

**DEED OF CONVEYANCE**

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

**BETWEEN**

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

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

10. **Chandrani Vinimay Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U74900WB2009PTC135344**, and Income Tax **PAN No. AADCC7843F**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO,
11. **Delightful Estate Developers LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAF-5823**, and Income Tax **PAN No. AAMFD0344A**, having its registered office at "Hasting Chambers", 7C, Kiran Shankar Roy Road, 5th Floor, Room No. 5C, Kolkata 700001 , Police Station Hare Street , Post Office GPO,
12. **Everblink Highrise Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207520**, and Income Tax **PAN No. AAECE0301P**, having its registered office at 16, Biprodas Chatterjee Lane, Shibpur, Howrah - 711 102, Police Station and Post Office Shibpur,
13. **Everest Pratisthan Private Limited**, a company existing under the provisions of the Companies Act 2013, having CIN **U51909WB2009PTC137032**, and Income Tax **PAN No. AACCE2620D**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO,
14. **Gauriputra Developers Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC208645**, and Income Tax **PAN No. AAGCG1941D**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO,
15. **Gladstone Conclave Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207521**, and Income Tax **PAN No. AAGCG0762J**, having its registered office at 66, Jatindra Mohan Avenue, 1<sup>st</sup> Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola,
16. **Glasseye Highrise Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207522**, and Income Tax **PAN No. AAGCG0763K**, having its registered office at 25, R. N. Mukherjee Road, Ground Floor, Kolkata - 700 001, Police Station Hare Street, Post Office R. N. Mukherjee,
17. **Gloxinia Developers Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207530**, and Income Tax **PAN No. AAGCG0764Q**, having its registered office at 230/B, A. J. C. Bose Road, 3<sup>rd</sup> Floor, Kolkata - 700 020, Police Station Bhowanipur, Post Office A.J.C. Bose Road,
18. **Goodwill Dealcomm Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51909WB2009PTC138805**, and Income Tax **PAN No. AADCG7065K**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO,

19. **Graphic Constructions LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAF-5827**, and Income Tax **PAN No. AAPFG2662M**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO,
20. **Hardsoft Constructions Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2012PTC185177**, and Income Tax **PAN No. AACCH9970R**, having its registered office at CF - 131, Sector 1, Salt Lake City, Kolkata - 700 064, Police Station North Bidhannagar, Post Office Bidhannagar,
21. **Jhilmil Agriculture Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U01403WB2013PTC199201**, and Income Tax **PAN No. AADCJ2351B**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO ,
22. **Kalyankari Infrastructure Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC208647**, and Income Tax **PAN No. AAGCK0056K**, having its registered office at CF - 131, Sector - 1, Salt Lake City, Kolkata - 700 064, Police Station North Bidhannagar, Post Office Bidhannagar,
23. **Kheria Developers LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7263**, and Income Tax **PAN No. AAPFK1451L**, having its registered office at 16, Biprodas Chatterjee Lane, Shibpur, Howrah - 711 102, Police Station and Post Office Shibpur
24. **Kheria Realty LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7264**, and Income Tax **PAN No. AAPFK1490D**, having its registered office at 16, Biprodas Chatterjee Lane, Shibpur, Howrah - 711 102, Police Station and Post Office Shibpur
25. **Lakshmi Group Realty Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2016PTC215513**, and Income Tax **PAN No. AADCL0529M**, having its registered office at "Fortuna Tower", 23A, N. S. Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
26. **Lakshmi Hospitality & Farms Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70100WB2016PTC215555**, and Income Tax **PAN No. AADCL0530A**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
27. **Lakshmi Procon Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2008PLC127179**, and Income Tax **PAN No. AABCL4891L**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
28. **Lakshmi Realty Projects Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U45400WB2009PTC137826**, and Income Tax **PAN No.**

- AABCL6475G**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
29. **Lakshmi Steel Industries Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U27310WB2007PTC116932**, and Income Tax **PAN No. AABCL3353K**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
  30. **Lakshmi Transtel Tower Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U29253WB2008PLC127444**, and Income Tax **PAN No. AABCL4955F**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
  31. **Lifewood Developers Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2012PTC185122**, and Income Tax **PAN No. AACCL3285H**, having its registered office at CF - 131, Salt Lake City, Sector – 1, Kolkata - 700 064, Police Station North Bidhannagar, Post Office Bidhannagar
  32. **Lifewood Horticulture Private Limited**, a company existing under the provisions of the Companies Act 2013, having CIN **U01400WB2013PTC193067**, and Income Tax **PAN No. AACCL4766D**, having its registered office at CF - 131, Sector - 1, Salt Lake City, Kolkata - 700 064, Police Station North Bidhannagar, Post Office Bidhannagar
  33. **Lifewood Infrastructure LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAC-8519**, and Income Tax **PAN No. AAFFL4859F**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
  34. **Lifewood Nirman LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAC-8520**, and Income Tax **PAN No. AAFFL4807M**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
  35. **Moonlight Agriculture Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U01403WB2013PTC199094**, and Income Tax **PAN No. AAICM9800H**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
  36. **Moonlight Horticulture Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U01403WB2013PTC199096**, and Income Tax **PAN No. AAICM9799D**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
  37. **Nachiket Developers Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2013PTC191162**, and Income Tax **PAN No. AAECN2724P**, having its registered office at 36A, Sahitya Parishad Street, Triveni Apartments, Kolkata - 700 006, Police Station Burtolla, Post Office Beadon Street

38. **Nightangle Dealtrade Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51909WB2010PTC153487**, and Income Tax **PAN No. AADCN4307P**, having its registered office at 36A, Sahitya Parisad Street, Triveni Apartments, Kolkata - 700 006, Police Station Burtolla, Post Office Beadon Street
39. **Orient Dealmark Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51909WB2010PTC153767**, and Income Tax **PAN No. AABCO3717A**, having its registered office at P-31/A, Kalakar Street, Kolkata - 700 007, Police Station Burrabazar, Post Office Kalakar Street
40. **Palanhar Projects Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2013PTC192943**, and Income Tax **PAN No. AAHCP1387P**, having its registered office at CF - 131, Sector-1, Salt Lake City, Kolkata - 700 064, Police Station North Bidhannagar, Post Office Bidhannagar
41. **Paraag Builders Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U45400WB2014PTC203556**, and Income Tax **PAN No. AAHCP8617Q**, having its registered office at 25, R. N. Mukherjee Road, Kolkata - 700 001, Police Station Hare Street, Post Office R. N. Mukherjee,
42. **Parampita Nirman Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2013PTC192941**, and Income Tax **PAN No. AAHCP1385R**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
43. **Plentyvalley Highrise Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207523**, and Income Tax **PAN No. AAICP2356H**, having its registered office at 25, R. N. Mukherjee Road, Ground Floor, Kolkata - 700 001, Police Station Hare Street, Post Office R. N. Mukherjee
44. **Prarthana Infracon LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAC-8537**, and Income Tax **PAN No. AAQFP4581R**, having its registered office at 39/40, Hara Prasad Shastri Sarani, Block H, New Alipore, Kolkata - 700 053, Police Station and Post Office New Alipore
45. **Purnasatya Developers Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2011PTC162573**, and Income Tax **PAN No. AAGCP0056Q**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
46. **Ramadhuta Properties Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207517**, and Income Tax **PAN No. AAHCR4162L**, having its registered office at 14E/2/1A, Naktala Road, 2<sup>nd</sup> Floor, Kolkata - 700 047, Police Station Jadavpur, Post Office Naktala,
47. **Rambhakt Buildcon LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAH-2032**, and Income Tax **Pan No.**

- AAUFR4930J**, having its registered office at 66, Jatindra Mohan Avenue, 1<sup>st</sup> Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola,
48. **Rashdhara Realestates Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC208648**, and Income Tax **PAN No. AAHCR5450P**, having its registered office at "Fortuna Tower", 23A, N. S. Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
  49. **Retrodesign Constructions LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAF-5828**, and Income Tax **PAN No. AATFR5729C**, having its registered office at 26, Belvedere Road, 1st Floor, Alipore, Kolkata - 700027 , Police Station Alipore, Post Office Alipore
  50. **Risewell Estates Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2012PTC184585**, and Income Tax **PAN No. AAGCR0023B**, having its registered office at 16A, Shakespeare Sarani, Kolkata - 700 071, Police Station and Post Office Shakespeare Sarani
  51. **Santainath Real Estate LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7268**, and Income Tax **PAN No. ACUFS0024N**, having its registered office at 66, Jatindra Mohan Avenue, 1<sup>st</sup> Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola
  52. **Sarvavarna Promoters LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7261**, and Income Tax PAN No. **ACTFS9333H**, having its registered office at 16, Bipradas Chatterjee Lane, Shibpur, Howrah - 711 102, Police Station and Post Office Shibpur,
  53. **Satyam Vanijya Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51109WB2006PTC108764**, and Income Tax **PAN No. AAJCS9072N**, having its registered office at 14, N. S. Road, 4<sup>th</sup> floor, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
  54. **Shivangan Agriculture Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U01403WB2013PTC192988**, and Income Tax **PAN No. AATCS0118F**, having its registered office at CF - 131, Sector - 1, Salt Lake City, Kolkata - 700 064, Police Station North Bidhannagar, Post Office Bidhannagar
  55. **Shivangan Properties Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U45400WB2006PTC107497**, and Income Tax **PAN No. AAKCS6636B**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
  56. **Shivmani Conclave Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207518**, and Income Tax **PAN No. AAWCS0836R**, having its registered office at 14E/2/1A, Naktala Road, 2<sup>nd</sup> Floor, Kolkata - 700 047, Police Station Jadavpur, Post Office Naktala,

57. **Snowball Infraplaza Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207531**, and Income Tax **PAN No. AAWCS0838B**, having its registered office at "Fortuna Tower", 23A, N. S. Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
58. **Solty Dealer Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51101WB2010PTC151976**, and Income Tax **PAN No. AAOCS6837J** having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
59. **Standard Commosales Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51909WB2010PTC155994**, and Income Tax **PAN No. AAPCS0970F**, having its registered office at 16, Bipro Das Chatterjee Lane, Shibpur, Howrah - 711 102, Police Station and Post Office Shibpur
60. **Subhdhan Commodeal Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51909WB2010PTC150570**, and Income Tax **PAN No. AAOCS4252M**, having its registered office at "Fortuna Tower", 23A, N. S. Road, 1<sup>st</sup> Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
61. **Subhshiv Developers Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC208649**, and Income Tax **PAN No. AAWCS4712N**, having its registered office at 14E/2/1A, Naktala Road, 2<sup>nd</sup> Floor, Kolkata - 700 047, Police Station Jadavpur, Post Office Naktala,
62. **Suntown Constructions LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7372**, and Income Tax **PAN No. ACUFS0025P**, having its registered office at 66, Jatindra Mohan Avenue, 1<sup>st</sup> Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola
63. **Suntown Projects LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7267**, and Income Tax **PAN No. ACUFS0023M**, having its registered office at "Hasting Chambers", 7C, Kiran Shankar Roy Road, 5th Floor, Room No. 5C, Kolkata 700001 Police Station Hare Street, Post Office GPO,
64. **Thakdari Developers LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7260**, and Income Tax **PAN No. AAKFT0592J**, having its registered office at 66, Jatindra Mohan Avenue, 1<sup>st</sup> Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola
65. **Thakdari Real Estate LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7269**, and Income Tax **PAN No. AAKFT0656K**, having its registered office at 16, Biprodas Chatterjee Lane, Shibpur, Howrah - 711 102, Police Station and Post Office Shibpur
66. **Upfront Builders Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC208865**, and Income Tax **PAN No. AABCU8825F**, having its



registered office at 66, Jatindra Mohan Avenue, 1<sup>st</sup> Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola,

