHAKRADEV CITY HOME PVT. LTD. - PAN AAFCC2906F) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019) .
 18. **CHAKRADEV INFRAPROJECT LLP** (formerly CHAKRADEV INFRAPROJECT PVT. LTD. - PAN AAFCC2908M) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 19. **CHAKRADEV NIWAS LLP** (PAN AANFC7535R) (formerly CHAKRADEV NIWAS PVT LTD. - PAN AAFCC2904H) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd.

Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)

20. **JANMBHUMI CONCLAVE LLP** (PAN AAOFJ4873G) (formerly JANMBHUMI CONCLAVE PVT. LTD. - PAN AADCJ1141R) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
21. **JANMBHUMI REALCON LLP** (PAN AAOFJ4871E) (formerly JANMBHUMI REALCON PVT. LTD - PAN AADCJ1137H) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
22. **VEENAVANI BUILDERS LLP** (PAN AAQFA8249L) (formerly VEENAVANI BUILDERS PVT. LTD. - PAN AAECV7908F) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
23. **SUBHMANI NIWAS LLP** (formerly SUBHMANI NIWAS PVT. LTD. - PAN AATCS6190D) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 4B, Chaitan Sett Street, P.S Posta, P.O.Barrabazar, Kolkata – 700007)
24. **AADHIRA NIRMAN LLP** (formerly AADHIRA NIRMAN PRIVATE LIMITED - PAN AAKCA8178J) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 10/1 Burtolla Sreet, P.S Posta, P.O.Burrabazar, Kolkata – 700107).
25. **AADHIRA REAL ESTATE LLP** (PAN ABMFA6961B) (formerly AADHIRA REAL ESTATE PRIVATE LIMITED – PAN AAKCA8200B) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 10/1 Burtolla Sreet, P.S Posta, P.O.Burrabazar, Kolkata – 700107) .
26. **AADRIKA ENCLAVE LLP** (formerly AADRIKA ENCLAVE PRIVATE LIMITED - PAN AAKCA8207G) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 10/1 Burtolla Sreet, P.S Posta, P.O.Burrabazar, Kolkata – 700107) .
27. **AAKAANKSHA COMPLEX LLP** (formerly AAKAANKSHA COMPLEX PRIVATE LIMITED - PAN AAKCA8208K) A limited liability Partnership having

- registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 10/1 Burtolla Sreet, P.S Posta, P.O.Burrabazar, Kolkata – 700107)
28. **AAMOD CONSTRUCTION LLP** (PAN ABMFA6960A) (formerly AAMOD CONSTRUCTION PRIVATE LIMITED - PAN AAKCA8206H) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 10/1 Burtolla Sreet, P.S Posta, P.O.Burrabazar, Kolkata – 700107) .
 29. **NETTLE VILLA LLP** (formerly NETTLE VILLA PVT. LTD. - PAN AAECN0598B), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019) .
 30. **PARSLEY NIRMAN LLP** (formerly PARSLEY NIRMAN PRIVATE LIMITED - PAN AAGCP7124D) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 31. **PEONY RESIDENCY LLP** (formerly PEONY RESIDENCY PRIVATE LIMITED - PAN AAGCP 7125C) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 32. **ROSEBAY HOUSING LLP** (formerly ROSEBAY HOUSING PRIVATE LIMITED - PAN AAGCR0033D) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 33. **SALVIA NIWAS LLP** (formerly SALVIA NIWAS PRIVATE LIMITED - PAN AARCS7764B) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 34. **SEDUM NIRMAN LLP** (PAN ADSFS7718N) (formerly SEDUM NIRMAN PRIVATE LIMITED - PAN AARCS7764B) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 53, Suhasini Ganguly Sarani, Kolkata- 700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 35. **SNOWBALL VILLA LLP** (PAN ADSFS7716C) (formerly SNOWBALL VILLA PRIVATE LIMITED - PAN AARCS7765A) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 53, Suhasini Ganguly Sarani, Kolkata- 700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)

36. **THYME HOME LLP** (PAN AAOFT1013G) (formerly THYME HOME PRIVATE LIMITED - PAN AAECT3204A), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 53, Suhasini Ganguly Sarani, Kolkata- 700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata - 700019)
37. **VERAINE AASHIANA LLP** (PAN AAQFV8131K) (formerly VERAINE AASHIANA PRIVATE LIMITED PAN AAECV1173C), A Company registered under the Companies Act having its Regd. Office at 53, Suhasini Ganguly Sarani, Kolkata- 700025 (formerly 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
38. **YERROW HOUSING LLP** (PAN AACFY2366B) (formerly YERROW HOUSING PRIVATE LIMITED - PAN AAACY5575F) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 53, Suhasini Ganguly Sarani, Kolkata- 700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
39. **ABHIPRITHI BUILDERS LLP** (formerly ABHIPRITHI BUILDERS PRIVATE LIMITED - PAN AAKCA8195K) (formerly ABHIPRITHI BUILDERS PRIVATE LIMITED) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
40. **ABHIPRITHI ENCLAVE LLP** (PAN AAKCA8175F) (formerly ABHIPRITHI ENCLAVE PRIVATE LIMITED - PAN AAKCA8175F) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
41. **ABHIPRITHI GRIHA LLP** (PAN ABMFA6956E) (formerly ABHIPRITHI GRIHA PRIVATE LIMITED - PAN AAKCA8173D) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
42. **ABHIPRITHI INFRACON LLP** (formerly ABHIPRITHI INFRACON PRIVATE LIMITED - PAN AAKCA8174E) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
43. **ABHIPRITHI NIRMAN LLP** (formerly ABHIPRITHI NIRMAN PRIVATE LIMITED - PAN AAKCA8198E), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)

44. **ABHIPRITHI VILLA LLP** (PAN ABMFA6957F) (formerly ABHIPRITHI VILLA PRIVATE LIMITED - PAN AAKCA8169R), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
45. **BALADEVA VILLA LLP** (PAN AATFB8788K) (formerly BALADEVA VILLA PRIVATE LIMITED - PAN AAFCB3960L) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O. Ballygunge, Kolkata – 700019)
46. **BALADEVA INFRASTRUCTURE LLP** (formerly BALADEVA INFRASTRUCTURE PRIVATE LIMITED - PAN AAFCB3963K), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
47. **SHIVIKA CONCRETE FOUNDATION LLP** (PAN ABMFS8389M) (formerly SHIVIKA CONCRETE FOUNDATIONS PRIVATE LIMITED - PAN AASCS7687Q) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata - 700019)
48. **SHIVIKA REAL ESTATE LLP** (formerly SHIVIKA REAL ESTATE PRIVATE LIMITED - PAN AASCS7674R) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019))
49. **AADRIKA GRIHA LLP** (formerly AADRIKA GRIHA PRIVATE LIMITED - PAN AAKCA8085E) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
50. **AADRIKA NIRMAN LLP** (formerly AADRIKA NIRMAN PRIVATE LIMITED - PAN AAKCA8192Q), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 50, Suburban School Road, P.S Kalighat, P.O.Bhowanipopre, Kolkata – 700025)
51. **AAKAANKSHA AAVAS LLP** (formerly AAKAANKSHA AAVAS PRIVATE LIMITED - PAN AAKCA8117B) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)

