

INTELLIA THE CENTRAL BUSINESS PARK

CONVEYANCE DEED

OWNERS ALLOCATION

THIS INDENTURE made this ____ day of _____ Two Thousand

BETWEEN

TRINITY INFRAPARK LLP, a limited liability partnership, formerly known as **TRINITY PARK**, having PAN _____, having its registered office situated at _____, Police Station _____, Kolkata 700 0____, being represented by one of its Partners/authorized signatory _____, having PAN _____, son of _____,, hereinafter referred to as the **PROMOTER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its present partners or such other person or persons who may be taken in or admitted for the benefit of the said partnership business, their respective

heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**;

AND

MAS INVESTMENT & FINANCIAL CONSULTANTS PRIVATE LTD. (CIN: U74140WB2010PTC152494)(PAN AAGCM8323B), a

private limited company having its registered office at 3A, Auckland Place, 10th Floor, Flat No.10B, P.O:Auckland Place, P.S Shakespeare Sarani, Kolkata – 700 017, West Bengal, India represented by Sri _____, (PAN: _____), (AADHAR NO: _____) (Mobile No: _____) Authorised Representative, son of _____, residing at _____

hereinafter referred to as the **DEVELOPER /PROMOTER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean its Successor and successors in interest and assigns) of the **SECOND PART**

AND

[If the Allottee is an individual]

Mr. _____, (Aadhaar no. _____) son of _____ aged about ----- years, residing at _____ (PAN _____), hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean the heirs, executors, administrators and permitted assigns of the **THIRD PART**).

or

[If the Allottee is the company]

_____ (CIN no. _____), a company incorporated under the provision of the companies act, [1956 or 2013, as the case may be], having its registered office at _____ (PAN - _____), represented by its authorized signatory _____ (Aadhar No. _____) duly authorized vide board resolution dated _____ hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor in interest, executors, administrators, and permitted assignees) of the **THIRD PART**).

:

[or]

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

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

[or]

[If the Allottee is a HUF]

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

The Owner, Promoter and Allottee shall hereinafter collectively be referred to as the "parties " and individually as a "party"

WHEREAS:

- A. The Owner is the absolute and lawful owner of All That the piece and parcel of land containing an area of 340 Cottahs 12 Chittacks 21 Sq.ft. be the same a little more or less more situate lying at and being premises no. 22, Gobra Road (formerly comprised of premises nos. 22, 25/5 and 25/6, Gobra Road and 2, Rammohan Bera Lane) Kolkata- 700 014, more fully and particularly described in the Schedule thereunder written as also in the **Part-I** of the **Schedule-A** hereunder written (hereinafter referred to as the "said land") vide the following Indenture of Conveyances, all registered at the office of the District Sub-Registrar-III, Alipur, South 24 Parganas:-

Date	Vendor	Purchaser	Deed Details
04.07.2011	The Official Liquidator	Trinity Park	Book No. I, CD Volume No. 11, Pages 3007 to 3038, Being No. 05147 for the year 2011
15.09.2011	Santi Ram Pramanik, Smt. Anjali Pramanik, Debjit Pramanick and Brojendra Nath Pramanick	Trinity Park	Book No. I, CD Volume No. 15, Pages 6100 to 6114, Being No. 07351 for the year 2011
16.07.2012	Anirban Pramanik (Vendor) & Smt. Santi Rani Dey, Dilip Chandra Dey, Dipak Dey, Dipen Naskar, Smt. Dipa Bose, Smt. Mira Kundu, Smt. Rina Sinha and Smt. Bina Maity (Confirming Parties)	Trinity Park	Book No. I, CD Volume No. 13, Pages 10053 to 10072, Being No. 06450 for the year 2012

B. The said land is earmarked for the purpose of building an Office cum IT/ITES Complex comprising four Multistoried Building Blocks , one Proprietary Club with car parking spaces, whether open covered or MLCP together with Common Areas, Common Facilities and Amenities and the said Project shall be known as **“INTELLIA THE CENTRAL BUSINESS PARK” (Commercial Complex)** in phases more fully described in Schedule-A and identified in the Plan annexed hereto and marked **ANNEX-A** .