67. **Vedini Infracon LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7262**, and Income Tax **PAN No. AAMFV5322N**, having its registered office at "Hasting Chambers", 7C, Kiran Shankar Roy Road, 5th Floor, Room No. 5C, Kolkata 700001 Police Station Hare Street, Post Office GPO
68. **Winsome Estates Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2012PTC184535**, and Income Tax **PAN No. AABCW2726M**, having its registered office at 16A, Shakespeare Sarani, Kolkata - 700 071, Police Station and Post Office Shakespeare Sarani,
69. **Workswell Infra LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAH-2035**, and Income Tax **PAN No. AACFW3732F**, having its registered office at 66, Jatindra Mohan Avenue, 1<sup>st</sup> Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola,
70. **Worldwyn Estates Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2012PTC184538**, and Income Tax **PAN No. AABCW2725J**, having its registered office at 16A, Shakespeare Sarani, Kolkata - 700 071, Police Station and Post Office Shakespeare Sarani,
71. **Yashvi Real Estate LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAC - 8536**, and Income Tax **PAN No. AABFY4825G**, having its registered office at 39/40, Hara Prasad Shastri Sarani, Block H, New Alipore, Kolkata - 700 053, Police Station and Post Office New Alipore,
72. **PETUNIA ENCLAVE PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN **U70102WB2015PTC207529** having PAN No. **AAICP2357G**, having its registered office at 5B, Crescent Tower, 229, A.J.C. Bose Road, Kolkata-700023, Post Office Lala Lajpat Rai Sarani and Police Station – Bhawanipure,
73. **RAMADHUTA BUILDERS PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN **U70102WB2015PTC208120**, having PAN No. **AAHCR4919F**, having its registered office at 5B, Crescent Tower, 229, A.J.C. Bose Road, Kolkata-700023, Post Office Lala Lajpat Rai Sarani and Police Station – Bhawanipure
74. **SNOWBALL SKYSCRAPER PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN **U70102WB2015PTC207816**, having PAN No. **AAWCS1756J**, having its registered office at 5B, Crescent Tower, 229, A.J.C. Bose Road, Kolkata-700023, Post Office Lala Lajpat Rai Sarani and Police Station – Bhawanipure
75. **FAIRBLINK INFRAPROJECT LLP**, a Limited Liability Partnership, having Registration No. **AAM-9291** and PAN No. **AAGFF0087L**, having its office at 202, Sunny Corner, 2<sup>nd</sup> Floor, 22, Sarat Bose Road, Kolkata – 700020 Post Office AJC Bose Road and Police Station Ballygunge;

76. **GLOXINIA INFRAPLAZA LLP** a Limited Liability Partnership, having Registration Number AAM – 9255 and having PAN No. AASFG8786B, having its registered office at - 202, Sunny Corner, 2nd Floor, 22 Sarat Bose Road, Kolkata-700020 Post Office - AJC Bose Road and Police Station Ballygunge
77. **BLUE ARROW BUILDCON PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN U70102WB2015PTC207823, having PAN No. AAGCB4261R, having its registered office at 47A, Zakaria Street, Kolkata - 700 073 Post Office - Chittaranjan Avenue and Police Station- Jora Sanko,
78. **GLASSEYE INFRAPLAZA PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN U70102WB2015PTC207821, having PAN No. AAGCG1056M, having its registered office at 47A, Zakaria Street, Kolkata - 700 073, Post Office - Chittaranjan Avenue and Police Station - Jora Sanko,
79. **PETUNIA NIRMAN LLP**, a Limited Liability Partnership, having Registration Number AAM – 9252 and having PAN No. AAWFP1499A having its office at 202, Sunny Corner, 2nd Floor, 22 Sarat Bose Road, Kolkata-700020, Post Office - AJC Bose Road and Police Station - Ballygunge
80. **PLENTYVALLEY PROPERTIES PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN U70102WB2015PTC207832, having PAN No. AAICP2693M, having its registered office at 4A, Syed Sally Street, 2<sup>nd</sup> Floor, Room No. 13, 14, 15, 16, 17, 18 & 19, Kolkata – 700073, Post Office - Chittaranjan Avenue and Police Station - Jora Sanko,
81. **SANTAINATH INFRA PROJECTS LLP**, a Limited Liability Partnership, having Registration Number AAD-7371 and having PAN No. ACTFS9334A, having its registered office at 47A, Zakaria Street, Kolkata 700073, Post Office Chittaranjan Avenue and Police Station Jora Sanko ,
82. **BLUE LIGHT VILLA PRIVATE LIMITED**, a company incorporated under the companies Act, 1956 as extended by the Companies Act 2013, having CIN U70102WB2015PTC207831, having PAN No. AAGCB4260Q, having its registered office at 19, Synagogue Street, City Centre, 2nd Floor, Room No. – 251, Kolkata-700001 , Post Office Khangrapatti and Police Station Burrabazar
83. **LILY NIWAS PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN U45208WB2009PTC137660, having PAN No. AABCL7156N, having its registered office at, 19, Synagogue Street, City Centre, 2nd Floor, Room No. – 251, Kolkata-700001 , Post Office Khangrapatti and Police Station Burrabazar
84. **SHIVMANI PROMOTERS PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN U70102WB2015PTC208122, having PAN No. AAWCS3134J, having its registered office at, 19, Synagogue Street, City Centre, 2nd Floor, Room No. – 251, Kolkata-700001 , Post Office Khangrapatti and Police Station Burrabazar

85. **MR. SANJAY KUMAR JAIN**, son of Late Ratanlal Jain, residing at 1, Crooked Lane, First Floor, Kolkata – 700 069 Police Station Hare Street, Post Office Dharmatalla, and having Income Tax PAN No. AEFPJ2439F (AADHAR No.427011586193)

&

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

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

**AND**

**PS GROUP REALTY PRIVATE LIMITED, (CIN: U65922WB1988PTC044915) (PAN: AABCP5390E)** a company under the provisions of the Companies Act, 2013, having its registered office at 1002 EM Bypass Front Block, P.S. Pragati Maidan, P.O. Dhapa, Kolkata - 700105, represented by its Authorised Signatory \_\_\_\_\_, son of Sri \_\_\_\_\_, residing at \_\_\_\_\_, \_\_\_\_\_, Post office - \_\_\_\_\_, Police Station - \_\_\_\_\_, Kolkata - 700 \_\_\_\_\_, having

Permanent Account No. \_\_\_\_\_ (Mobile No. \_\_\_\_\_) (Aadhaar No. \_\_\_\_\_), vide a Board Resolution dated \_\_\_\_\_, hereinafter referred to as “the **DEVELOPER/PROMOTER**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and assigns) of the **SECOND PART**:

**AND**

Mr [\_\_\_\_], son of [\_\_\_\_], PAN No: [\_\_\_\_], AAADHAR No: [\_\_\_\_] and Mrs [\_\_\_\_], wife of [\_\_\_\_], PAN No: [\_\_\_\_], AAADHAR No: [\_\_\_\_], both residing at [\_\_\_\_], (hereinafter collectively referred to as the “**Purchaser/Allottee**”, which expression shall unless repugnant to the context or meaning thereof mean and include his/her/their heirs, representatives, successors-in-interest, executors and/or permitted assigns) of the **THIRD PART**.

**[OR]**

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

**[OR]**

[\_\_\_\_] [PAN: [\_\_\_\_]], a partnership firm established under the Indian Partnership

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

[OR]

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

[OR]

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

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

**WHEREAS:**

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

Owners would allow, permit and that the Promoter would have all right power and authority to develop the Said Premises at its own cost and expenses.

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

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

(hereinafter collectively referred to as "the Development Agreements")

- E. The Owner No. 6 (herein) being Bhagwati Awas Private Limited has acquired the leasehold rights from West Bengal Housing Infrastructure Development Corporation Ltd., by and under a Deed of Lease dated 30th May, 2016 registered with the Additional Registrar of Assurances IV, Kolkata in Book No. I, Volume No. 1904-2016, Pages 190445 to 190479,

Being No. 190405216 for the year 2016, of ALL THAT land admeasuring 406.07 sq. mts. more or less situate, lying at being Plot No. AA/1D/OP-43, Premises No. OP-43, Action Area 1D, New Town, Police Station: New Town, Mouza Thakdari, District North 24 Parganas (hereinafter referred to as "HIDCO LAND A") and ALL THAT land measuring 1470.43 sq. m. more or less, situate lying at and being Plot No. DA/138/1, Premises No. 11/1-0276, Action Area 1, New Town, Police Station: New Town, Mouza Thakdari, District North 24 Parganas (hereinafter referred to as "HIDCO LAND B"); HIDCO LAND A and HIDCO LAND B are collectively hereinafter referred to as "the HIDCO Land" for a period of 99 (ninety nine) years commencing on and from 30th May, 2016. By and under two letters dated 29th June 2016 and 29th September, 2016 from West Bengal Housing Infrastructure Development Corporation Ltd., the Owner No. 6 became entitled to use HIDCO LAND as access/service facility.

- F. In pursuance of the said Development Agreement, the Promoter has caused a map or plan being Memo No. 03/18-19 dated 24.04.2018 and thereafter obtained sanction of modified plan as Memo No. BMC/B & N/A/749 (32/32)R dated 09.10.2018 hereinafter referred to as the said "Plan") sanctioned by the concerned authorities whereby the Promoter has become entitled to undertake development of the said Premises by causing new building(s) to be constructed at the said Premises comprising of various apartments constructed spaces having a specific area of land dedicated to such building and also sanctioned car parking spaces and the said Project has been named as "ONE 10" ("Project") out of which the Promoter has completed the construction and marketing of Phase II comprising of Tower Nos. 1,2 & 10 are ground plus nineteen(G+19) floors and covered car parking spaces in the ground floor and open multi-level car parking spaces in the open space ("Phase



II") which is the second phase of development of the Project on a portion of the Project Land ("Phase II Land"), more fully described in Part - B of the First Schedule hereto and the subject Phase of this Deed of Conveyance.

- G. The Said Premises has various other access road and/or pathway to the Project. However, for the beneficial use of all the Allottes and welfare of the Project, the said Owner No. 6 has agreed to grant the right of use for the residual lease period of a portion of the HIDCO Land measuring 304.36 sq. mts (HIDCO Access Land) which has been demarcated for the purpose of being exclusively used as access road and/or road, path etc. for egress and ingress to the Project.

