

AGREEMENT FOR SALE

THIS AGREEMENT is executed at Kolkata on this _____ day of _____, 20____

BETWEEN

ANB

ANB

Siddha Suburbia Bungalow, Phase-IV

1. **Browse Merchants Private Limited**, a company incorporated under the Companies Act, 1956 and an existing company within the meaning of the Companies Act, 2013, having its registered office at 91A/1, Park Street, Post Office Park Street, Police Station Park Street, Kolkata-700016, District Kolkata, West Bengal [**PAN AAECB6460G**]
2. **Browse Tie Up Private Limited**, a company incorporated under the Companies Act, 1956 and an existing company within the meaning of the Companies Act, 2013, having its registered office at 91A/1, Park Street, Post Office Park Street, Police Station Park Street, Kolkata-700016, District Kolkata, West Bengal [**PAN AAECB6459P**]
3. **Recoup Tracom Private Limited**, a company incorporated under the Companies Act, 1956 and an existing company within the meaning of the Companies Act, 2013, having its registered office at 91A/1, Park Street, Post Office Park Street, Police Station Park Street, Kolkata-700016, District Kolkata, West Bengal [**PAN AAFCR4144Q**];

all are jointly represented by their authorized signatory, _____, Son of _____, by faith _____, by nationality Indian, by occupation _____, residing at _____, PIN _____, Post Office _____, Police Station _____, District _____, _____ (**PAN** _____)

(collectively **Owners**, which expression shall include its' successors-in-interest)

AND

4. **Siddha Town Baruipur LLP**, a limited liability partnership firm incorporated under the Limited Liability Partnership Act, 2008, having its registered office at Siddha Park Building, 6th Floor, 99A, Park Street, Post Office Park Street, Police Station Park Street, District Kolkata, Kolkata-700016, West Bengal [**PAN ACJFS3627E**], represented by its authorized signatory, _____, Son of _____, by faith _____, by nationality Indian, by occupation _____, residing at _____, PIN _____, Post Office _____, Police Station _____, District _____, _____ (**PAN** _____)

(**Promoter**, which expression shall include its successors and assigns and/or assigns)

AND

5. **Broad Tie Up Private Limited**, a company incorporated under the Companies Act, 1956 and an existing company within the meaning of the Companies Act, 2013, having its registered office at 91A/1 Park Street, Post Office Park Street, Police Station Park Street, Kolkata-700016, District Kolkata, West Bengal [**PAN AAECB6602N**]
6. **Recoup Vinimay Private Limited**, a company incorporated under the Companies Act, 1956 and an existing company within the meaning of the Companies Act, 2013, having its registered office at 91A/1, Park Street, Post Office Park Street, Police Station Park Street, Kolkata-700016, District Kolkata, West Bengal [**PAN AAFCR4143K**]
7. **Majestic Conclave Private Limited**, a company incorporated under the Companies Act, 1956 and an existing company within the meaning of the Companies Act, 2013, having its registered office at 91A/1, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCM4356P**]
8. **Darpad Promoters Private Limited**, a company incorporated under the Companies Act, 1956 and an existing company within the meaning of the Companies Act, 2013, having its registered office at 14, Netaji Subhas Road, 1st Floor, Police Station Hare Street, Post Office G.P.O., Kolkata-700001, District Kolkata, West Bengal [**PAN AAECD2509A**]
9. **Geranium Projects Private Limited**, a company incorporated under the Companies Act, 1956 and an existing company within the meaning of the Companies Act, 2013, having its registered office at 84A, Chittaranjan Avenue, Police Station Bowbazar, Post Office Bowbazar, Kolkata-700012, District Kolkata, West Bengal [**PAN AAECG6232B**]
10. **Panorama Marketing Private Limited (formerly known as Panorama Marketing Limited)**, a company incorporated under the Companies Act, 1956 and an existing company within the meaning of the Companies Act, 2013, having its registered office at 1, Sarojini Naidu Sarani, Shubham Building, Unit 307, Police Station Park Street, Post Office Shakespeare Sarani, Kolkata-700017, District Kolkata, West Bengal [**PAN AABCP1466H**]

Siddha Suburbia Bungalow, Phase-IV

(collectively **Confirming Parties**, which expression shall include its successors and assigns and/or assigns)

AND

11. _____, son/daughter/wife of _____, by faith _____, by nationality _____, by occupation _____, residing at _____, Post Office _____, Police Station _____, District _____, PIN _____, _____ (**PAN** _____)

12. _____, son/daughter/wife of _____, by faith _____, by nationality _____, by occupation _____, residing at _____, Post Office _____, Police Station _____, District _____, PIN _____, _____ (**PAN** _____)

(collectively **Allottees**, which expression shall include his/her/their heirs, executors, administrators, successors-in-interest and permitted assigns)

Owners, Promoter, Confirming Parties and Allottees referred to as such or as **Party** and collectively **Parties**.