C. By a Development Agreement and Power of Attorney dated 27th April 2023 executed between the Party of the First Part namely Trinity Infrapark LLP therein referred to as the Owner of the One Part and Mas Investment & Financial Consultants Pvt Ltd. Therein referred to as the Developer of the Other Part and registered in the Office of the ARA-IV, Calcutta, in Book No.I, Volume No.1904-2023, Pages 294086 to 294166, Being No. 190405905 for the year 2023, the Owner granted the exclusive Development rights unto the Developer.

- D. The entire development of the Commercial Complex is being done Phase-wise in the following manner:

	PHASES	CONSTITUENT
1	FIRST PHASE	BUILDING BLOCK-1
	''	BUILDING BLOCK-2
	''	BUILDING BLOCK-3
	''	MULTI LEVEL CAR PARK (MLCP)
2.	SECOND PHASE	BUILDING BLOCK-4 & EXTENSION OF BLOCK 1, 2 & 3
3	RETAINED AREA OF PROMOTER	BUSINESS CLUB (CLUB)

All the different phases are described from **Part-II to Part-IV** of the **SCHEDULE-A**.

- E. All The Facilities and Amenities, internal pathways, infrastructure etc. irrespective of their location in any of the phases will be mutually shared by all the phases of the entire Row House/Building Complex as part of a common integrated development.
- F. The Promoter has kept aside a portion of the Project area (Retained Area) for setting up a Proprietary Club(CLUB) which will be owned and operated by the Promoter to be known by such name as may be so decided by the Promoter. The Club Building and the equipments provided therein shall also remain the property of the Promoter and the right of enjoyment and user shall be restricted to only those persons who shall become members of the Club . The Unit Owners in the Complex will be given preferential membership at a discounted rate but the Promoter may also invite outsiders to become members. The detailed Rules and restrictions governing membership including admission fee, subscription, tenure of membership etc. shall be separately available with the Promoter. Besides the Retained Area described above, the top roof above each of the Building

Blocks will also be part of 'Limited Common Area' wherein the Promoter shall set up Sport arena consisting of different types of games and facilities for the beneficial use of the Unit Owners who are also the members of the Club who will have the right of access to the Sport arena being extended part of the Club and be entitled to exercise user right in respect of all the sport facilities that will be made available in accordance with the Club Rules framed for this purpose.

- G. The Kolkata Municipal Corporation has sanctioned the plan being Sanction No. 2022070174 dated 05.01.2023 to develop the Project:
- H. The promoter has registered the project under the provision of the Real Estate (Regulation & Development Act, 2016) at Kolkata on..... under registration no.....;
- I. The Promoter has since completed the construction of Building Block No.____ in Phase-__ and obtained Completion Certificate No.____ dated _____ from the Competent Authority.
- J. Pursuant to Expression of Interest by the Allottee dated ----- the Promoter granted allotment by issuing a Provisional Booking Letter dated _____ to the allottee and thereafter by an Agreement for Sale dated _____ executed by and between the PROMOTER of the One Part, and the Allottee of the Other Part, and registered in the Office of the _____ and recorded in Book No.____, Volume No.____, Pages _____ to _____ Being No._____ for the year _____, the Promoter had agreed to sell and the Allottee had agreed to purchase **out of the Owner's Allocation** ALL THAT the Unit No.____.....having carpet area of square feet corresponding to Built-up area of _____ square feet more fully described in the **SCHEDULE-B** hereunder written and demarcated in the Block Plan annexed hereto and marked **ANNEX-B** and Floor Plan annexed hereto and marked **ANNEX-C** and pro rata share (in the "common areas" (user right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities and also user right in the land beneath the building as defined under clause (n) of section 2 of the Act which includes exclusive use of the Balcony admeasuring _____ Sq.Ft (hereinafter referred to as the "UNIT " at and for a consideration of **Rs._____-/- (Rupees _____ only).**