The Promoter has decided to develop the Said Premises/Project in several Phases. The Promoter with the concurrence of the Owners that the Allotees would be allowed to enjoy the amenities of the Said Project and all benefits arising therefrom including the right to access of the other Phases through the roads paths and passages of Phase II comprised in the Project and/or through the Project Land.

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

- I. The Purchaser, being desirous of purchasing an Apartment in the Phase II of the Said Project, applied to the Promoter vide prescribed Application Form No. [\_\_\_\_] dated [\_\_\_\_] ("**Application Form**") and has

been allotted vide letter dated [\_\_\_] ("**Allotment Letter**") by the Promoter an Apartment being Unit no. [\_\_\_] having carpet area of [\_\_\_] square feet and Exclusive Balcony/Verandah/Open Terrace Area Or "EBVT Area", if any, having area of [\_\_\_] square feet aggregating to Net Area of [\_\_\_] square feet:

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

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

- J. Subsequently, by an Agreement for Sale dated \_\_\_\_\_ and registered with Additional Registrar of Assurances-\_\_\_\_\_, Kolkata in Book No. \_\_\_\_\_, Volume No. \_\_\_\_\_, Pages from \_\_\_\_\_ to \_\_\_\_\_ being No.

\_\_\_\_\_ for the year \_\_\_\_\_ the Promoter had agreed to sell and transfer to the Allottee **All That the said Apartment** morefully described in the **PART I - SECOND SCHEDULE** for the consideration and on the terms and conditions therein mentioned (hereinafter referred to as "the **Sale Agreement**"). In case there is any discrepancy between the terms of these presents and the Sale Agreement, the terms contained in these presents shall prevail.

- K. The said Apartment, the Common Areas and Installations of the Phase II is complete in all respects to the full and final satisfaction of the Allottee. The Promoter has delivered possession of the said Apartment to the Allottee at or before the execution of these presents. Upon completion if there has been a variation in the areas of the said Apartment and accordingly the areas and the consideration amount mentioned in the Sale Agreement have been modified.
- L. The Promoter has duly complied with its obligations contained in the said Sale Agreement as modified by these presents and is not in default of its obligations therein, which the Allottee doth hereby confirm, and similarly the Promoter hereby confirms that the Allottee has made full payment of the Total / Agreed Price to the Promoter.
- M. The Allottee has now requested the Owner and the Promoter to convey the said Apartment in favour of the Allottee.
- N. At or before the execution hereof, the Allottee has fully satisfied itself with ~~reg~~ to the following:
  - (i) The rights title and interest of the Owner to the said Premises;

- (ii) The facts hereinbefore recited. The workmanship and quality of construction of the said Apartment and the Project, including the structural stability of the same.
  - (iii) The total area comprised in the said Apartment / Unit.
  - (iv) The Partial/Final Completion Certificate issued by the Kolkata Municipal Corporation.
  - (v) The final scheme of user and enjoyment of the Common Areas and Installations as contained in these presents.
- O. The Allottee has conducted necessary due diligence and fully satisfied itself about the title of the Owner to the said Premises and all legal incidents and matters in relation thereto and/or affecting the same, including those hereinbefore recited and also hereinafter stated, and has accepted the same to be free from all encumbrances whatsoever (save matters expressly mentioned herein) and agrees and covenants not to raise any objection thereto or make any requisition in connection therewith. Notwithstanding anything contained above or anywhere in these presents or the Sale Agreement, the Allottee's right to receive compensation under the applicable laws shall not be restricted by any representations or covenants of the Purchaser.

**I. NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in consideration of the sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) only paid by the Purchaser to the Promoter at or before the execution hereof (the receipt whereof the Promoter doth hereby as also by the receipt hereunder written admit and acknowledge and from the same and every part thereof hereby forever acquit release and discharge the Purchaser), the Owner and the Promoter doth hereby grant sell convey

transfer release assign and assure unto and to the Purchaser **ALL THAT** the said Apartment described in the **PART I SECOND SCHEDULE** hereunder written **TOGETHER WITH** proportionate undivided indivisible impartible share in the Common Areas and Installations described in the **THIRD SCHEDULE** hereunder written **AND** all the estate right title and interest of the Promoter into or upon the said Apartment and every part thereof, with all legal incidents thereof **AND** reversion or reversions remainder or remainders and the rents issues and profits of and in connection with the said Apartment **TOGETHER WITH** easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Apartment as set out in the **FIFTH SCHEDULE** hereunder written **TO HAVE AND TO HOLD** the said Apartment and every part thereof unto and to the use of the Purchaser absolutely and forever free from all encumbrances and liabilities whatsoever with clear and marketable title **TOGETHER WITH** the free, unfettered, transferable and heritable rights of the Purchaser to own, use, occupy and enjoy the Said Apartment as absolute owner thereof with all other rights and properties herein mentioned **SUBJECT NEVERTHELESS TO** the Allottee's covenants and agreements herein contained and also in the Sale Agreement and on the part of the Allottee to be observed fulfilled and performed **EXCEPTING AND RESERVING** unto the Promoter and the persons deriving title from the Promoter such easements quasi-easements rights and privileges as set out in the **SIXTH SCHEDULE** hereunder written **AND ALSO SUBJECT** to the Allottee paying and discharging all municipal and other rates taxes and impositions on the said Apartment wholly and the Common Expenses (described in the **FOURTH SCHEDULE** hereunder written) proportionately and all other outgoings in connection with the said Apartment wholly and the said Premises and in particular the Common

Areas and Installations proportionately.

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

- i) The interest which the Owner and the Promoter professes to transfer subsists and that the Promoter has good right full power and absolute authority to grant, sell, convey transfer, assign and assure unto and to the use of the Allottee the said Apartment in the manner aforesaid.
- ii) It shall be lawful for the Allottee from time to time and at all times hereafter to peaceably and quietly, but subject nevertheless to the provisions herein contained, to own, hold, use and enjoy the said Apartment and every part thereof and to receive the rents issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by the Promoter or any person claiming through or under the Promoter.
- iii) The Promoter shall upon reasonable request and at the costs of the Allottee make do acknowledge execute and perfect all such further and/or other lawful and reasonable acts deeds matters and things whatsoever for further better and more perfectly assuring the said Apartment hereby granted sold conveyed and transferred unto and to the Allottee in the manner aforesaid as shall or may be reasonably required by the Allottee.
- iv) In case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the

Promoter as per the Sale Agreement relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Purchaser from the date of Partial / Final completion certificate, the Promoter shall rectify such defects,. Provided that the Promoter shall not be liable to compensate if the defect is attributable to any acts or omissions or commissions of the Allottee (or any person appointed by him or acting under him or under his instructions) or arising due to any normal wear and tear or due to reasons not solely attributable to the Promoter.

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

- v) The Promoter undertakes to co-operate with the Purchaser and provide necessary support and sign and execute all necessary documents so as to enable the Purchaser's name to be reflected in all concerned government records as the sole, exclusive and absolute owner of the Apartment at the cost of the Purchaser.
- vi) The Promoter has paid all outgoings before transferring the physical possession of the Apartment to the allottees, which it has collected from the allottees, for the payment of outgoings (including land cost, ground

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

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

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

- i) The Owner and Promoter assures the Purchaser that the Promoter has the right to execute this Deed of Conveyance and has not committed or omitted to perform any act or thing, whereby the right title and interest of the Allottees created herein, may be prejudicially affected.
- ii) the Apartment, the Common Areas and the Phase II are complete in all respect, habitable and have been constructed and developed without any workmanship or quality or structural defect.



- iii) The transfer of the proportionate undivided indivisible impartible share in the Common Areas and Installations in the name of the Allottee is being done in the capacity of the Allottee as a trustee on behalf of and for the benefit of the Association / Maintenance Company (as applicable) to be ultimately formed for the Project and that the Allottee shall transfer the proportionate undivided indivisible impartible share in the Common Areas and Installations in favour of the Association / Maintenance Company (as applicable) at its own costs at the appropriate time after formation of the Association / Maintenance Company (as applicable) and/or at such time when all the Allottees of different Units transfer their proportionate undivided indivisible impartible share in the Common Areas and Installations in favour of the Association / Maintenance Company (as applicable). The Promoter is under an obligation to transfer in favour of the Allottee the proportionate undivided indivisible impartible share in the Common Areas and Installations in respect of the said Apartment. From Section 17 of the Real Estate (Regulation and Development) Act, 2016 it appears that the undivided proportionate title in the Common Areas and Installations is to be transferred to the Association in addition to handing over of the Common Areas and Installations to the Association. However, from Clause 10 of Annexure 'A' to the West Bengal Real Estate (Regulation and Development) Rules, 2021 it appears that by the Deed of Conveyance, title of the said Apartment together with proportionate indivisible share in the Common Areas and Installations are to be transferred to the Allottee. It also appears from Section 5(2) of the WB Apartment Ownership Act, 1972 that undivided interest in the common areas and facilities shall be

deemed to be conveyed or encumbered with the apartment even though such interest is not expressly mentioned in the conveyance. Accordingly, there is contradiction, ambiguity and/or lack of clarity regarding transfer of the undivided proportionate share in the Common Areas and Installations. Further as per the registration procedure followed by the Registration Authorities in West Bengal for registering Deeds of Conveyance regarding flats/apartments, the market valuation of the flats/apartments is to be ascertained from the website of the Registration Authorities and the same is required to be approved by the Registration Authorities for enabling the Deeds of Conveyance to be registered. The Market Valuation e-Assessment Slip regarding any flat/apartment can be generated only on the basis of super built-up area which includes the undivided proportionate share in the Common Areas and Installations and market valuation is made on such basis taking into consideration the undivided proportionate share in the Common Areas and Installations. Stamp duty and registration fees are payable on the basis of such valuation including undivided proportionate share in the Common Areas and Installations without which the Deed of Conveyance cannot be registered. Under the aforesaid circumstances, it is not possible for the Promoter to execute this Deed of Conveyance in favour of the Purchaser only in respect of the said Apartment excluding the proportionate undivided indivisible impartible share in the Common Areas and Installations in respect of the said Apartment. Further and in any event, presently there is no procedure for registration of a Deed of Transfer / Conveyance of undivided proportionate share in the Common Areas and Installations in favour of the Association without any consideration. The consideration for the undivided

proportionate share in the Common Areas and Installations is being paid by the Allottee and no amount is or shall be receivable by the Promoter from the Association. Under the circumstances, at present there is no practical method of transfer of undivided proportionate share in the Common Areas and Installations in favour of the Association without payment of any consideration. In view of the above situation, the Promoter has no option but to execute this Deed of Conveyance in favour of the Allottee transferring also the undivided proportionate share in the Common Areas and Installations since the stamp duty and registration fees are being paid by the Allottee on such basis and in as much as the ultimate aim of the Real Estate (Regulation and Development) Act, 2016 including Section 17 thereof and Annexure A of the Rules is that the Promoter should not retain ownership of the undivided proportionate share in the Common Areas and Installations which should be transferred to the Allottee and/or for his benefit to the Association. Under such circumstances, the Promoter is hereby discharging its obligation of transfer of the proportionate undivided indivisible impartible share in the Common Areas and Installations in respect of the said Apartment in favour of the Allottee herein with the understanding that the Allottee shall hold the same in trust for the Association / Maintenance Company (as applicable) to be formed in future in respect of the Project and shall transfer the same to such Association / Maintenance Company (as applicable) in accordance with law, if and when clarity is available on the above issue. If necessary, the Promoter agrees to join as a party to such deed and/ or document for transfer of undivided proportionate share in the Common Areas and Installations in favour of the Association / Maintenance Company (as applicable). The stamp

duty and registration fees, if any, for such transfer shall be payable by the Purchaser proportionately along with all the Allottees of the Project.