DEFINITIONS - For the purpose of this Agreement for Sale, unless the context otherwise requires: -

- a) "**Act**" means the Real Estate (Regulation and Development) Act, 2016;
- b) "**Rules**" means the West Bengal Real Estate (Regulation and Development) Rules, 2021;
- c) "**Section**" means a section of the Act.

WHEREAS:

A. The Confirming Parties are the joint owners and possessors of land measuring **380.1992** decimal, more or less, comprised in R.S./L.R. *Dag* Nos. 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 34 and 40 recorded in L.R. *Khatian* Nos. 1836, 1837, 1838, 1839, 1840, 1841, 1841/1, 1852 and 1949 at *Mouza* Khasmallik, J.L. No. 35, Police Station Baruipur, PIN 700144, West Bengal **and** land measuring **247.8633**

Siddha Suburbia Bungalow, Phase-IV

decimal, more or less, comprised in R.S./L.R. *Dag* Nos. 85, 86, 87, 88, 89, 90, 92, 93, 95 and 96, recorded in L.R. *Khatian* Nos. 3721, 3722, 3723, 3724, 3725, 3726, 3727, 4149 and 4150 at *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN 700144, within the jurisdiction of Hariharpur *Gram Panchayet* (**HGP**), ADSRO Baruipur, District South 24 Parganas, Kolkata 700144, West Bengal ("**First Property**") and the Owner Nos. 1 to 3 and Confirming Parties Nos. 5 to 10 jointly are also the joint owners of land measuring **709.6759** decimal, more or less, comprised in R.S./L.R. *Dag* Nos. 15, 16, 28, 29, 30, 31, 32, 33, 34, 35, 36, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 52, 53, 66, 67, 68, 69, 70, 71, 72, 73, 78, 79, 86, 87 and 45/935, recorded in L.R. *Khatian* Nos. 3721, 3722, 3723, 3724, 3725, 3726, 3727, 4149 & 4150, at *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN 700144, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Second Property**), the Project Property, First Property and the Second Property collectively containing land measuring **1337.7387** (One Thousand Three Hundred And Thirty Seven Point Seven Three Eight Seven) decimal, more or less, which is more particularly described in **Schedule A-1** below and is delineated by **Red** colour boundary line on the **Plan** annexed hereto and marked as **Annexure "1"** ("**Larger Property**"). The Owners are the joint owners of Land measuring **91.6954** (Ninety-One Point Six Nine Five Four) decimal, more or less, comprised in R.S./L.R. *Dag* Nos. 15, 16 and 47 recorded in L.R. *Khatian* Nos. 3723, 3725, and 3722, in *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayat* (HGP), ADSRO Baruipur, District South 24 Parganas, Kolkata-700144, West Bengal, which is more particularly described in **Schedule A-2** below and is delineated by **Blue** colour boundary line on the **Plan** annexed hereto and marked as **Annexure "1"** ("**Project Property**") out of the Larger Property.

The Owners and the Confirming Parties have purchased the Larger Property by virtue of 150 numbers of Deed of Conveyances and became the absolute lawful owner, free from all encumbrances, which is more particularly described in **Schedule A-3** below

For the purposes of developing the Real Estate Project/Project (defined in Clause B below) on the Project Property [defined in Clause H (i) below], the Owners and the Confirming Parties jointly entrusted the work of development of the Larger Property to the Promoter/Developer, on the terms and conditions recorded in 7 (seven) separate development