- K. Further phases may be added in future at the discretion of the Promoter as per land already acquired and further to be acquired all phases will share the common amenities, facilities and services amongst each other
- L. The Owners and the Promoter have further decided that the aggregate FAR sanctioned for the entire commercial Complex need not be uniformly utilized in all the different projects/ phases and the Promoter may vary the utilization of the sanctioned FAR from phase to phase .
- L. Each Phase/Project may have a separate Association of Unit Owners and each Phase/Project will be under the mother/apex association. The mother/apex Association shall synergise all the individual Associations and the formation of the Mother/Apex Association will be progressive and concurrent with the completion of the entire CommercialComplex including Future Phases. Till such time the Mother/Apex Association takes over the entire administration, the Allottees who have taken possession in completed phases will be required to pay the Common Expenses pertaining to their own phase as well as the Common Area Maintenance expenses(CAM) and common services of all common amenities of the entire complex towards maintenance of common pathways, infrastructure etc and in this regard the Allottee is made aware that the said charges shall at all times be calculated on the basis of total expenses on amenities and common services divided by the area of all phases for which notice of possession has been issued by the builder (3 months before) and by reason thereof the initial CAM charges may be relatively higher which may progressively become less as more and more Allottees take up possession in subsequent phases. The Mother/Apex Association will ultimately take over the administration of all the facilities and other common purposes as several service connections/facilities will be mutually common to all the phases. It is further provided that till such time the Mother/Apex Association is formed, the Promoter shall act as the Apex Association and on the formation of the Mother/Apex Association, the Promoter shall withdraw itself from such role and hand over the responsibility to the new body. The Mother/Apex Association will ultimately take over the administration of all the facilities and other common purposes as several service connections/facilities will be common to all the phases.
- M. The occupants of UNITS in other phases of the Project including future phases shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually.

- N. It is clarified that Project's Infrastructure, services, facilities and amenities together with all common areas, easements, rights and appurtenances belonging thereto shall be available mutually for use and enjoyment of the Allottees of the entire Commercial Complex with further future extensions.
- O. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is more and Promoter has planned to utilize more Floor Space Index by availing of FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned /to be mentioned or amended in the Development Control Regulation, which are applicable to the said Project. The Promoter has disclosed as proposed above his intention to use more FAR to be utilized by him on the Project Land and Allottee has agreed to purchase the Said Unit, based on the proposed construction and sale of Unit, to be carried out by the Promoter by utilizing the proposed FAR and on the understanding that the declared proposed FAR shall belong to the Promoter only. If any FAR remains unutilized in the earlier phases, the Promoter will be at liberty to consume the same either in the present phase or in later phases at its discretion .
- P. The Promoter may at any subsequent period undertake development of a separate Complex on land which is adjacent but not part of this Commercial Complex and in that case the Promoter may decide to provide for a passage way across this Commercial Complex and for this purpose the Promoter shall enter into an irrevocable License agreement with the Owners of the Adjoining land which shall be perpetually binding upon the Owners of this Commercial Complex and their Association . tThe Promoter will be entitled to amalgamate the extended development by integrating it with this Complex with shared infrastructure and common facilities which means that the facilities available in this complex will be available for use to occupants and residents of the extended Project/Phase and similarly the facilities in the extended Project/Phase shall be available for use by the Occupiers of the present Phases/Complex.
- Q. **RESERVED RIGHTS OF THE PROMOTER:**
Since the entire Commercial Complex is being developed phase-wise and this phase is the earlier phase, after this phase is completed and handed over, the Promoter shall grant unto the Allottees and occupiers of the subsequent phase the right of easement over, along and through the

pathways, passages roads and corridors lying within or passing through this phase .

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

R. The Allottee has :-

- i) fully satisfied himself/herself/themselves as to the title of the Promoter and the right of the Promoter in respect of the said land.
- ii) inspected the plan sanctioned by the authorities concerned in respect of the Row House/BungaloCommercial Complex constructed by the Promoter and agreed not to raise any objection with regard thereto.
- iii) verified the location and site of the Unit including the egress and ingress hereof, specifications of the Unit and of the complex and also the area of the Unit .