**IV. THE ALLOTTEE DOETH HEREBY COVENANT WITH THE PROMOTER asfollows:**

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

Company, the Promoter shall transfer the balance lying in the said deposit account of the Allottee to the Association / Maintenance Company.

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

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

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

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

The Promoter / maintenance agency / association of allottees, as the case may be, shall have rights of unrestricted access of all Common Areas, garages / covered parking and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the Promoter / association of allottees and/or maintenance agency to enter into the Apartment or any part thereof, after due prior written notice of 48 hours and during the normal working hours, unless

emergent circumstances warrant otherwise, with a view to set right any defect.

## **VII. USAGE**

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

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

- a. The Allottee shall, after taking possession, be solely responsible to maintain the Apartment at his/her/its own costs, in good repair and condition and shall not do or suffer to be done anything in or to the Buildings, or the Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment, and keep the Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and

ensure that the support, shelter etc. of the Buildings are not in any way damaged or jeopardized.

- b. The Allottee further undertakes, assures and guarantees that he/she/it would not put any signboard/name-plate, neon light, publicity material or advertisement material etc. on the face / façade of the Building(s) or anywhere on the exterior of the Project, buildings therein or the Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Buildings. The Allottee shall also not remove any wall including the outer and load bearing wall of the Apartment.
- c. The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by the association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

#### **IX. OTHER PROVISIONS:**

- a. Save the said Apartment the Allottee shall have no right nor shall claim any right whatsoever or howsoever over and in respect of other units and spaces or constructed areas or parking spaces to the extent

not forming part of the Common Areas and Installations and the Promoter shall be absolutely entitled to use, enjoy, transfer, sell and/or part with possession of the same and/or to deal with the same in any manner and to any person and on any terms and conditions as the Promoter, in its absolute discretion, shall think fit and proper and the Allottee hereby consents to the same and agrees not to obstruct or hinder or raise any objection with regard thereto nor to claim any right of whatsoever nature over and in respect of the said areas and spaces belonging to the Promoter exclusively.

- b. The said Apartment is liable to be assessed to municipal tax for the quarter subsequent to the quarter in which the said Building(s) have been granted Completion Certificate. The Allottee shall within 6 (six) months from the date hereof apply for at his own costs separate assessment and mutation of the said Apartment in the records of the Kolkata Municipal Corporation.
- c. In case of any amount (including maintenance charges) being due and payable by the Allottee to the Promoter and/or the Maintenance In-Charge, the Allottee shall not be entitled to let out, transfer or part with the possession of the said Apartment till the time the same are fully paid and No Dues Certificate is obtained from the Promoter and/or the Maintenance In-Charge or the association of allottees, as applicable.
- d. The Promoter shall in its sole discretion be entitled to sell transfer deal with and/or otherwise dispose off the Parking Spaces and parking rights and/or grant to any allottee the right to park motor cars and/or other vehicles in or at the Parking Spaces save and



except the Parking Spaces allotted to the Allottee herein.

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

- h. The Allottee shall be and remain responsible for and indemnify the Promoter and the Maintenance In-charge against all damages costs claims demands and proceedings occasioned to the Said Phase/ said Premises or any other part of the Project or to any person due to negligence or any act deed or thing made done or occasioned by the Allottee and shall also indemnify the Promoter against all actions claims proceedings costs expenses and demands made against or suffered by the Promoter as a result of any act omission or negligence of the Allottee or the servants agents licensees or invitees of the Allottee and/or any breach or non-observance non-fulfillment or non-performance of the terms and conditions of the Sale Agreement and these presents to be observed fulfilled and performed by the Allottee. Similarly, the Promoter shall also be and remain responsible for and indemnify and shall keep indemnified and harmless the Allottee against all damages costs claims demands and proceedings occasioned due to any breach or non-observance non-fulfillment or non-performance of the terms and conditions of the Sale Agreement and these presents to be observed fulfilled and performed by the Promoter or due to the Pending Litigation. It is being clarified that the Allottee is not to bear any expenditure and/or outgoings in respect to the Pending Litigations.
- i. The Project at the said Premises shall bear the name "**One 10**" unless changed by the Promoter from time to time in its absolute discretion and the Logo " \_\_\_\_\_ " shall always be displayed at a prominent place in the Project.
- j. The paragraph heading(s) do not form a part of this Indenture and

have been given only for the sake of convenience and shall not be taken into account for the construction or interpretation thereof.

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

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

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

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

**SCHEDULES**  
**THE FIRST SCHEDULE**  
**(THE SAID PREMISES)**

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

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

**PART II**  
**(PHASE II LAND)**

ALL THAT piece and parcel of land containing an area of measuring about 7549.73 sq. mt. , having buildings and structures having dwelling units, passage, boundary walls etc. In R.S. and L.R. Dag Nos. 1336 (PART), 1337, 1338 (PART),1339 (PART),1347 (PART), 1348(PART),1341/1471 under L.R. Khatian Nos. 1759, 1760, 2233, 2266, 1761, 1686, 1709, 1710, 1711, 1712, 1713, 1761, 1775, 1900, 1908,1909, 2132, 2133, 2144, 2232, 2267, 2268, 2269, 2372, 1960, 2199, 2232, 2344, 2345, 1939, 1956, 1957, 1961, 1985, 2002, 2131, 2138, 2340, 1866, 2134, 2135, 2136, 2139, 2002, 2361. in Mouza - Thakdari, J.L. No. 19, Touzi No. 145, RS No. 216, under Bidhannagar municipal Corporation, Being Municipal Ward No. 27, P.S. New Town, District - North 24 Parganas, West Bengal.



**PART-II****(Title)****A.****(Devolution of Title)**

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

									390699 to 390275
3.	Amritlaxmi Vincom Private Limited	1338	1711	4.0000	10.3000	Additional District Sub-Registrar ("ADSR"), Bidhannagar	3 <sup>rd</sup> August, 2010	07907/2010	Book No. I, CD Volume No. 13, Pages 6890 to 6903
		1338		6.3000		ADSR, Bidhannagar	3 <sup>rd</sup> August, 2010	07920/2010	Book No. I, CD Volume No. 13, Pages 7120 to 7134
4.	Arrowline Horticulture Private Limited	1347	1985	6.9700	10.2200	A.R.A - II, Kolkata	22 <sup>nd</sup> January, 2014	00944/2014	Book No. I, CD Volume No. 5, Pages 620 to 641
		1320		1.6250		ADSR, Rajarhat	28 <sup>th</sup> January, 2014	00840/2014	Book No. I, CD Volume No. 2, Pages 1533 to 1550
		1320		1.6250		ADSR, Rajarhat	14 <sup>th</sup> February, 2014	01591/2014	Book No. I, CD Volume No. 3, Pages 2714 to 2732
5.	Believer Estate Developer Private Limited	1338	2268	7.2080	11.2080	A.R.A - IV, Kolkata	9 <sup>th</sup> March, 2016	19042302 / 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 88330 to 88362
		1354		4.0000		A.R.A - IV, Kolkata	8 <sup>th</sup> August, 2016	19040747 8/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 277925 to 277948
6.	Bhagwati Awas Private Limited	1342	2342	5.0000	12.0000	A.R.A - IV, Kolkata	5 <sup>th</sup> November, 2016	19041039 0/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 383987 to 384013
		1342		5.0000		A.R.A - IV, Kolkata	5 <sup>th</sup> November, 2016	19041059 5/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 385348 to 385374
		1355		2.0000		A.R.A - IV, Kolkata	5 <sup>th</sup> November, 2016	19041059 1/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 385396 to 385422
7.	Bhavishya Textile Mills Private	1347	2340	7.5350	11.7188	A.R.A - IV, Kolkata	30 <sup>th</sup> March, 2017	19040290 3/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages 101804 to 101833



	Limited	1333		3.3498		A.R.A - IV, Kolkata	20 <sup>th</sup> April, 2017	19040401 7/ 2017	Book No. I, CD Volume No. 1904 2017, Pages 142868 to 142900
		1334		0.8340					
8.	Blue Arrow Niketan Private Limited	1359	2262	10.1000	10.1000	A.R.A - IV, Kolkata	12 <sup>th</sup> Febr uary,20 16	19040156 7/ 2016	Book No. I, CD Volume No. 1904 2016, Pages 57091 to 57123
9.	Camellia Vintrade Private Limited	1333	2202	1.0000	8.6660	A.R.A - II, Kolkata	24 <sup>th</sup> August, 2015	19020923 4/ 2015	Book No. I, CD Volume No. 1902 2015, Pages 116378 to 116404
		1334		1.6666					
		444		6.0000					
10.	Chandrani Vinimay Private Limited	1352	2369	9.3312	12.2565	A.R.A - IV, Kolkata	24 <sup>th</sup> March, 2017	19040264 7/ 2017	Book No. I, CD Volume No. 1904 2017, Pages 97338 to 97378
		1353		2.9253					
11.	Delightful Estate Developer s LLP	1352	2306	3.1104	11.0793	A.R.A - IV, Kolkata	8 <sup>th</sup> August, 2016	19040747 7/ 2016	Book No. I, CD Volume No. 1904 2016, Pages 277949 to 277983
		1353		3.2844					
		1352		2.4480					
		1353		2.2365					
12.	Everblink Highrise Private Limited	1338	2232	3.1410	11.9805	A.R.A - IV, Kolkata	9 <sup>th</sup> October , 2015	19040099 1/ 2015	Book No. I, CD Volume No. 1904 2015, Pages 32614 to 32644
		1338		2.3550					
		1338		1.9095					
		1339		0.6375					
		1338		2.3919					
						A.R.A - IV, Kolkata	17 <sup>th</sup> October , 2015	19040125 8/ 2015	Book No. I, CD Volume No. 1904 2015, Pages 43990 to 44027
						A.R.A - IV, Kolkata	8 <sup>th</sup>	19040734	Book No. I, CD