52. **AAKAANKSHA ENCLAVE LLP** (PAN ABMFA6952A) (formerly AAKAANKSHA ENCLAVE PRIVATE LIMITED - PAN AAKCA8170A) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
53. **AAKAANKSHA GRIHA LLP** (PAN ABMFA6959M) (formerly AAKAANKSHA GRIHA PRIVATE LIMITED - PAN AAKCA8077E) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025).
54. **AAKAANKSHA REAL ESTATE LLP** (formerly AAKAANKSHA REAL ESTATE PRIVATE LIMITED - PAN AAKCA8193R) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025).
55. **AASHINYA AAVAS LLP** (PAN ABMFA6953B) (formerly AASHINYA AAVAS PRIVATE LIMITED - PAN AAKCA8087G) A Company registered under the Companies Act having its Regd. Office at 50, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata - 700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata - 700025) .
56. **AASHINYA BUILDERS LLP** (formerly AASHINYA BUILDERS PRIVATE LIMITED - PAN AAKCA8084F) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
57. **AASHINYA COMPLEX LLP** (PAN ABMFA6954G) (formerly AASHINYA COMPLEX PRIVATE LIMITED - PAN AAKCA8171B) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
58. **AASHINYA DEVELOPERS LLP** (PAN ABMFA6950C) (formerly AASHINYA DEVELOPERS PRIVATE LIMITED - PAN AAKCA8079L) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025)
59. **AASHINYA ENCLAVE LLP** (PAN ABMFA6949D) (formerly AASHINYA ENCLAVE PRIVATE LIMITED - PAN AAKCA8172C) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-

- 700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
60. **AASHINYA NIRMAN LLP** (PAN ABMFA6949DF) (formerly AASHINYA NIRMAN PVT. LTD - PANAAKCA8196L) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
 61. **AASHINYA NIWAS LLP** (formerly AASHINYA NIWAS PVT. LTD. - PAN AAKCA8078M) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 53, Suburban School Road, P.S Kalighat, P.O. Bhowanipore, Kolkata – 700025),
 62. **SHIVIKA PROCON LLP** (PAN ADSFS8391P) (formerly SHIVIKA PROCON PRIVATE LIMITED - PAN AASCS7683L) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.- Ballygunge, Kolkata – 700019)
 63. **SHIVIKA KUTIR LLP** (PAN ADSFS8390N) (formerly SHIVIKA KUTIR PRIVATE LIMITED - PAN AASCS7681J) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O. Ballygunge, Kolkata – 700019)
 64. **SHIVIKA HOUSING LLP** (formerly SHIVIKA HOUSING PRIVATE LIMITED - PAN AASCS7738J), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kol-26 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O. Ballygunge, Kolkata – 700019)
 65. **SHIVIKA PROMOTERS LLP** (PAN ADSFS8387F) (formerly SHIVIKA PROMOTERS PRIVATE LIMITED - PAN AASCS7690H) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 66. **SHIVIKA PLAZA LLP** (PAN ADSFS8394J) (formerly SHIVIKA PLAZA PRIVATE LIMITED - PAN AASCS7676P) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 67. **SHIVIKA NIRMAN LLP** (PAN ADSFS8396L) (formerly SHIVIKA NIRMAN PRIVATE LIMITED - PAN AASCS7677N) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd.

- Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
68. **SHIVIKA AWAS LLP** (formerly SHIVIKA AWAS PRIVATE LIMITED - PAN AASCS7689A) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 69. **BALADEVA APARTMENT LLP** (formerly BALADEVA APARTMENT PRIVATE LIMITED - PAN AAFCB3964Q) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 70. **BALADEVA FOUNDATION LLP** (PAN AATFB8787G) (formerly BALADEVA FOUNDATION PVT. LTD. - PAN AAFCB3965R) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 71. **BALADEVA HOMES LLP** (formerly BALADEVA HOMES PVT. LTD. - PAN AAFCB3973R) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 72. **SATYALAXMI NIRMAN LLP** (formerly SATYALAXMI NIRMAN PRIVATE LIMITED - PAN AASCS7679C) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 73. **SATYALAXMI INFRACON LLP** (formerly SATYALAXMI INFRACON PRIVATE LIMITED - PAN AASCS7680K), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 74. **SATYALAXMI INFRAPROJECT LLP** (formerly SATYALAXMI INFRAPROJECT PRIVATE LIMITED - PAN AASCS7672K) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 75. **CONCORD BARTER LLP** (formerly CONCORD BARTER PRIVATE LIMITED - PAN NO. AACCC8548G) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 50, Suburban School Row, P.S Bhowanipore, P.O Bhowanipore, Kolkata – 700025)

76. **FAST FLOW MARKETING LLP.** (formerly FAST FLOW MARKETINGS PRIVATE LIMITED - PAN AAACF9940M) A Company registered under the Companies Act having its Regd. Office at 50, Suburban School Row, P.S Bhowanipore, P.O Bhowanipore, Kolkata – 700025)
77. **AROKYA INFRASTRUCTURE LLP** (PAN ABMFA6948C) (formerly AROKYA INFRASTRUCTURE PRIVATE LIMITED - PAN AALCA7081P), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025, (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019))
78. **SHIVIKA CITY HOMES LLP** (PAN ADSFS7709R) (formerly SHIVIKA CITY HOMES PRIVATE LIMITED - PAN AASCS7688B), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 53, SUHASINI GANGULY SARANI, KOLKATA-700025, (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
79. **SHIVIKA BUILDERS LLP** (PAN ADSFS7710E) (formerly SHIVIKA BUILDERS PRIVATE LIMITED - PAN AASCS7691G) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 53, SUHASINI GANGULY SARANI, KOLKATA-700025, (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
80. **SHIVIKA REALTORS LLP** (formerly SHIVIKA REALTORS PRIVATE LIMITED - PAN AASCS7686R) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026, (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
81. **JANMBHUMI AWAS LLP** (formerly JANMBHUMI AWAS PRIVATE LIMITED - PAN AADCJ1140Q) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
82. **JANMBHUMI BUILDCON LLP** (formerly JANMBHUMI BUILDCON PRIVATE LIMITED - PAN AADCJ1139K), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
83. **AADRIKA NIWAS LLP** (formerly AADRIKA NIWAS PRIVATE LIMITED - PAN AAKCA8201A), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 10/1 Burtolla Sreet, P.S Posta, P.O.Burrabazar, Kolkata – 700107)
84. **SHIVIKA ENCLAVE LLP** (PAN ADSFS7717D) (formerly SHIVIKA ENCLAVE PRIVATE LIMITED - PAN AASCS7693E) A limited liability Partnership having

- registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 53, Suhasini Ganguly Sarani, Kolkata- 700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019) ;
85. **ANANTA DEALTRADE PRIVATE LIMITED** (PAN AAJCA5087F) A Company registered under the Companies Act having its Regd. Office at 50, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025) ;
 86. **MILFOIL RESIDENCY LLP** (PAN ABJFM4341C) (formerly MILFOIL RESIDENCY PRIVATE LIMITED - PAN AAICM0497J) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 53, Suhasini Ganguly Sarani, Kolkata- 700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019) ;
 87. **MILFOIL NIWAS LLP** (formerly MILFOIL NIWAS PRIVATE LIMITED - PAN AAICM0933H) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019) ;
 88. **AADRIKA AAVAS LLP** (formerly AADRIKA AAVAS PRIVATE LIMITED - PAN AAKCA8086H) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025) ;
 89. **AADRIKA COMPLEX LLP** (PAN ABMFA6648P) (formerly AADRIKA COMPLEX PRIVATE LIMITED - PAN AAKCA8082D) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 53, SUHASINI GANGULY SARANI, KOLKATA-700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025) ;
 90. **ROOPTARA REAL ESTATES LLP** (formerly ROOPTARA REAL ESTATES PVT. LTD. - PAN AAHCR3521P) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 50, Suhasini Ganguli Sarani, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025) ;
 91. **VEENAVANI AAWAS PRIVATE LIMITED.** (PAN AAECV7901N) A Company registered under the Companies Act having its Regd. Office at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019 represented by its Authorised Signatory Mr. Ram Kumar Kedia (PAN AFCK8373B), son of Late Nagarmal Kedia residing at 50, Sub-Urban School Road, P.S. Kalighat, P.O Bhowanipur, Kolkata- 700025
 92. **VEENAVANI APARTMENT PRIVATE LIMITED.**(PAN AAECV 7905J) A Company registered under the Companies Act having its Regd. Office at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019 represented by its Authorised Signatory Mr. Ram Kumar Kedia (PAN

- AFCPK8373B), son of Late Nagarmal Kedia residing at 50, Sub-Urban School Road, P.S. Kalighat, P.O Bhowanipur, Kolkata- 700025
93. **VEENAVANI COMPLEX PRIVATE LIMITED**.(PAN AAECV7904K) A Company registered under the Companies Act having its Regd. Office at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019 represented by its Authorised Signatory Mr. Ram Kumar Kedia (PAN AFCPK8373B), son of Late Nagarmal Kedia residing at 50, Sub-Urban School Road, P.S. Kalighat, P.O Bhowanipur, Kolkata- 700025
 94. **EVERBLINK ENCLAVE LLP** (PAN AAHFE2699A) (formerly EVERBLINK ENCLAVE PVT LTD - PAN AAECE0385R), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025) ;
 95. **AROKYA BUILDERS LLP** (formerly AROKYA BUILDERS PVT LTD - PAN AALCA7086L) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr, Shayamadas Row, P.O. Ballygunge Police Station- Ballygunge, Kolkata- 700019) represented by its Authorised Signatory Mr. Abhijit Chakraborty (PAN AEIPC9889H), son of Late Mr. Sourindra Mohan Chakraborty residing at 7 B, Indrani Park, P.S. Charu Market, P.O Tollygunge, Kolkata- 700025.
 96. **.VEENAVANI AWAS PRIVATE LIMITED** (PAN AAECV7909N) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata-700019,P.O.Ballygunge,Police-Station-Ballygunge;
 97. **AAMOD NIWAS PRIVATE LIMITED** (PAN AAKCA8183B), A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, P.O.Burrabazar, Police Station Posta
 98. **AAMOD VILLA PRIVATE LIMITED** (PAN AAKCA8203C) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, P.O. Burrabazar, Police Station- Posta,
 99. **ANULEKHA BUILDERS PRIVATE LIMITED** (PAN AAKCA8202D) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, P.O. Burrabazar, Police Station- Posta,
 100. **AVANEESH NIRMAN PRIVATE LIMITED**. (PAN AAKCA8188L), A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, P.O. Burrabazar, Police station- Posta, Kolkata- 700007,
 101. **AVANEESH AAVAS PRIVATE LIMITED**. (PAN AAKCA8185H) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, P.O. Burrabazar, Police Station- Posta, Kolkata- 700007,
 102. **AVANEESH COMPLEX PRIVATE LIMITED**. (PAN AAKCA8205E) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtola Street, P.O. Burrabazar, Police Station- Posta, Kolkata- 700007,

103. **AVANEESH ENCLAVE PRIVATE LIMITED**. (PAN AAKCA8209J) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, P.O. Burrabazar, Police Station-Posta,
104. **AVANEESH GRIHA PRIVATE LIMITED**. (PAN AAKCA8181D) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, P.O. Burrabazar, Police Station-Posta,
105. **AVANEESH REAL ESTATE PRIVATE LIMITED**. (PAN AAKCA8180C) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, P.O. Burrabazar, Police Station-Posta,
106. **AVANEESH VILLA PRIVATE LIMITED**. (PAN AAKCA8184G) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, P.O. Burrabazar, Police Station-Posta,
107. **AVIGHNA COMPLEX PRIVATE LIMITED** (PAN AAKCA8189M) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, Police Station- Posta,
108. **AVIGHNA ENCLAVE PRIVATE LIMITED** (PAN AAKCA8186E) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, Police Station- Posta,
109. **AZALEA AAVAS LLP** (formerly AZALEA AAVAS PVT LTD PAN AAKCA8199F) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, Police Station-Posta,
110. **AZALEA DEVELOPERS LLP** (formerly AZALEA DEVELOPERS PVT LTD PAN AAKCA8177H) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, Police Station- Posta,
111. **AVIGHNA NIRMAN PRIVATE LIMITED** (PAN AAKCA8179K) A Company registered under the Companies Act having its Regd. Office at P.O. Burrabazar, 10/1, Burtolla Street, Kolkata- 700007, Police Station- Posta,
112. **ALLIUM ENCLAVE PRIVATE LIMITED** (PAN AAKCA7534L) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata- 700019, P.O. Ballygunge, Police Station-Ballygunge,
113. **ANGELICA COMPLEX PRIVATE LIMITED** (PAN AAKCA7535M) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata- 700019, P.O. Ballygunge, Police Station-Ballygunge,