- iv) confirmed that the right of the Allottee shall remain restricted to the said Unit and the Properties Appurtenant Thereto.
- v) Examined and satisfied themselves about the Terms and Conditions as contained in the Agreement for sale dated _____ and agrees to abide by it at all times in future and be bound by the Rules, Regulations and Restrictions contained therein.
- vi) If the plan sanctioned by Sanctioning Authority /Municipal Authority is required to be modified and/or amended due to any change in law and/or statutory requirement/at the sole discretion of the Developer in such event the promoter agrees and undertakes that save and except constructing additional Row House/ Bungalow if permitted by law, it shall not make any changes to First Phase layout plans except in strict compliance with section 14 of the RERA Act, 2016 and other laws as applicable and Plan of the Allottee should not change to a major extent and also all the common facilities should be available to the Allottee ultimately for which the Promoter may change the location.
- vii) satisfied himself/herself / themselves as to the carpet area and the built-up area to comprise in the said Row House/Bungalow .
- viii) Structural stability of the Unit and the Block .
- ix) Construction of the Unit and the Block.
- x) The fittings and fixtures installed at the said Unit.
- xi) Completion and finishing of the Unit.
- xii) The situation of car parking space.
- xiii) The supply of water and electricity to the Unit.
- xiv) The common facilities and amenities of the Phase/Complex.

- xv) Examined the Completion Certificate issued by the Competent Authority in respect of the Unit/Phase.
- s. The words defined in the Agreement for Sale shall have the same meaning in these presents and unless there is anything in the subject or context inconsistent with the said expressions in such a case they shall have the meaning assigned to them.

NOW THIS INDENTURE WITNESSETH that pursuant to the said Agreement and in consideration of the sum of **Rs.**_____/- (**Rupees _____ only**) of the lawful money of the Union of India well and truly paid by the Allottee to the Promoter (the receipt whereof the Promoter doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Allottee and the said Row House/Bungalow and properties appurtenant thereto the Vendors doth and each of them do hereby grant, transfer, convey, assign and assure and the Promoter doth hereby confirm and assure unto and in favour of the Allottee **ALL THAT THE Unit No. _____ on the _____ Floor of the Building Block _____ in Phase No.- _____ out of the Owners Allocation** having carpet area of square feet corresponding to Built-up area of _____ square feet and pro rata share in the "common areas" (user right only since Common Area will be conveyed to Association) working out to a Super Built Up area of _____ Sq.Ft on the Schedule-A Land Together with the right to use _____ Garage/Closed Car Parking Space (Dependent/Independent) admeasuring _____ Sq.Ft / Mechanical Parking Space/Open Car Parking Space(Dependent/Independent) located on the Basement/Ground/____ Floor of or around the Building Block fully described in the **SCHEDULE-B** hereunder written and demarcated in the Block Plan annexed hereto and marked **ANNEX-B** hereinafter collectively referred to as the **SAID UNIT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO**), absolutely and forever free from all encumbrances, charges, liens, attachments, trusts, whatsoever or howsoever **AND TOGETHER WITH** the right to use the common areas, common parts installations and facilities as described in detail in the **Schedule-C** to the Agreement for Sale dated _____ in common with the other Unit Owners **AND TOGETHER WITH** all easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Unit And the Rights And Properties Appurtenant thereto **TO HAVE AND TO HOLD** the said Unit and the Rights and Properties Appurtenant thereto hereby granted, transferred and conveyed and every part or parts thereof unto and to the use of the Allottee.