		1339		<b>0.7956</b>		Kolkata	March, 2016	6/2016	Volume No. 1904-2015, Pages 276810 to 276840
		1339		<b>0.7500</b>		A.R.A - IV, Kolkata	24 <sup>th</sup> December, 2016	190411859/2016	Book No. I, CD Volume No. 1904-2017, Pages 36 to 65
13.	<b>Everest Pratisthan Private Limited</b>	1339	<b>2199</b>	<b>6.3750</b>	<b>6.3750</b>	A.R.A - II, Kolkata	24 <sup>th</sup> August, 2015	190209241/2015	Book No. I, CD Volume No. 1902-2015, Pages 116250 to 11627
14.	<b>Gauriputra Developers Private Limited</b>	1359	<b>2253</b>	<b>10.1000</b>	<b>10.1000</b>	A.R.A - IV, Kolkata	2 <sup>nd</sup> December, 2016	190401568/2016	Book No. I, CD Volume No. 1904-2016, Pages 57124 to 57156
15.	<b>Gladstone Conclave Private Limited</b>	1350	<b>2230</b>	<b>5.8000</b>	<b>11.6000</b>	A.R.A - IV, Kolkata	1 <sup>st</sup> December, 2015	190402197/2015	Book No. I, CD Volume No. 1904-2015, Pages 79578 to 79612
		1350		<b>5.8000</b>		A.R.A - IV, Kolkata	19 <sup>th</sup> November, 2015	190401860/2015	Book No. I, CD Volume No. 1904-2015, Pages 65503 to 65539
16.	<b>Glasseye Highrise Private Limited</b>	1349	<b>2229</b>	<b>8.6800</b>	<b>11.0628</b>	A.R.A - IV, Kolkata	19 <sup>th</sup> November, 2015	190401861/2015	Book No. I, CD Volume No. 1904-2015, Pages 65466 to 65502
		1359		<b>2.3828</b>		A.R.A - IV, Kolkata	23 <sup>rd</sup> September, 2016	190408972/2016	Book No. I, CD Volume No. 1904-2016, Pages 333369 to 333392
17.	<b>Gloxinia Developers Private Limited</b>	1349	<b>2245</b>	<b>8.6800</b>	<b>12.2416</b>	A.R.A - IV, Kolkata	1 <sup>st</sup> December, 2015	190402196/2015	Book No. I, CD Volume No. 1904-2015, Pages 79613 to 79647
		1350		<b>0.1688</b>		A.R.A - IV, Kolkata	23 <sup>rd</sup> December, 2015	190403118/2015	Book No. I, CD Volume No. 1904-2015, Pages 111418 to 111443
		1351		<b>0.1486</b>					
		1351		<b>0.1950</b>		A.R.A - IV, Kolkata	23 <sup>rd</sup> December, 2015	190403119/2015	Book No. I, CD Volume No. 1904-2015, Pages 111444 to 111469
		1351		<b>0.8554</b>		A.R.A - IV, Kolkata	23 <sup>rd</sup> December, 2015	190403117/2015	Book No. I, CD Volume No. 1904-2015, Pages 111390 to 111417

		1350		<b>0.1111</b>		A.R.A - IV, Kolkata	4 <sup>th</sup> January, 2016	19040004 3/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 4929 to 4954
		1351		<b>0.0975</b>		A.R.A - IV, Kolkata	21 <sup>st</sup> March, 2016	19040284 0/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 4929 to 4954
		1350		<b>0.0370</b>		A.R.A - IV, Kolkata	23 <sup>rd</sup> April, 2016	19040385 1/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 145544 to 145571
		1351		<b>0.0325</b>		A.R.A - IV, Kolkata	5 <sup>th</sup> July, 2016	19040426 5/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 161450 to 161479
		1351		<b>0.4662</b>		A.R.A - IV, Kolkata	5 <sup>th</sup> July, 2016	19040426 4/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 161709 to 161736
		1351		<b>0.1951</b>		A.R.A - IV, Kolkata	5 <sup>th</sup> November, 2016	19041039 1/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 383923 to 383952
		1350		<b>0.1266</b>		A.R.A - IV, Kolkata	28 <sup>th</sup> April, 2017	19040390 0/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages 142595 to 142620
		1351		<b>0.1114</b>		A.R.A - IV, Kolkata			
		1351		<b>0.9898</b>					
		1351		<b>0.0266</b>					
18.	<b>Goodwill Dealcomm Private Limited</b>	1338	<b>1709</b>	<b>12.1500</b>	<b>12.1500</b>	ADSR, Bidhannagar	24 <sup>th</sup> June, 2010	06570/20 10	Book No. I, CD Volume No.11, Pages 4102 to 4115
		1338				ADSR, Bidhannagar	25 <sup>th</sup> June, 2010	06575/20 10	Book No. I, CD Volume No. 11, Pages 4274 to 4287
		1338				ADSR, Bidhannagar	25 <sup>th</sup> June, 2010	06565/20 10	Book No. I, CD Volume No. 11, Pages 3935 to 3948
19.	<b>Graphic Constructions LLP</b>	1341	<b>2361</b>	<b>6.2500</b>	<b>11.6672</b>	A.R.A - IV, Kolkata	14 <sup>th</sup> January, 2017	19040028 7/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages 119 to 149
		1341		<b>4.2510</b>		A.R.A - IV, Kolkata	28 <sup>th</sup> January, 2017	19040071 9/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages

									30042 to 30066
		1351		0.11662		A.R.A - IV, Kolkata	17 <sup>th</sup> March, 2017	19040239 7/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages 92810 to 92845
		1351		0.81634		A.R.A - IV, Kolkata	20 <sup>th</sup> April, 2017	19040356 9/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages 130280 to 130316
		1351		0.23324		ADSR Rajarhat	17 <sup>th</sup> May, 2017	15230409 4/ 2017	Book No. I, CD Volume No. 1523 - 2017, Pages 117523 to 117550
20.	Hardsoft Constructi ons Private Limited	1347	1939	2.9830	11.9630	A.R.A - II, Kolkata	26 <sup>th</sup> Nov ember, 2013	15642/20 13	Book No. I, CD Volume No.47, Pages 3270 to 3292
		1356		0.3238					
		1347		5.9760					
		1356		0.2160					
		1359		2.4642					
21.	Jhilmil Agriculture Private Limited	1333	2017	5.8337	11.6674	A.R.A - II, Kolkata	15 <sup>th</sup> March, 2014	03278/20 14	Book No. I, CD Volume No. 15, Pages 3850 to 3874
		1333		5.8337					
22.	Kalyankari Infrastruct ure Private Limited	1359	2260	10.1000	10.1000	A.R.A - IV, Kolkata	12 <sup>th</sup> Febr uary,20 16	19040157 0/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 57157 to 57189
23.	Kheria Developer s LLP	1347	2138	2.0000	10.3979	A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	05497/20 15	Book No. I, CD Volume No. 31, Pages 2375 to 3276
		1341		1.2500					
						A.R.A - II, Kolkata	24 <sup>th</sup> August, 2015	19020941 6/ 2015	Book No. I, CD Volume No. 1902 - 2015, Pages 122317 to 122338

		1320		4.3300		A.R.A - II, Kolkata	24 <sup>th</sup> August, 2015	19020923 3/ 2015	Book No. I, CD Volume No. 1902 - 2015, Pages 116405 to 116428
		1333		1.1514					
		1334		1.6665		A.R.A - IV, Kolkata	17 <sup>th</sup> March, 2017	19040239 6/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages 94237 to 94266
24.	Kheria Realty LLP	1342	2135	6.0000	12.0000	A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04985/20 15	Book No. I, CD Volume No.28, Pages 3248 to 3276
		1348		6.0000		A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04975/20 15	Book No. I, CD Volume No.28, Pages 3011 to 3034
25.	Lakshmi Group Realty Private Limited	1359	2326	9.9604	11.4604	A.R.A - IV, Kolkata	23 <sup>rd</sup> Septem ber, 2016	19040896 9/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 333345 to 333368
		1333		1.5000		A.R.A - IV, Kolkata	20 <sup>th</sup> April, 2017	19040356 7/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages 130317 to 130350
26.	Lakshmi Hospitality & Farms Private Limited	1319	2305	4.5000	11.0000	A.R.A - IV, Kolkata	8 <sup>th</sup> August, 2016	19040751 1/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 278019 to 278041
		1317		2.0000					
		1319		4.5000		A.R.A - IV, Kolkata	5 <sup>th</sup> Novemb er, 2016	19041063 8/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 385423 to 385449
27.	Lakshmi Procon Limited	1346	2432	4.4130	12.0380	A.R.A - II, Kolkata	13 <sup>th</sup> April, 2013	5692/201 3	Book No. I, CD Volume No. 18, Pages 4301 to 4319,
		1346		1.3130		A.R.A - II, Kolkata	13 <sup>th</sup> April, 2013	5295/201 3	Book No. I, CD Volume No. 18, Pages 4283 to 4300
		1346		6.3120		A.R.A - II, Kolkata	13 <sup>th</sup> April, 2013	5291/201 3	Book No. I, CD Volume No. 17, Pages 3308 to 3325
28.	Lakshmi Realty Projects	1335	1761	7.5000	11.5000	A.R.A - II, Kolkata	13 <sup>th</sup> April, 2013	5293/201 3	Book No. I, CD Volume No. 17, Pages 3362 to

	<b>Private Limited</b>								3385, Book No. I, CD Volume No. 23, Pages 3091 to 3103
		1337		<b>4.0000</b>		ADSR, Bidhanna gar	14 <sup>th</sup> Decemb er, 2011	14190/20 11	
29.	<b>Lakshmi Steel Industries Private Limited</b>	1335	<b>1897</b>	<b>7.5000</b>	<b>11.5000</b>	A.R.A - II, Kolkata	13 <sup>th</sup> April, 2013	5296/201 3	Book No. I, CD Volume No. 17, Pages 3411 to 3435
		1342		<b>4.0000</b>		A.R.A - IV, Kolkata	5 <sup>th</sup> Novemb er, 2016	19041056 4/ 2016	Book No. I, CD Volume No. 1904 2016, Pages 383869 to 383895
30.	<b>Lakshmi Transtel Tower Limited</b>	1317	<b>2303</b>	<b>2.0000</b>	<b>4.3516</b>	A.R.A - IV, Kolkata	8 <sup>th</sup> August, 2016	19040751 0/ 2016	Book No. I, CD Volume No. 1904 2016, Pages 277817 to 277840
		1349		<b>0.3250</b>		A.R.A - IV, Kolkata	30 <sup>th</sup> January, 2017	19040080 8/ 2017	Book No. I, CD Volume No. 1904 2017, Pages 33531 to 33558
		1350		<b>0.8169</b>					
		1351		<b>0.0553</b>					
		1359		<b>1.1544</b>					
31.	<b>Lifewood Developers Private Limited</b>	1348	<b>1866</b>	<b>11.0000</b>	<b>11.0000</b>	A.R.A - II, Kolkata	16 <sup>th</sup> Janu ary,201 3	00725/20 13	Book No. I, CD Volume No. 3, Pages 3004 to 3023
32.	<b>Lifewood Horticulture Private Limited</b>	1347	<b>1956</b>	<b>6.8793</b>	<b>11.4609</b>	A.R.A - II, Kolkata	19 <sup>th</sup> Decemb er, 2013	16756/20 13	Book No. I, CD Volume No.52, Pages 2847 to 2869,
		1356		<b>0.2516</b>					
		1344		<b>4.3300</b>					
33.	<b>Lifewood Infrastructure LLP</b>	1345	<b>2131</b>	<b>5.0000</b>	<b>12.0000</b>	A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04973/20 15	Book No. I, CD Volume No.28, Pages 2964 to 2986
		1347		<b>7.0000</b>		A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04978/20 15	Book No. I, CD Volume No.28, Pages 3083 to 3106
34.	<b>Lifewood Nirman LLP</b>	1342	<b>2139</b>	<b>5.3300</b>	<b>11.3300</b>	A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04984/20 15	Book No. I, CD Volume No.28, Pages 3219 to 3247
		1348		<b>6.0000</b>		A.R.A - II, Kolkata	25 <sup>th</sup> April,	04976/20 15	Book No. I, CD Volume No.28,