114. **ANGELICA CONSTRUCTION PRIVATE LIMITED** (PAN AAKCA7540A) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata-700019,P.O. Ballygunge , Police-Station-Ballygunge,
115. **ARROWLEAF COMPLEX PRIVATE LIMITED** (PAN AAKCA7533P) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata-700019,P.O.Ballygunge,Police-Station-Ballygunge,
116. **ARROWLEAF NIWAS PRIVATE LIMITED** (PAN AAKCA7539H) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata-700019,P.O.Ballygunge,Police-Station-Ballygunge,
117. **COLUMBINE GRIHA PRIVATE LIMITED** (PAN AA ECC9403E) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata- 700019,P.O. Ballygunge , Police Station- Ballygunge,
118. **ARROWLEAF VILLA PRIVATE LIMITED** (PAN AAKCA7538G) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata- 700019, P.O. Ballygunge ,Police Station- Ballygunge,
119. **LAUREL NIRMAN PRIVATE LIMITED** (PAN AACCL3040L) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, P.O. Ballygunge, Police Station-Ballygunge, Kolkata-700019,
120. **MILFOIL AASHIANA PRIVATE LIMITED** (PAN AAICM0496K) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, P.O. Ballygunge, Police Station- Ballygunge, Kolkata- 700019,
121. **AROKYA NIRMAN PRIVATE LIMITED** (PAN AALCA7084J) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, P.O. Ballygunge , Police Station- Ballygunge, Kolkata-700019,
122. **CHAKRADEV REAL ESTATE PRIVATE LIMITED** (PAN AAFCC2907E) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, P.O. Ballygunge, Police Station-Ballygunge, Kolkata- 700019,
123. **AROKYA ENCLAVE PRIVATE LIMITED** (PAN AALCA7088E) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, P.O. Ballygunge, Police Station- Ballygunge, Kolkata- 700019,
124. **MAINAK NIWAS PRIVATE LIMITED** (PAN AAICM6485A) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, P.O. Ballygunge, Police Station- Ballygunge, Kolkata-700019,

125. **MAINAK AWAS PRIVATE LIMITED** (PAN AAICM6478R), A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shayamadas Row, P.O. Ballygunge Police Station- Ballygunge, Kolkata-700019,
126. **ANULEKHA COMPLEX PRIVATE LIMITED** (PAN AAKCA8197M) A Company registered under the Companies Act having its Regd. Office at 53, Suburban School Row, P.O._Bhowanipore, Police Station- Kalighat, Kolkata- 700025,
127. **ANULEKHA DEVELOPERS PRIVATE LIMITED** (PAN AAKCA8083C) A Company registered under the Companies Act having its Regd. Office at 53, Suburban School Road, P.O. Bhowanipore Police Station- Kalighat, Kolkata- 700025,
128. **ANULEKHA NIRMAN PRIVATE LIMITED** (PAN AAKCA8210D) A Company registered under the Companies Act having its Regd. Office at 53, Suburban School Road, P.O. Bhowanipore, Police Station- Kalighat, Kolkata- 700025,
129. **ANULEKHA REAL ESTATE PVT LTD** (PAN AAKCA8194J) A Company registered under the Companies Act having its Regd. Office at 53, Suburban School Road, P.O. Bhowanipore Police Station- Kalighat, Kolkata- 700025,
130. **AADHIRA ENCLAVE PRIVATE LIMITED** (PAN AAKCA7536J) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata-700019, P.O. Ballygunge, Police-Station-Ballygunge,
131. **ALLIUM CONSTRUCTION PRIVATE LIMITED** (PAN AAKCA8178G) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata- 700019, P.O. Ballygunge Police Station- Ballygunge,
132. **AZALEA ENCLAVE PRIVATE LIMITED** (PAN AAKCA8190N) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, P.O. Burrabazar , Police Station-Posta,
133. **SHIVIKA PROPERTIES PRIVATE LIMITED** (PAN AASCS7685N) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata- 700019, P.O. Ballygunge , Police Station- Ballygunge,
134. **CURRENT GRIHA PRIVATE LIMITED** (PAN AAEECC9125H) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata- 700019, P.O. Ballygunge , Police Station-Ballygunge,
135. **EVERBLINK BUILDERS PRIVATE LIMITED**.(PAN AADCE9737C) A Company registered under the Companies Act having its Regd. Office at 50, Suhasini Ganguly Sarani, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025

136. YOGINE INFRASTRUCTURE LLP.(PAN AACFY2387E) A Limited Liability Partnership Firm registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, Suburban School Road, P.S Kalighat, P.O.Bhawanipore, Kolkata – 700025.

All of the Owners are collectively represented by their authorised Signatory Mr. _____ (PAN _____), (Mobile No. _____)son of Late/Mr. _____ having his Office at _____ hereinafter jointly referred to as the OWNERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in respect of the companies and firms/LLPs their respective successor or successors-in-interest and assigns) of the **FIRST PART**

AND

RAGHABPUR PROJECTS LLP (PAN AAVFR7495R) Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 having its regd. Office at 36/1A, Elgin Road, Kolkata – 700 020, represented by its authorized signatory _____(PAN No. _____), (Mobile No. _____) son of _____ authorized vide resolution of the Partners dated _____residing at _____ , P.O _____, P.S _____, Kolkata - _____ hereinafter referred to as the "**PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor in interest , executors, administrators, and permitted assignees including those of the respective partners) of the **SECOND PART**:

AND

[If the Allottee is the company]

_____(CIN no. _____), a company incorporated under the provision of the companies act , [1956 or 2013 , as the case may be], having its registered office at _____ (PAN - _____), represented by its authorized signatory _____(Aadhar No. _____) duly authorized vide board resolution dated _____ hereinafter referred to as the" Allottee " (which

expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor in interest , executors, administrators, and permitted assignees) of the THIRD PART:

[or]