II. AND THE PROMOTER DOTH HEREBY COVENANT WITH THE ALLOTTEE as follows:

- a) Notwithstanding any act deed matter or thing whatsoever by the Promoter done or executed or knowingly suffered to the contrary the Promoter is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to Said Unit And The Rights And Properties Appurtenant thereto hereby granted sold conveyed, transferred, assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.
- b) Notwithstanding any act deed or thing whatsoever done as aforesaid the Promoter now have good right full power and absolute authority to grant convey transfer sell and assign all and singular the Said Unit And The Rights And Properties Appurtenant thereto hereby conveyed transferred or expressed so to be unto and to the use of the Allottee in the manner as aforesaid.
- c) The said Unit And The Rights And Properties Appurtenant thereto hereby granted and conveyed or expressed or intended so to be is now free from all claims demands encumbrances liens attachments leases or trust made or suffered by the Promoter or any person or persons having or lawfully or equitably claiming any estate or interest thereon through under or in trust for the Promoter.
- d) The Allottee shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said Unit And The Rights And Properties Appurtenant thereto and receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Promoter or any person or persons having or lawfully or equitably claiming as aforesaid.
- e) The Allottee shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances liens, attachments, or trust or claims and demands whatsoever created occasioned or made by the Promoter or any person or persons lawfully or equitably claiming as aforesaid.
- f) **AND FURTHER THAT** the Promoter and all persons having or lawfully or equitably claiming any estate or interest in the Said Unit And the Rights And Properties Appurtenant thereto or any part thereof through

under or in trust for the Promoter shall and will from time to time and at all times hereafter at the request and cost of the Allottee make do and execute or cause to be made done and executed all such further lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said Unit And The rights And Properties Appurtenant thereto and every part thereof unto and to the use of the Allottee in the manner as aforesaid as shall or may be reasonably required.

- g) The Promoters have not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby the Said Unit And the Rights And Properties Appurtenant thereto hereby granted transferred and conveyed or expressed so to be or any part thereof is can or may be impeached encumbered or affected in title or otherwise.
- h) The Promoter doth hereby further covenant with the Allottee that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Allottee shall produce or cause to be produced to the Allottee or to his/her/their attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Unit and also shall at the like request and costs of the Allottee deliver to the Allottee such attested or other true copies or extracts there from as the Allottee may require and will in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled.

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

- a) To observe, perform, comply with and fulfill the obligations, covenants and conditions on his/her/its/their part to be observed and performed contained in the Agreement for sale as part and parcel of these presents.
- b) To become member and/or share holder, as the case may be, of the Apartment Owners Association, upon its formation, without raising any objection whatsoever and also co-operate with the Holding Organization to be formed as be deemed necessary and expedient by the Promoter and also abide by all the rules and regulations restrictions and bye-laws as be framed

and/or made applicable by the Promoter and/or the holding Organization for the common purposes and shall also sign and execute all papers, documents and applications for the purpose of formation of the Holding Organization and to do all the necessary acts deed and things.

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

THE SCHEDULE -A ABOVE REFERRED TO

PART-I

(SAID LAND)

ALL THAT the pieces and parcels of land containing an area of **5.62 acres**(equivalent to **340 Cottahs**) be the same a little more or less situate lying at 22,Gobra Road,Kolkata-700014 within Ward 59, KMC under P.S Beniapurkur shown in the plan attached and externally bordered in GREEN.

PART-II

(FIRST PHASE LAND)

ALL THAT the portion of the Said land containing an area of **3.89 Acres**(equivalent to **235.42 Cottahs**) be the same a little more or less containing Building Blocks 1 and 2 situate lying at 22,Gobra Road,Kolkata-700014 within Ward 59, KMC under P.S Beniapurkur shown in the plan attached and externally bordered in _____

PART-III

(SECOND PHASE LAND)

ALL THAT the portion of the Said land containing an area of **0.88 acres**(equivalent to **52.958 Cottahs**) be the same a little more or less containing Building Block 3 situate lying at 22,Gobra Road,Kolkata-700014 within Ward 59, KMC under P.S Beniapurkur shown in the plan attached and externally bordered in _____

PART-IV

(CLUB- RETAINED LAND OF OWNER)

ALL THAT the portion of the Said land containing an area of **0.85 acres**(equivalent to **51.622 Cottahs**) be the same a little more or less containing Building Block 4 situate lying at 22,Gobra Road,Kolkata-700014 within Ward 59,

KMC under P.S Beniapukur shown in the plan attached and externally bordered in _____

THE SCHEDULE -B ABOVE REFERRED TO

(THE SAID UNIT)

(UNDER OWNERS ALLOCATION)