							2015		Pages 3035 to 3058			
35.	Moonlight Agriculture Private Limited	1347	1957	9.0700	12.0700	A.R.A - II, Kolkata	19 <sup>th</sup> December, 2013	00026/2014	Book No. I, CD Volume No.1, Pages 296 to 316			
		1356		0.3300					Book No. I, CD Volume No.26, Pages 3795 to 3825			
		1343		2.6700					Book No. I, CD Volume No. 5, Pages 642 to 682			
36.	Moonlight Horticulture Private Limited	1347	2002	6.9623	11.9623	A.R.A - II, Kolkata	22 <sup>nd</sup> January, 2014	00945/2014	Book No. I, CD Volume No. 40, Pages 3622 to 3638			
		1341		5.0000					Book No. I, CD Volume No. 21, Pages 2126 to 2145			
37.	Nachiket Developers Private Limited	1338	1900	10.0000	12.0000	A.R.A - II, Kolkata	7 <sup>th</sup> May, 2013	06616/2013	Book No. I, CD Volume No. 35, Pages 3806 to 3828			
		1333		2.0000					Book No. I, CD Volume No. 4, Pages 78 to 90			
38.	Nightangle Dealtrade Private Limited	1338	1775	11.9900	11.9900	ADSR, Bidhannagar	17 <sup>th</sup> February, 2011	01842/2011	Book No. I, CD Volume No. 4, Pages 91 to 103			
		1338							ADSR, Bidhannagar	17 <sup>th</sup> February, 2011	01843/2011	Book No. I, CD Volume No. 54, Pages 1459 to 1481
39.	Orient Dealmark Private Limited	1336	1759	10.8316	11.6632	A.R.A - II, Kolkata	22 <sup>nd</sup> October, 2011	13822/2011	Book No. I, CD Volume No. 52, Pages 4707 to 4729			
		1320		0.8316					A.R.A - II, Kolkata	22 <sup>nd</sup> October, 2011	13441/2011	Book No. I, CD Volume No. 47, Pages 3335 to 3354
40.	Palanhar Projects Private Limited	1347	1960	5.9670	10.3080	A.R.A - II, Kolkata	26 <sup>th</sup> November, 2013	15645/2013	Book No. I, CD Volume No.21, Pages 568 to 587			
		1356		0.2150					A.R.A - II, Kolkata	4 <sup>th</sup> April, 2014	4433/2014	Book No. I, CD Volume No.1902
		1339		4.1260					A.R.A - II, Kolkata	11 <sup>th</sup> May,	19020768/8/	
41.	Paraag Builders	1346	2433	2.8700	4.6200	A.R.A - II, Kolkata	11 <sup>th</sup> May,	19020768/8/	Book No. I, CD Volume No. 1902			

	<b>Private Limited</b>						2015	2015	2015, Pages 43503 to 43524
		1346		<b>1.7500</b>		A.R.A - II, Kolkata	19 <sup>th</sup> August, 2015	19020915 7/ 2015	Book No. I, CD Volume No. 1902 - 2015, Pages 113783 to 113806
42.	<b>Parampita Nirman Private Limited</b>	1338	<b>1908</b>	<b>6.4284</b>	<b>8.4284</b>	A.R.A - II, Kolkata	20 <sup>th</sup> June, 2013	08955/20 13	Book No. I, CD Volume No. 27, Pages 6288 to 6313
		1338		<b>2.0000</b>		A.R.A - II, Kolkata	30 <sup>th</sup> May, 2015	19020575 5/ 2015	Book No. I, CD Volume No. 1902 - 2015, Pages 8060 to 8088
43.	<b>Plentyvalley Highrise Private Limited</b>	1336	<b>2233</b>	<b>4.8750</b>	<b>9.7500</b>	A.R.A - IV, Kolkata	18 <sup>th</sup> September, 2015	19040032 9/ 2015	Book No. I, CD Volume No. 1904 - 2015, Pages 10276 to 10303
		1336		<b>4.8750</b>		A.R.A - IV, Kolkata	12 <sup>th</sup> February, 2016	19040144 5/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 54196 to 54226
44.	<b>Prarthana Infracon LLP</b>	446	<b>2109</b>	<b>3.4000</b>	<b>11.8000</b>	A.R.A - II, Kolkata	12 <sup>th</sup> December, 2014	15491/20 14	Book No. I, CD Volume No. 77, Pages 3684 to 3708
		446		<b>3.4000</b>		A.R.A - II, Kolkata	12 <sup>th</sup> December, 2014	15492/20 14	Book No. I, CD Volume No. 77, Pages 3709 to 3734
		1345		<b>5.0000</b>		A.R.A - II, Kolkata	24 <sup>th</sup> August, 2015	19020923 1/ 2015	Book No. I, CD Volume No. 1902 - 2015, Pages 116455 to 116479
45.	<b>Purnasatya Developers Private Limited</b>	1338	<b>1909</b>	<b>8.5716</b>	<b>8.5716</b>	A.R.A - II, Kolkata	20 <sup>th</sup> June, 2013	08959/20 13	Book No. I, CD Volume No. 27, Pages 6379 to 6403
46.	<b>Ramadhut Properties Private Limited</b>	1359	<b>2266</b>	<b>2.3284</b>	<b>10.5758</b>	A.R.A - IV, Kolkata	12 <sup>th</sup> February, 2016	19040143 8/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 54419 to 54450
		1359		<b>7.1632</b>		A.R.A - IV, Kolkata	12 <sup>th</sup> February, 2016	19040144 4/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 54227 to 54257



		1336		<b>1.0842</b>		A.R.A - IV, Kolkata	7 <sup>th</sup> July, 2017	19040697 5/2017	Book No. I, CD Volume No. 1904- 2017, Page 251626 to 251660
47.	Rambhakt Buildcon LLP	1339	2345	<b>2.0000</b>	12.0000	A.R.A - IV, Kolkata	24 <sup>th</sup> December, 2016	19040001 1/ 2017	Book No. I, CD Volume No. 1904- 2017, Pages 119 to 149
		1347		<b>10.0000</b>		A.R.A - IV, Kolkata	30 <sup>th</sup> March, 2017	19040290 3/ 2017	Book No. I, CD Volume No. 1904- 2017, Pages 101804 to 101833
48.	Rashdhara Realestate s Private Limited	1359	2251	<b>10.1000</b>	10.1000	A.R.A - IV, Kolkata	12 <sup>th</sup> February, 2016	19040147 8/ 2016	Book No. I, CD Volume No. 1904- 2016, Pages 58549 to 58581
49.	Retrosig n Constructi ons LLP	1349	2301	<b>0.9113</b>	11.3284	A.R.A - IV, Kolkata	5 <sup>th</sup> July, 2016	19040426 3/ 2016	Book No. I, CD Volume No. 1904- 2016, Pages 161480 to 161507
		1350		<b>0.7656</b>					
		1359		<b>5.3950</b>					
		1352		<b>0.7776</b>					
		1353		<b>0.4883</b>		A.R.A - IV, Kolkata	8 <sup>th</sup> August, 2016	19040748 4/ 2016	Book No. I, CD Volume No. 1904- 2016, Pages 277841 to 277866
		1349		<b>0.3037</b>					
		1350		<b>0.2551</b>		A.R.A - IV, Kolkata	8 <sup>th</sup> August, 2016	19040748 1/ 2016	Book No. I, CD Volume No. 1904- 2016, Pages 277867 to 277895
		1352		<b>0.3887</b>					
		1353		<b>0.2441</b>					
		1359		<b>1.7990</b>					
50.	Rise Well Estates Private Limited	1342	1857	<b>5.8345</b>	11.6690	A.R.A - II, Kolkata	6 <sup>th</sup> September, 2012	11438/20 12	Book No. I, CD Volume No. 45, Pages 133 to 150
		1342		<b>5.8345</b>		A.R.A - II, Kolkata	6 <sup>th</sup> September, 2012	11433/20 12	Book No. I, CD Volume No. 45, Pages 45 to 62
51.	Santainath Real Estate LLP	1338	2132	<b>6.0000</b>	12.0000	A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04982/20 15	Book No. I, CD Volume No.28, Pages 3164 to 3188,
		1348		<b>6.0000</b>		A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04974/20 15	Book No. I, CD Volume No.28, Pages 2987 to 3010
52.	Sarvavarn a	1320	2143	<b>10.0000</b>	10.0000	A.R.A - II, Kolkata	1 <sup>st</sup> June, 2015	19020586 5/	Book No. I, CD Volume No. 1902-

	Promoters LLP							2015	2015, Pages 11209 to 11236
53.	Satyam Vanijya Private Limited	1333	2142	11.5254	11.5254	A.R.A - II, Kolkata	30 <sup>th</sup> May, 2015	19020576 7/ 2015	Book No. I, CD Volume No. 1902 - 2015, Pages 8368 to 8395
54.	Shivangan Agriculture Private Limited	1347	1961	5.1875	10.3254	A.R.A - II, Kolkata	26 <sup>th</sup> Novemb er, 2013	15644/20 13	Book No. I, CD Volume No.47, Pages 3313 to 3334
		1356		0.1875					Book No. I, CD Volume No.47, Pages 3293 to 3312
		1347		4.5400					Book No. I, CD Volume No. 1904 - 2017, Pages 24518 to 24565
		1356		0.1590					Book No. I, CD Volume No. 1904 - 2017, Pages 130317 to 130350
		1356		0.2514					Book No. I, CD Volume No. 1904 - 2017, Pages 32582 to 32613
55.	Shivangan Properties Private Limited	1335	1899	10.0000	11.5000	A.R.A - II, Kolkata	13 <sup>th</sup> April, 2013	5294/201 3	Book No. I, CD Volume No. 17, Pages 3386 to 3410
		1333		1.5000					Book No. I, CD Volume No. 1904 - 2017, Pages 101699 to 101725
56.	Shivmani Conclave Private Limited	1338	2267	0.2250	4.6260	A.R.A - IV, Kolkata	9 <sup>th</sup> October , 2015	19040099 2/ 2015	Book No. I, CD Volume No. 1904 - 2015, Pages 328278 to 328311
		1347		1.9368					Book No. I, CD Volume No. 1904 - 2017, Pages 12705 to 12727
		1359		2.4642					Book No. I, CD Volume No. 1904 - 2015, Pages 12751 to 12773
57.	Snowball Infraplaza Private Limited	1359	2201	0.5772	7.1042	A.R.A - IV, Kolkata	21 <sup>st</sup> Septem ber, 2015	19040037 0/ 2015	Book No. I, CD Volume No. 1904 - 2015, Pages 12705 to 12727
		1359		1.1544					Book No. I, CD Volume No. 1904 - 2015, Pages 12751 to 12773
		1359		1.1396					Book No. I, CD