[If the Allottee is the Partnership Firm **or a LLP**

_____ a partnership firm (or a Limited (**or A LLP**) registered under the Indian Partnership Act, 1932 (or registered under the Limited Liability Partnership Act 2008) having its principal place of business at _____(PAN - _____), represented by its authorized Partner, _____(Aadhar No. _____) authorized vide _____ hereinafter referred to as the” Allottee “ (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the present Partners for the time being of the Firm, the survivor or survivors of them, their heirs, executors and administrators of the last surviving Partner and his /her/ their assigns.) of the THIRD PART:

[or]

[If the Allottee is an Individual]

(1) Mr. / Ms. _____(Aadhar No. _____) son / daughter of _____, aged about _____, residing at _____ , PAN no. _____)and **(2)** Mr. / Ms. _____(Aadhar No. _____) son / daughter of _____, aged about _____, residing at _____ , **PAN no.** _____) hereinafter jointly referred to as the” Allottee “ (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, legal representatives, and permitted assignees) of the THIRD PART:

[or]

[If the Allottee is a HUF]

Mr..... (PAN No.....) son of _____, aged about _____, for self and as the Karta of the Hindu Joint Mitakshara Family known asHUF, having its place of business/ residing at _____ , PAN no. _____) hereinafter referred to as the” Allottee “ (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the members or member for the time being of the said HUF, and their respective heirs, executors, administrators, and permitted assigns as well as the members of the said HUF, their heirs , executors, administrators, successor in interest and permitted assigns,) of the THIRD PART:

WHEREAS:

- A. (i) The Owners are seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring 12.09Acres equivalent of 731.44 Cottahs more or less hereinafter referred

to as the '**Purchased Land**' more fully described in **Part-I** of **FIRST SCHEDULE** -

(ii) Other than the Said Purchased Land, the Owners as well as the Promoter are in the process of adding new parcels of land measuring about 19 decimal in the adjoining area where they intend to develop a Row House Complex more fully described in **Part-II** of the **FIRST SCHEDULE**. After addition the present area of the Said Entire Row House/Bungalow Complex will increase and the Allottee has no objection to such increase in the area of the Said Land. The Allottee further agrees to allow and hereby gives his consent to the Promoter for modification of plan to incorporate such Land already purchased and/or to be purchased and/or the constructions to be made thereon and also sharing of common amenities, facilities, services amongst each other. Developer will also create few more facilities in the future development defined hereinafter which will also be shared by Allottees of all phases in terms of Rule 10 of the said Act.

(iii) The Purchased Land and the 'To be purchased Land' aggregating to 12.28 Acres more fully described in **Part -III** of Schedule - A hereunder written and hereinafter referred to as the **PROJECT LAND** and also delineated in a map externally bordered in '**RED**' annexed hereto and marked **ANNEX-A**.

(iv) Out of the said Project Land R.S Dag No.221 admeasuring 19 Decimal is vested to the State and the Promoter has applied to the Government for seeking settlement of the same on long term Lease basis which is expected shortly. Such Land is internally bordered in 'Blue' and delineated in the map annexed hereto and marked '**Annex-A**'.

(v) The First Phase /Project of the Housing Complex is completed on land measuring 4.98 Acres out of 6.91 Acres more or less out of the Said Entire Row House Complex more fully described in Part-IV of the **FIRST SCHEDULE** and hereinafter referred to as the **FIRST PHASE LAND** and

delineated in the Map annexed hereto marked **ANNEX-A** and internally bordered in **'GREEN'**.

(vii) The Second Phase/Project Is being developed on land measuring 0.76 Acres out of 0.88 Acres more or less more fully described in Part-V of the **FIRST SCHEDULE** and hereinafter referred to as the **SAID SECOND PHASE LAND/SAID LAND** and delineated in the Map annexed hereto marked **ANNEX-A** and internally bordered in **'PINK'**.

(viii) The Third Phase/Project Is being developed on land measuring 4.80 Acres out of 10.47 Acres more or less more fully described in Part-VI of the **FIRST SCHEDULE** and hereinafter referred to as the **SAID THIRD PHASE LAND/SAID LAND** and delineated in the Map annexed hereto marked **ANNEX-A** and internally bordered in **'BROWN'**

(ix) The Fourth Phase/Project Is completed/partially completed on land measuring 7 decimal out of 12.09 Acres more or less more fully described in Part-VII of the FIRST SCHEDULE and hereinafter referred to as the SAID FOURTH PHASE LAND/SAID LAND and delineated in the Map annexed hereto marked ANNEX-A and internally bordered in 'PURPLE'

(vi) **Further** Phases/Projects of the Row House Complex will be developed on Land measuring 1.32 Acres more or less hereinafter referred to as the **FUTURE PHASE LAND** and delineated in the Map annexed hereto marked **ANNEX-A** and internally bordered in **'YELLOW'**.

- A) The said owners' contemplated development of their land by construction of a Row House/Bungalow Project in a phase-wise manner and for that purpose had entered into a Development Agreement dated 15.03.2018 appointing M/S Srijan Realty Pvt. Ltd. as the Developer which was registered in the Office of the DSR-IV and recorded in Book No.I , Volume No.1604/2018, Pages 71475 to 71999 Being No.160402469 for the year 2018.
- B) For the purpose of development the said Developer namely Srijan Realty Pvt. Ltd. alongwith two others formed a LLP named M/S

Raghabpur Projects LLP, Promoter named herein as the ultimate Developer of the project.

- C) The Fourth Phase of the Row House/Bungalow Complex named 'NIRVANA' has already been developed and completed/partially completed by the Promoter on land measuring .42 Acres out of 12.09 Acres more or less out of the Said Entire Housing Complex more fully described in **Part-VII** of the **FIRST SCHEDULE** and hereinafter referred to as the **FIRST PHASE** where all the Row Houses/Bungalows have been sold. The said Completed Phase is demarcated in the Plan annexed hereto and internally bordered in color ' _____ ',
- D) The Owners/Vendors also executed a Power Of Attorney dated _____ registered in the Office of the _____ and recorded in Book No._____, Volume No._____, Pages _____ to _____ Being No._____ for the year _____and granted the necessary powers unto the Promoter for undertaking the Development of the Phase/Project.
- E) All The Facilities and Amenities, roadways, internal pathways, infrastructure etc. irrespective of their location in any of the phases will be mutually shared by all the phases of the entire Row House/Building Complex as part of a common integrated development.
- F) The Promoter obtained a Building Plan No887/1017/ KMDA dated 27/09/2023 sanctioned by the South 24 Parganas Zila Parishad. .
- G) The promoter has registered the project under the provision of the RERA at Kolkata on..... under registration no.....;