ALL THAT the Unit No.____ on the _____ Floor of the Building Block _____ having carpet area of square feet corresponding to Built-up area of _____ square feet as per the Block plan marked **ANNEX-B** demarcated in the Floor Plan annexed hereto and marked **ANNEX-C** and pro rata share in the “common areas” (user right only since Common Area will be conveyed to Association) working out to a Super Built Up area of _____ Sq.Ft on _____ Floor of Building Block No.____ in Phase No.-____ of the IT/ITES Complex named “INTELLIA CENTRAL BUSINESS PARK” under construction on the Schedule-A Land Together with the right to use _____ Garage/Closed Car Parking Space (Dependent/Independent) admeasuring _____ Sq.Ft / Mechanical Parking Space/Open Car Parking Space(Dependent/Independent) located on the Basement/Ground/___ Floor of or around the Building Block

THE SCHEDULE - C ABOVE REFERRED TO

(THE COMMON AREA/COMMON PARTS & FACILITIES)

FACILTIES:

- (a) CLUB (To be owned Privately by Promoter)
(b) Sports Arena on Top Roof of all the Building Blocks.

OTHER FACILITIES

- I. Sufficient Multi Level Car Parking;
- II. Processed Water Supply
- III. Storm water management
- IV. Grand Canopy at entrance.
- V. Lifts till roof.
- VI. Earthquake resistant structure and can face super storm without any damage
- VII. Grand Entrance Gate.
- VIII. Efficient Fire detection and fighting system as per WBFS norms.
- IX. Close circuit TV
- X. Power Back Up

- XI. Drivers toilet in MLCP building
- XII. Passengers & Service Lift in each block
- XIII. Rain water Harvesting
- XIV. Proper Sewage Disposal
- XV. Facility Management office with storage area
- XVI. Elevation design planned for proper maintenance
- XVII. Thermal conductivity
- XVIII. Natural Day light & fresh Air
- XIX. Driver's Lobby/Waiting Area
- XX. Solid Waste Management
- XXI. 24 HRS Filtered Water Supply with Water Treatment Plant
- XXII. Street lights & Parking
- XXIII. Adequate and continues water Supply
- XXIV. 24X7 operationa I Building
- XXV. Electricity Direct LT metering , A/C individual, Landscape maintenance through Sprinkler.Solar Panel we will put to reduce electric consumption. IOT based Operation. Low maintenance cost material will be used. Green building we will do. Recycling of Garbage and water.This will reduce maintenance cost. Due to above activity Maintenance cost will be low.

Green Building feature in common areas:

- IGBC Platinum Rated green building
- Use of low Flow sanitary fixtures
- Use of Efficient Glass.
- Use of Certified Wood.
- Use of Energy efficient Light Fixture
- Use of Recycled & Regionally Produced Materials.
- Provision for Electrical Charging Point.
- Low VOC Paint.
- Solar Power.
- Waste Water Recycling.
- Wide window for maximum natural light.

Fire & Safety:

- Intelligent life fighting system with water sprinklers .
- Intelligent addressable detectors are considered to pinpoint the exact location of fire
- Micro-processor based fire alarm panel
- Manual call points at exit lobbies and corridors for people to report fire
- Hoopers for early warning of the people for evacuation

Other Facilities:

Public address system to facilities faster and effective evacuation
Ventilated stairwells for smoke free evacuation
Multiple evacuation points and refuge platform
Security monitoring at every strategic access points
Emergency control of elevators and automatic rescue device in elevators
All entries and periphery monitored by CCTV cameras for high security of the building
Fire brigade just 2.5 km from the project.
Fire control room in the building
Security Room/Gumty
Multiple Refuge Area of 15 m2 provided on the external walls
Lift
Interior luxury finish
Auto ventilation
Lift intercom connected with FM
Cameras inside the LIFT
Smoke management system inside the lift
semi capsule type design lift
Free fall protection
Sudden jark protection
Emergency light
Sensor based door opening to avoid collusion with door.
Overload sensor.

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

SIGNED and DELIVERED by the
PROMOTERS at Kolkata in the presence of:-

FOR _____

1.

2.

(_____)

**AUTHORISED SIGNATORY AND
CONSTITUTED ATTORNEY**

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

1.

2.

MEMO OF CONSIDERATION

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

(Rupees -----only).

WITNESSES:-

1.

2.

Signature Of The Promoter

Drafted by me