						Kolkata	September, 2015	3/2015	Volume No. 1904-2015, Pages 12797 to 12819
		1359		<b>0.5772</b>		A.R.A - IV, Kolkata	21 <sup>st</sup> September, 2015	190400377/2015	Book No. I, CD Volume No. 1904-2015, Pages 11916 to 11938
		1359		<b>1.2284</b>		A.R.A - IV, Kolkata	21 <sup>st</sup> September, 2015	190400375/2015	Book No. I, CD Volume No. 1904-2015, Pages 11962 to 11984
		1359		<b>1.1396</b>		A.R.A - IV, Kolkata	17 <sup>th</sup> March, 2015	190402658/2016	Book No. I, CD Volume No. 1904-2016, Pages 101590 to 101616
		1352		<b>0.3888</b>					
		1353		<b>0.2441</b>		A.R.A - IV, Kolkata	7 <sup>th</sup> May, 2016	190404267/2016	Book No. I, CD Volume No. 1904-2016, Pages 161408 to 161428
		1353		<b>0.0777</b>					
		1359		<b>0.5772</b>		A.R.A - IV, KOLKATA	2 <sup>nd</sup> February, 2017	190400837/2017	Book No. I, CD Volume No. 1904-2017, Pages 34341 to 34365
58.	<b>Solty Dealers Private Limited</b>	1338	<b>1713</b>	<b>6.0650</b>	<b>12.1300</b>	ADSR, Bidhannagar	22 <sup>nd</sup> September, 2010	09776/2010	Book No. I, CD Volume No. 16, Pages 2936 to 2956
		1338		<b>6.0650</b>		ADSR, Bidhannagar	22 <sup>nd</sup> September, 2010	09771/2010	Book No. I, CD Volume No. 16, Pages 2811 to 2831
59.	<b>Standard Commosal es Private Limited</b>	1320	<b>1760</b>	<b>1.0842</b>	<b>11.6862</b>				
		1336		<b>1.0842</b>		A.R.A - II, Kolkata	25 <sup>th</sup> October, 2011	13821/2011	Book No. I, CD Volume No. 54, Pages 1754 to 1771
		1320		<b>2.1658</b>		A.R.A - II, Kolkata	20 <sup>th</sup> January, 2012	00743/2012	Book No. I, CD Volume No. 3, Pages 3616 to 3631
		1345		<b>0.8468</b>		A.R.A - II, Kolkata	21 <sup>st</sup> September, 2012	11944/2012	Book No. I, CD Volume No. 47, Pages 2994 to 3016
		1320		<b>1.0842</b>					
		1336		<b>1.0842</b>		ADSR, Bidhannagar	4 <sup>th</sup> July, 2012	08604/2012	Book No. I, CD Volume No. 12, Pages 7867 to 7881

		1320		<b>1.0842</b>		ADSR, Bidhanna gar	4 <sup>th</sup> July, 2012	08605/20 12	Book No. I, CD Volume No. 12, Pages 7882 to 7898
		1336		<b>1.0842</b>					
		1320		<b>1.0842</b>					
		1336		<b>1.0842</b>		A.R.A - II, Kolkata	24 <sup>th</sup> June, 2013	09245/20 13	Book No. I, CD Volume No. 28, Pages 2885 to 2907
60.	<b>Subhdhan Commodal Private Limited</b>	1338		<b>6.3000</b>		ADSR, Bidhanna gar	30 <sup>th</sup> July, 2010	07868/20 10	Book No. I, CD Volume No. 13, Pages 6048 to 6062
		1338	<b>1710</b>	<b>4.0000</b>	<b>11.3842</b>	ADSR, Bidhanna gar	3 <sup>rd</sup> August, 2010	07907/20 10	Book No. I, CD Volume No. 13, Pages 6890 to 6903
		1320		<b>1.0842</b>		A.R.A - IV, Kolkata	7 <sup>th</sup> July, 2017	19040697 4/2017	Book No. I, CD Volume No. 1904 2017, Page 251591 to 251625
61.	<b>Subhshiv Developer's Private Limited</b>	1359	<b>2263</b>	<b>10.1000</b>	<b>10.1000</b>	A.R.A - IV, Kolkata	2 <sup>nd</sup> Decemb er, 2016	19040157 1/ 2016	Book No. I, CD Volume No. 1904 2016, Pages 57058 to 57090
62.	<b>Suntown Constructi ons LLP</b>	1351		<b>2.3330</b>		A.R.A - II, Kolkata	21 <sup>st</sup> August, 2015	19020910 4/ 2015	Book No. I, CD Volume No. 1902 2015, Pages 115396 to 115424
		1350	<b>2174</b>	<b>1.7490</b>	<b>9.0104</b>	A.R.A - II, Kolkata	21 <sup>st</sup> August, 2015	19020910 3/ 2015	Book No. I, CD Volume No. 1902 2015, Pages 115373 to 115395
		1359		<b>4.9284</b>		A.R.A - IV, Kolkata	19 <sup>th</sup> Sept ember, 2016	19040880 4/ 2016	Book No. I, CD Volume No. 1904 2016, Pages 329176 to 329195
63.	<b>Suntown Projects LLP</b>	1342		<b>6.0000</b>		A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	05498/20 15	Book No. I, CD Volume No. 31, Pages 2404 to 2431
		1348	<b>2134</b>	<b>6.0000</b>	<b>12.0000</b>	A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	05496/20 15	Book No. I, CD Volume No. 31, Pages 2330 to 2352
64.	<b>Thakdari Developer s LLP</b>	1333	<b>2144</b>	<b>1.3000</b>	<b>5.5000</b>	A.R.A - II, Kolkata	1 <sup>st</sup> June, 2015	19020584 4/ 2015	Book No. I, CD Volume No. 1902 2015, Pages

		1338		4.2000		A.R.A - II, Kolkata	1 <sup>st</sup> June, 2015	19020584 3/ 2015	10507 to 10532 Book No. I, CD Volume No. 1902 - 2015, Pages 10482 to 10506
65.	Thakdari Real Estate LLP	1342	2136	6.0000	12.0000	A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	05499/20 15	Book No. I, CD Volume No. 31, Pages 2404 to 2431
		1348		6.0000		A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	05500/20 15	Book No. I, CD Volume No. 31, Pages 2432 to 2454
66.	Upfront Builders Private Limited	1338	2269	7.2080	11.3486	A.R.A - IV, Kolkata	9 <sup>th</sup> March, 2016	19040254 9/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 89432 to 89465
		1349, 1350 & 1351		1.1961		A.R.A - IV, Kolkata	17 <sup>th</sup> March, 2016	19040265 7/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 101617 to 101644
		1349, 1350 & 1351		0.5940		A.R.A - IV, Kolkata	24 <sup>th</sup> March, 2016	19040292 1/ 2016	Book No. I, CD Volume No. 1904 - 2016, Pages 109576 to 109609
		1349, 1350, 1351 & 1359		2.3505		A.R.A - IV, Kolkata	2 <sup>nd</sup> May, 2017	19040611 9/ 2017	Book No. I, CD Volume No. 1904 - 2017, Pages 229574 to 229603
67.	Vedini Infracon LLP	1338	2133	6.0000	12.0000	A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04981/20 15	Book No. I, CD Volume No.28, Pages 3139 to 3163
		1345		3.0000		A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04972/20 15	Book No. I, CD Volume No.28, Pages 2940 to 2963
		1348		3.0000		A.R.A - II, Kolkata	25 <sup>th</sup> April, 2015	04977/20 15	Book No. I, CD Volume No.28, Pages 3059 to 3082
68.	Winsome Estates Private Limited	1342	1856	5.8310	11.6620	A.R.A - II, Kolkata	6 <sup>th</sup> Septem ber, 2012	11435/20 12	Book No. I, CD Volume No. 45, Pages 81 to 98
		1342		5.8310		A.R.A - II,	6 <sup>th</sup>	11434/20	Book No. I, CD

						Kolkata	September, 2012	12	Volume No. 45, Pages 63 to 80
69.	Workswell Infra LLP	1339	2344	12.3550	12.3550	A.R.A - IV, Kolkata	6 <sup>th</sup> December, 2016	190411188/2016	Book No. I, CD Volume No. 1904 - 2016, Pages 409467 to 409492
70.	Worldwyn Estates Private Limited	1345	1858	9.3844	9.3844	A.R.A - II, Kolkata	6 <sup>th</sup> September, 2012	11436/2012	Book No. I, CD Volume No. 45, Pages 99 to 115
		1345				A.R.A - II, Kolkata	6 <sup>th</sup> September, 2012	11437/2012	Book No. I, CD Volume No. 45, Pages 116 to 132
		1345				A.R.A - II, Kolkata	6 <sup>th</sup> September, 2012	11439/2012	Book No. I, CD Volume No. 45, Pages 151 to 167
71.	Yashvi Real Estates LLP	446	2108	3.4000	12.2000	A.R.A - II, Kolkata	12 <sup>th</sup> December, 2014	15494/2014	Book No. I, CD Volume No. 77, Pages 3760 to 3783
		446		3.4000		A.R.A - II, Kolkata	12 <sup>th</sup> December, 2014	15496/2014	Book No. I, CD Volume No. 77, Pages 3808 to 3831
		446		3.4000		A.R.A - II, Kolkata	12 <sup>th</sup> December, 2014	15497/2014	Book No. I, CD Volume No. 77, Pages 3832 to 3853
		1345		2.0000		A.R.A - II, Kolkata	24 <sup>th</sup> August, 2015	190209232/2015	Book No. I, CD Volume No. 1902 - 2015, Pages 116429 to 116454
72	Petunia Enclave (P) Ltd	1359		10.1000	10.1000	A.R.A - IV, Kolkata	12-Feb-2016	190401447/2016	Book No. I, CD Volume No. 1904 -2016, Page 54128 to 54161.
73	Ramadhta Builders (P) Ltd	1359		10.1000	10.1000	A.R.A - IV, Kolkata	12-Feb-2016	190401442/2016	Book No. I, CD Volume No. 1904 -2016, Page 54290 to 54323
74	Snowball	1359		10.100	10.100	A.R.A -	12-Feb-	1904014	Book No. I, CD