- H) The Promoter has since completed the construction of Row House/Bungalow No.----- in Phase-IV and obtained Completion Certificate No._____ dated _____ from the Competent Authority.
- I) Pursuant to Expression of Interest by the Allottee dated ----- the Promoter granted allotment by issuing a Provisional Booking Letter dated _____ to the allottee and thereafter by an Agreement for Sale dated _____ executed by and between the Owners/Vendors of the First Part, the Promoter of the Second Part and the Allottee of the Third Part, and registered in the Office of the _____ and recorded in Book No.____, Volume No._____, Pages _____ to _____ Being No._____ for the year _____, the Owners and the Promoter had agreed to sell and the Purchaser had agreed to purchase ALL THAT the two storied (G+1)/(G+2) Row House / Bungalow no.....having carpet area of square feet corresponding to Built-up area of _____ square feet more fully described in the **SECOND SCHEDULE** hereunder written and demarcated in the Block Plan annexed hereto and marked **ANNEX-A** and pro rata share (in the “common areas” (user right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities and also user right in the land beneath the building as defined under clause (m) of section 2 of the Act which includes exclusive use of the Balcony admeasuring _____ Sq.Ft and also exclusive use of the front yard open area(which includes Car Parking Area) admeasuring _____ Sq.Ft and the backyard area admeasuring _____ Sq.Ft and the Roof admeasuring _____ Sq.Ft. and Additional Backyard admeasuring _____ Sq.Ft appertaining to the Unit (hereinafter referred to as the “**Row House /Bungalow** “ at and for a consideration of **Rs._____/- (Rupees _____ only).**

- J) Other than the project land promoter has plan to add more Land in the entire project land and extend the complex by purchasing more adjacent land for various other phases herein after referred to as Future Phases.
- K) Further phases will be added in future at the discretion of the Promoter as per land already acquired and further to be acquired. And also future phases and all phases will share the common amenities, facilities and services amongst each other as per Rule 10 of the Act..
- L) The Owners and the Promoter have further decided that the aggregate FAR sanctioned for the entire Row House/Bungalow Complex need not be uniformly utilized in all the different projects/ phases and the Promoter may vary the utilization of the sanctioned FAR from phase to phase without exceeding the total sanctioned FAR for the First Phase.
- M) Till such time the Mother/Apex Association takes over the entire administration, the Allottees who have taken possession in completed phases will be required to pay the Common Expenses pertaining to their own phase as well as the Common Area Maintenance expenses(CAM) and common services of all common amenities and club which is as and when made available for the benefit, use and enjoyment of the Allottees of each phase of the entire complex including those parts which are under construction by separate bills towards maintenance of common pathways, basic infrastructure etc. and in this regard the Allottee is made aware that the said charges shall at all times be calculated on the basis of total expenses on amenities, club and common services divided by the area for which notice of possession has been issued by the builder

for and including all the phases and by reason thereof the initial CAM charges may be relatively higher which may progressively become less as more and more Allottees take up possession (Notice of Possession) in subsequent phases. The Mother/Apex Association will ultimately take over the administration of all the facilities and other common purposes as several service connections/facilities will be common to all the phases.

- N) The occupants of Row Houses/Bungalows in other phases of the Project including future phases shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually.
- O) It is clarified that Project's Infrastructure, services, facilities and amenities together with all common areas, easements, rights and appurtenances belonging thereto shall be available mutually for use and enjoyment of the Allottees of the entire Row House/Bungalow Project with further future extensions.
- P) The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is more and Promoter has planned to utilize more Floor Space Index by availing of FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations. The Promoter has disclosed as proposed above his intention to use more FAR to be utilized by him on the Project Land and Allottee has agreed to purchase the Said Row House/Bungalow based on the proposed construction and sale of Row House/Bungalow to be carried out by the Promoter by utilizing the proposed FAR and on

the understanding that the declared proposed FAR shall belong to the Promoter only. If any FAR remains unutilized in the earlier phases, the Promoter will be at liberty to consume the same in later phases at its discretion.

- Q) The Promoter may at any subsequent period undertake development of a separate Complex on land which is adjacent but not part of this Row House/Bungalow Complex and in that case the Promoter may decide to provide for a passage way across this Row House/Bungalow Complex and for this purpose the Promoter shall enter into an irrevocable License deed with the Owners of the Adjoining land which shall be perpetually binding upon the Row House/Bungalow Owners of this Row House/Bungalow Complex and their Association . The Promoter may extend the size of the Complex as presently envisaged by causing development of another Project/Phase on land contiguous to the present Complex whereupon the Promoter will be entitled to amalgamate the extended development by integrating it with this Complex with shared infrastructure and common facilities which means that the facilities available in this complex will be available for use to residents of the extended Project/Phase and similarly the facilities in the extended Project/Phase shall be available for use by the Residents/Occupiers of the present Phases/Complex.

R) RESERVED RIGHTS OF THE PROMOTER:

Since the entire Row House/Bungalow Complex is being developed phase-wise and this phase is among the earlier phases, after this phase is completed and handed over, the Promoter shall grant unto the Allottees and residents of the subsequent phases the right of easement over, along and through the pathways, passages roads and corridors lying within or passing through the earlier phases including this project/phase.

- (i) The Promoter will have the liberty to change the direction of infrastructure services which may be required to be utilized by allottees of the adjoining phase/project.
- (ii) The promoter will have free and uninterrupted access for laying of all gas, water and other pipes, electric, telephone and other wires, conduits and drains which now are or may hereafter during the term be in through under or over the Premises and/or Row House/Bungalows.
- (iii) The Promoter its successors and assigns are hereby permitted , at their own expense to construct further Row House/Bungalow and/or to undertake development of any adjacent property and to utilize easements over, across and under the common elements for utilities, sanitary and storm sewers, security or other types of monitors , cable television lines, walk ways, road ways, and right of way over, across and under the common elements including without limitation any existing utilities, sanitary lines , sewer lines and cable television and to connect the same over, across and under the common elements provided that such utilization , easement, relocation and connections of lines shall not materially impair or interfere with the use of any Row House/Bungalow

The Allottee has : -

- i) fully satisfied himself/herself/themselves as to the title of the Owners/Vendors and the right of the Promoter in respect of the said land.