	Skyscraper (P) Ltd			0	0	IV, Kolkata	2016	46/ 2016	Volume No. 1904 -2016, Page 54162 to 54195
75	Fairblink Infraproject LLP	1349	2200	1.9875	8.2282	A.R.A - I, Kolkata	18-Sep-2015	190400330/2015	Book No. I, CD Volume No. 1904 -2015, Page 10304 to 10330
		1349, 1350 & 1351		1.2813		A.R.A - IV, Kolkata	21-Sep-2015	190400374/2015	Book No. I, CD Volume No. 1904 -2015, Page 12820 to 12842
		1349, 1350 & 1351		1.1965		A.R.A - IV, Kolkata	21-Sep-2015	190400376/2015	Book No. I, CD Volume No. 1904 -2015, Page 11939 to 11961
		1349, 1350 & 1351		0.5965		A.R.A - IV, Kolkata	21-Sep-2015	190400367/2015	Book No. I, CD Volume No. 1904 -2015, Page 12649 to 12671
		1349, 1350 & 1351		0.5699		A.R.A - IV, Kolkata	21-Sep-2015	190400369/2015	Book No. I, CD Volume No. 1904 -2015, Page 12682 to 12704
		1349, 1350 & 1351		1.1965		A.R.A - IV, Kolkata	21-Sep-2015	190400371/2015	Book No. I, CD Volume No. 1904 -2015, Page 12728 to 12750
		1358		1.4000		A.R.A - IV, Kolkata	19-Feb-2016	190401632/2016	Book No. I, CD Volume No. 1904 -2016, Page 64326 to 64354
76	Gloxinia Infraplaza LLP	1349	2265	1.9850	6.9850	A.R.A - IV, Kolkata	12-Feb-2016	190401435/2016	Book No. I, CD Volume No. 1904 -2016, Page 54485 to 54513
		1357		5.0000		A.R.A -	12-Feb-	1904014	Book No. I, CD

						IV, Kolkata	2016	41/ 2016	Volume No. 1904 -2016, Page 54324 to 54353
77	<b>Blue Arrow Buildcon (P) Ltd</b>	1357	<b>2256</b>	<b>10.000 0</b>	<b>10.000 0</b>	A.R.A - IV, Kolkata	12-Feb- 2016	1904014 48/ 2016	Book No. I, CD Volume No. 1904 -2016, Page 54098 to 54127
78	<b>Glasseye Infraplaza (P) Ltd</b>	1357	<b>2252</b>	<b>10.000 0</b>	<b>10.000 0</b>	A.R.A - IV, Kolkata	12-Feb- 2016	1904014 39/ 2016	Book No. I, CD Volume No. 1904 -2016, Page 54451 to 54484
79	<b>Petunia Nirman LLP</b>	1358	<b>2254</b>	<b>8.4000</b>	<b>8.4000</b>	A.R.A - IV, Kolkata	12-Feb- 2016	1904014 37/ 2016	Book No. I, CD Volume No. 1904 -2016, Page 54388 to 54418
80	<b>Santainat h Infraproje cts LLP</b>	1358	<b>2171</b>	<b>4.2000</b>	<b>12.200 0</b>	A.R.A - II, Kolkata	29- Jun- 2015	1902067 84/ 2015	Book No. I, CD Volume No. 1902 -2015, Page 26161 to 26192
		1358		<b>4.0000</b>		A.R.A - II, Kolkata	30- Jun- 2015	1902067 82 /2015	Book No. I, CD Volume No. 1902 -2015, Page 24549 to 24574
		1358		<b>4.0000</b>		A.R.A - II, Kolkata	30- Jun- 2015	1902067 83/ 2015	Book No. I, CD Volume No. 1902 -2015, Page 24523 to 24548
81	<b>Plentyvalle Y Properties (P) Ltd</b>	1358	<b>2255</b>	<b>10.0000</b>	<b>10.0000</b>	A.R.A - IV, Kolkata	12-Feb- 2016	19040144 0/ 2016	Book No. I, CD Volume No. 1904 -2016, Page 54354 to 54387
82	<b>Sanjay Jain</b>	1338	<b>1686</b>	<b>4.0416</b>	<b>12.396 6</b>	ADSR, Bidhanna gar	07.05.2 010	4712/201 0	Book No. I, CD Vol. 8, Page 336 to 361
		1338		<b>8.3550</b>		A.R.A - IV, Kolkata	12.11.2 016	19041067 0/ 2016	Book No. I, CD Vol. 1904-2016, Page 395078 to 395098



83	Suman Jain	1338	2378	4.3134	4.3134	A.R.A – IV, Kolkata	27.10.2016	190410199/2016	Book No. I, CD Vol. 1904-2016, Page 378211 to 378231
84	Blue Light Villa (P) Ltd	1359	2259	10.1000	10.1000	A.R.A - IV, Kolkata	12-Feb-2016	190401443/2016	Book No. I, CD Volume No. 1904-2016, Page 54258 to 54289
85	Lily Niwas (P) Ltd	447	1665	1.8600	12.3487	ADSR, Bidhannagar	31-Dec-2010	00054/2011	Book No. I, CD Volume No. 1, Page 1107 to 1125
				3.5220		ADSR, Bidhannagar	7-Jan-2011	00186/2011	Book No. I, CD Volume No. 1, Page 4397 to 4411
				3.1000		ADSR, Bidhannagar	9-Mar-2011	02986/2011	Book No. I, CD Volume No. 5, Page 10350 to 10367
		1333		3.0334		A.R.A - IV, Kolkata	13.08.2016	190407750/2016	Book No. I, CD Volume No. 1904-2016, Page 283585 to 283610
86	Shivmani Promoters (P) Ltd	1359	2258	9.8568	9.8568	A.R.A - IV, Kolkata	12-Feb-2016	190401434/2016	Book No. I, CD Volume No. 1904-2016, Page 54514 to 54542

**THE SECOND SCHEDULE ABOVE**

**REFERRED TO: PART I**

**(APARTMENT)**

All That the Residential Flat / Apartment bearing No.23 containing a **Carpet Area** of \_\_\_\_\_ Square Feet [**Built-up Area** whereof being \_\_\_\_\_ Square Feet] more or less on the twenty-third floor of the **Tower Building** at the Phase II/said Premises described in the **First Schedule** hereinabove written and shown in the

**Second Plan** annexed hereto, duly bordered thereon in “Red” TOGETHER WITH \_\_\_ number of Carparking Space at the \_\_\_ Floor Level exact location showing the Third Plan annexed hereto.

**THE SECOND SCHEDULE ABOVE**

**REFERRED TO: PART II**

**(FLOOR PLAN)**

**THE THIRD SCHEDULE ABOVE REFERRED TO  
(Common Areas and Installations)**

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**

**(Common Expenses)**

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**

**(Easements)**

1. The Allottee shall be entitled to all rights privileges vertical and lateral easements quasi-easements appendages and appurtenances whatsoever belonging to or in any way appertaining to the said Apartment as usually held used occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto **Excepting And Reserving** unto the Promoter and/or the other occupiers of the said Project and the Maintenance In- Charge the rights easements quasi easements privileges and appurtenances hereinafter morefully and particularly setforth in the **Sixth Schedule** hereto and also elsewhere herein contained.
2. The right of access and way in common with the Promoter and/or other occupiers of the said Project at all times and for all normal lawful purposes connected with the use and enjoyment of the common areas and installations.

3. The right of way in common as aforesaid at all times and for all purposes connected with reasonable use and enjoyment of the said Apartment **Provided Always** and it is hereby declared that nothing herein contained shall permit the Allottee or any person deriving title under him or his servants agents and invitees to obstruct in any way by vehicles, deposit of materials rubbish or otherwise the free passage of other person or persons including the Promoter and/or other occupiers of the said Project and the Maintenance In-charge entitled to such way as aforesaid.
4. The right of protection of the said Apartment by and from all parts of the Building so far as they now protect the same.
5. The right of flow in common as aforesaid of electricity water and waste or soil from and to the said Apartment through pipes drains wires and conduits lying or being in under through or over the other parts of the Building so far as may be reasonably necessary for the beneficial use occupation and enjoyment of the said Apartment.
6. The right of the Allottee with or without workmen and necessary materials to enter from time to time upon the other parts of the Project for the purpose of rebuilding, repairing, replacing or cleaning so far as may be necessary such pipes drains wires and conduits as aforesaid and also for the purpose of rebuilding, repairing, replacing or cleaning any part or parts of the Building and the Common Areas and Installations insofar as such rebuilding repairing replacing or cleaning as aforesaid cannot be reasonably carried out without such entry and in all such cases excepting in

emergent situation upon giving forty-eight hours previous notice in writing of his intention so to enter to the Promoter and/or Maintenance- In-Charge and/or the occupier affected thereby.

**THE SIXTH SCHEDULE ABOVE REFERRED TO:**

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

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

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

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

**RECEIPT AND MEMO OF  
CONSIDERATION**

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

MEMO OF CONSIDERATION:

(i)		
	<b>TOTAL</b>	

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

**Witness:**



**Annexure "A"**

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

B. ALL THAT piece and parcel of land containing an area of measuring about 7549.73 sq. mt. , having buildings and structures having dwelling units, passage, boundary walls etc. in R.S. & L.R. Dag Nos. 1336 (PART), 1337, 1338 (PART),1339 (PART),1347 (PART), 1348(PART), 1341/1471 (PART)under L.R. Khatian Nos. LR Khatian no. 1759, 1760, 2233, 2266, 1761, 1686, 1709, 1710, 1711, 1712, 1713, 1761, 1775, 1900, 1908,1909, 2132, 2133, 2144, 2232, 2267, 2268, 2269, 2372, 1960, 2199, 2232, 2344, 2345, 1939, 1956, 1957, 1961, 1985, 2002, 2131, 2138, 2340, 1866, 2134, 2135, 2136, 2139, 2002, 2361. in Mouza - Thakdari, J.L. No. 19, Touzi No. 145, RS No. 216, under Bidhannagar municipal Corporation, Being Municipal Ward No. 27, P.S. New Town, District - North 24 Parganas, West Bengal.

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

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

**E. COMMON EXPENSES** shall mean and include all expenses for the maintenance management upkeep and administration of the

said Premises and the Buildings and in particular the Common Areas and Installations and rendition of common services in common to the allottees and all other expenses for the common purposes (including those mentioned in the **FOURTH SCHEDULE**) to be borne paid contributed and shared by the Allottees.

**F. COMMON PURPOSES** shall mean and include the purposes of managing maintaining and upkeeping the Buildings and the said Premises and in particular the Common Areas and Installations, rendition of common services in common to the Allottees, collection and disbursement of the Common Expenses and administering and dealing with the matters of common interest of the Allottees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective units exclusively and the Common Areas and Installations in common.

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

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

discretion.

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

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

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

PS Group Realty Pvt. Ltd.



Director/Authorised Signatory