- ii) inspected the said Development Agreement entered into between the Owner/Vendor and the Promoter.
- iii) inspected the plan sanctioned by the authorities concerned in respect of the Row House/Bungalow constructed by the Promoter and agreed not to raise any objection with regard thereto.
- iv) verified the location and site of the Row House/Bungalow including the egress and ingress hereof, specifications of the Row House/Bungalow and of the complex and also the area of the Row House/Bungalow .
- v) confirmed that the right of the Allottee shall remain restricted to the said Row House/Bungalow and the Properties Appurtenant Thereto.
- vi) Examined and satisfied themselves about the Terms and Conditions as contained in the Agreement for sale dated _____ and agrees to abide by it at all times in future and be bound by the Rules, Regulations and Restrictions contained therein.
- vii) confirmed that the Promoter shall be entitled to change and/or alter and/or modify the said Plan In respect of future phases of the Row House/Bungalow Complex in compliance with section 14 of the Act and other laws as applicable including change of use of any part or portion of the various Row Houses/Bungalows to be constructed erected and completed on the said land and in that event the Allottee shall have no objection to the application of common facilities to such extension.
- viii) satisfied himself/herself / themselves as to the carpet area and the built-up area to comprise in the said Row House/Bungalow .
- ix) Structural stability of the Row House/Bungalow
- x) Construction of the Row House/Bungalow.

- xi) The fittings and fixtures installed at the said Row House/Bungalow.
 - xii) Completion and finishing of the Row House/Bungalow.
 - xiii) The situation of car parking space.
 - xiv) The supply of water and electricity to the Row House/Bungalow.
 - xv) The common facilities and amenities of the Phase/Complex.
 - xvi) Examined the Completion Certificate issued by the Competent Authority in respect of the Row House/Bungalow/Phase.
- S) The words defined in the Agreement for Sale shall have the same meaning in these presents and unless there is anything in the subject or context inconsistent with the said expressions in such a case they shall have the meaning assigned to them.

NOW THIS INDENTURE WITNESSETH that pursuant to the said Agreement and in consideration of the sum of **Rs. _____/- (Rupees _____ only)** of the lawful money of the Union of India well and truly paid by the Allottee to the Promoter (the receipt whereof the Promoter doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Allottee and the said Row House/Bungalow and properties appurtenant thereto the Vendors doth and each of them do hereby grant, transfer, convey, assign and assure and the Promoter doth hereby confirm and assure unto and in favour of the Allottee ALL THAT THE two storied (G+1)/(G+2) Row House / Bungalow no.....having carpet area of square feet corresponding to Built-up area of _____ square feet more fully described in the **SECOND SCHEDULE** hereunder written and demarcated in the Block Plan annexed hereto and marked **ANNEX-A** and pro rata share (in the “common areas” (user right only since

Common Area will be conveyed to Association) common parts, portions, facilities and amenities and also user right in the land beneath the building as defined under the Act which includes exclusive use of the Balcony admeasuring _____ Sq.Ft and also exclusive use of the front yard open area(which includes Car Parking Area) admeasuring _____ Sq.Ft and the backyard area admeasuriung _____ Sq.Ft and the Roof admeasuring _____ Sq.Ft. and Additional Backyard admeasuring _____ Sq.Ft appertaining to the Unit all of which are here to fore as well as hereinafter collectively referred to as the **SAID ROW HOUSE/BUNGALOW AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO**), absolutely and forever free from all encumbrances, charges, liens, attachments, trusts, whatsoever or howsoever **AND TOGETHER WITH** the right to use the common areas installations and facilities as described in detail in the Schedule-E to the Agreement for Sale dated _____ in common with the other Row Houses/Bungalow Owners **AND TOGETHER WITH** all easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Row House/Bungalow And the Rights And Properties Appurtenant thereto **TO HAVE AND TO HOLD** the said Row House/Bungalow and the Rights and Properties Appurtenant thereto hereby granted, transferred and conveyed and every part or parts thereof unto and to the use of the Allottee.

II. AND THE OWNERS/VENDORS AND THE PROMOTER DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE ALLOTTEE as follows:

a) Notwithstanding any act deed matter or thing whatsoever by the Owners/Vendors or the Promoter done or executed or knowingly suffered to the contrary the Owners/Vendors are or the Promoter are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and

sufficiently entitled to Said Row Houses/Bungalow And The Rights And Properties Appurtenant thereto hereby granted sold conveyed, transferred, assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.

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

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

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

e) The Allottee shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances liens, attachments, or trust or claims and demands whatsoever created

occasioned or made by the Owners/Vendors or the Promoter or any person or persons lawfully or equitably claiming as aforesaid.

f) **AND FURTHER THAT** the Owners/Vendors or the Promoter and all persons having or lawfully or equitably claiming any estate or interest in the Said Row House/Bungalow And the Rights And Properties Appurtenant thereto or any part thereof through under or in trust for the Owners/Vendors or the Promoter shall and will from time to time and at all times hereafter at the request and cost of the Allottee make do and execute or cause to be made done and executed all such further lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said Row House/Bungalow And The rights And Properties Appurtenant thereto and every part thereof unto and to the use of the Allottee in the manner as aforesaid as shall or may be reasonably required.

g) The Owners/Vendors and the Promoters have not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby the Said Row House/Bungalow And the Rights And Properties Appurtenant thereto hereby granted transferred and conveyed or expressed so to be or any part thereof is can or may be impeached encumbered or affected in title or otherwise.

h) The Promoter doth hereby further covenant with the Allottee that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Allottee shall produce or cause to be produced to the Allottee or to his/her/their attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Row House/Bungalow and also shall at the like request and costs of the Allottee deliver to the Allottee such attested or other true copies or extracts there from as the Allottee may require and

will in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled.

III. AND THE ALLOTTEE SHALL TO THE END AND INTENT THAT THE OBLIGATIONS AND COVENANTS HEREINAFTER CONTAINED SHALL AT ALL TIMES HEREAFTER RUN WITH THE OWNERSHIP AND POSSESSION OF THE SAID ROW HOUSE/BUNGALOW AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO HEREBY CONVEYED HEREBY COVENANT WITH THE OWNERS/VENDORS AND THE PROMOTER as follows :-

a) To observe, perform, comply with and fulfill the obligations, covenants and conditions on his/her/its/their part to be observed and performed contained in the Agreement for sale as part and parcel of these presents.

b) To become member and/or share holder, as the case may be, of the Apartment Owners Association, upon its formation, without raising any objection whatsoever and also co-operate with the Holding Organization to be formed as be deemed necessary and expedient by the Promoter and also abide by all the rules and regulations restrictions and bye-laws as be framed and/or made applicable by the Promoter and/or the holding Organization for the common purposes and shall also sign and execute all papers, documents and applications for the purpose of formation of the Holding Organization and to do all the necessary acts deed and things.

IV. It is further stated that as on the date of procurement of completion certificate there is no electric connection in the aforementioned row house/bungalow .

**THE FIRST SCHEDULE ABOVE REFERRED TO
PART -I**

(THE PURCHASED LAND)

ALL THAT the piece and parcel of land containing an area of 1175 decimal equivalent to 11.75 Acres (more or less) lying at Mouza Raghampur(J.L.No.74) and 34 Decimal equivalent to 0.34 Acre more or less lying at Mouza Dhamaitala (J.L.No75) under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos. as per Plan annexed hereto.

Mouza- Raghampur, J.L. No. 74

Serial No.	R.S Dag No.	L.R. Dag No.	Purchased Area
1	197	282	65
2	202	218	8
3	203	230	56
4	217	234	19
5	218	236	25
6	220	238	17
7	230	243	18
8	231	280	93
9	234	268	101
10	235	267	8
11	236	266	33
12	237	269	23
13	239	264	20
14	240	263	18
15	245	261	20
16	250	257	12
17	252	256	43
18	255	276	13
19	256	277	17
20	258	278	13
21	259	279	2
22	260	281	110
23	271	283	17
24	244	253	15
25	246	260	14
26	243	252	15
27	225	247	5

1	221	239	19
			19

PART-III

(THE SAID ENTIRE PROJECT LAND)

ALL THAT the piece and parcel of land containing an area of 11.94 Acres (more or less) lying at Mouza Raghampur(J.L.No.74) and 0.34 Acre more or less lying at Mouza Dhamaitala (J.L.No75) aggregating to 12.28 Acres under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos. as per Plan annexed hereto externally bordered in **RED as per ANNEX-A.**

PART-IV

(FIRST PHASE LAND)

ALL THAT the piece and parcel of land containing an area of 498 decimal out of 691 decimal (more or less) lying at Mouza Raghampur (J.L.No.74), L.R.Khatian Khatian Nos. under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos. bordered '**Green**' in the Plan annexed hereto as per **ANNEX-___.**

Sl No.	RS Dag	LR Dag	Area in Dec.
1	224	248	29
2	225	247	40
3	226	246	41
4	227	249	13
5	260	281	110
6	222	240	79
7	223	250	35
8	238	265	36
9	237	269	23
10	239	264	20
11	256	277	17
12	258	278	13
13	236	266	33
14	234	268	101

15	235	267	8
16	231	280	93
			691

PART-V

SAID SECOND PHASE LAND

ALL THAT the piece and parcel of land containing an area of 76 decimal out of 88 decimal (more or less) lying at Mouza Raghampur(J.L.No.74) under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos. bordered '**BLUE**' in the Plan annexed hereto as per **ANNEX-__..**

Sl No.	RS Dag	LR Dag	Area in Dec.
1	217	234	19
2	218	236	25
3	219	237	27
4	220	238	17
			88

PART-VI

SAID THIRD PHASE LAND

ALL THAT the piece and parcel of land containing an area of 480 decimal out of 1047 decimal (more or less) lying at Mouza Raghampur(J.L.No.74) under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos. bordered '**BROWN**' in the Plan annexed hereto as per **ANNEX-__..**

Mouza- Raghampur, J.L. No. 74

Serial No.	R.S Dag No.	L.R. Dag No.	Purchased Area
1	197	282	65
2	202	218	8
3	203	230	56

less) lying at Mouza Raghampur(J.L.No.74) and 34 Decimal equivalent to 0.34 Acre more or less lying at Mouza Dhamaitala (J.L.No75) aggregating to 41 Decimal equivalent to 0.41 Acres under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos. as per Plan annexed hereto.

Mouza- Raghampur, J.L. No. 74

Serial No.	R.S Dag No.	L.R. Dag No.	Purchased Area
1	197	282	65
2	202	218	8
3	203	230	56
4	217	234	19
5	218	236	25
6	220	238	17
7	230	243	18
8	231	280	93
9	234	268	101
10	235	267	8
11	236	266	33
12	237	269	23
13	239	264	20
14	240	263	18
15	245	261	20
16	250	257	12
17	252	256	43
18	255	276	13
19	256	277	17
20	258	278	13
21	259	279	2
22	260	281	110
23	271	283	17
24	244	253	15
25	246	260	14
26	243	252	15
27	225	247	5
28	232	244	3
29	242	251	29
30	219	237	27

31	233	245	3
32	251	258	10
1	222	240	79
2	223	250	35
3	224	248	29
4	226	246	41
5	227	249	13
6	229	242	11
7	241	262	11
8	238	265	36
9	225	247	35
10	228	241	13
TOTAL			1175

Mouza- Dhamaitala, J.L. No.75

Serial No.	R.S Dag No.	L.R. Dag No.	Purchased Area
1	187	212	16
2	186	210	18
Total			34

.THE SECOND SCHEDULE ABOVE REFERRED TO
(THE SAID ROW HOUSE/BUNGALOW AND THE
PROPERTIES APPURTENANT THERETO)

ALL THAT the Row House/Bungalow Unit No._____ having carpet area of square feet corresponding to Built-up area of _____ square feet demarcated in the Block Plan annexed hereto and marked **ANNEX-C** and pro rata share in the common areas (User Right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities and also user right in the land beneath the building as defined under Clause M of Sec 2 of the Act which includes exclusive use of Balcony admeasuring _____ Sq.Ft and also exclusive use of Front Yard area (which includes Car Parking Area) admeasuring _____ Sq.Ft and the Backyard area admeasuring _____ Sq.Ft and the Roof admeasuring _____ Sq.Ft and Additional Backyard admeasuring _____ Sq.Ft. appertaining to the Unit in

First Phase of the Row House/Building Complex named "NIRVANA" under construction on the Schedule-A Land.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED and DELIVERED by the
OWNERS/VENDORS at Kolkata in the presence of:-

FOR _____

AUTHORISED (_____) SIGNATORY AND
CONSTITUTED ATTORNEY

1.

2.

SIGNED and DELIVERED by the
PROMOTER at Kolkata in the
presence of :

1.

2.

SIGNED and DELIVERED by the
ALLOTTEE at Kolkata in the
presence of :

1.

2.

MEMO OF CONSIDERATION

RECEIVED from within-named Allottee/s the
Within-mentioned sum of **Rs.**_____/- on
account of full amount of the Consideration
Money by several cheques of different Drawn
in favour of the PROMOTER on diverse date... **Rs.**_____/-

(Rupees -----only).

WITNESSES:-

1.

2.

Signature Of The Promoter

Drafted by me