Siddha Suburbia Bungalow, Phase-IV

agreements i.e., (1) Development Agreement dated **22nd March 2016**, registered in the Office of the Additional Registrar of Assurances-I, in Book No. I, CD Volume No. 1091-2016, Pages 86998 to 87046, being Deed No. 190102485 for the year 2016, (2) First Supplemental Developmental Agreement dated **27th August, 2019**, registered in the office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2019, from Pages 388251 to 388285, being Deed No. 190408275 for the year 2019, (3) Second Supplemental Developmental Agreement dated **2nd December, 2019**, registered in the office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2019, from Pages 531576 to 531612, being Deed No. 190410995 for the year 2019, (4) Third Supplemental Developmental Agreement dated **16th January, 2020**, registered in the office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2020, from Pages 32696 to 32729, being Deed No. 190400399 for the year 2020, (5) Fourth Supplemental Developmental Agreement dated **4th August, 2022**, registered in the office of the Additional Registrar of Assurances-II, Kolkata, recorded in Book No. I, Volume No. 1902-2022, from Pages 329268 to 329286, being Deed No. 190209070 for the year 2022, (6) Fifth Supplemental Developmental Agreement dated **17th November, 2022**, registered in the office of the District Sub-Registrar-II, South 24 Parganas, recorded in Book No. I, Volume No. 1602-2022, from Pages 555223 to 555242, being Deed No. 160214996 for the year 2022 and (7) Sixth Supplemental Developmental Agreement dated **23rd August, 2023**, registered in the office of the District Sub-Registrar-II, South 24 Parganas, recorded in Book No. I, Volume No. 1602-2023, from Pages 412299 to 412322, being Deed No. 160212124 for the year 2023; collectively "**Development Agreement**").

B. The Larger Property is earmarked for the purpose of building a residential and/or residential cum commercial project *inter-alia* comprising of multi-storied buildings, bungalows, villas, row houses, plots, car parking spaces and/or any other permissible developments in the Said Complex and the said project shall be known as Siddha Suburbia ("**Said Complex**"). The development of the Said Complex known as '**Siddha Suburbia**' *inter alia* consisting of

(I) Block/Building Nos. 1A (namely Camelia), **1B** (namely Dahlia), **1C** (namely Euphoria), **1G** (namely Helonia), **1H** (namely Ambrosia) and **1J** (namely Begonia) *inter-alia* comprising of 6 (six) Ground + 14 (G+14)

Siddha Suburbia Bungalow, Phase-IV

storied residential buildings, being constructed on the First Property and **(II) Block/Building No. 1D** *inter-alia* comprising of 1 (one) Basement + Ground + 4 (B+G+4) storied building for Multi-level Car Parking (**MLCP**), being constructed on the First Property and **(III) Block/Building No. 2** *inter-alia* comprising of 1 (one) Ground + 3 (G+3) storied building for Club, being constructed on the First Property and **(IV) Rooftop Sky Walk** over the 8 (eight) (G+14) storied of the residential blocks/buildings (as mentioned above), being constructed on the First Property, all the aforesaid development/constructions mentioned in **(I) to (IV)** above being developed as **Phase I** of the Said Complex/Whole Project (hereinafter called "**Phase I**") and the said Phase I has been registered as a real estate project before the West Bengal Housing Industry Regulatory Authority at Kolkata under Registration No. HIRA/P/SOU/2018/000119 dated 01.11.2018 and

(V) Blocks of Residential Bungalows being constructed on a portion of the Second Property, *inter-alia* consisting of Block Nos. 1(Part), 2(Part) to 7, being developed as Siddha Suburbia Bungalow Phase II of the Said Complex/Whole Project (hereinafter called "Siddha Suburbia Bungalow Phase II") has been registered as a real estate project namely **Siddha Suburbia Bungalow** before the West Bengal Housing Industry Regulatory Authority at Kolkata under Registration No. HIRA/P/SOU/2019/000743 dated 23.12.2019. The details 42 number of Bungalows constructed/to be constructed thereon are tabulated below-

Sl. Nos.	Block Nos.	Bungalow Nos.	Sl. Nos.	Block Nos.	Bungalow Nos.
1	Block-1	SSB/BL1/1	22	Block-3	SSB/BL3/7
2	Block-1	SSB/BL1/2	23	Block-4	SSB/BL4/1
3	Block-1	SSB/BL1/3	24	Block-4	SSB/BL4/2
4	Block-1	SSB/BL1/4	25	Block-5	SSB/BL5/1
5	Block-1	SSB/BL1/5	26	Block-5	SSB/BL5/2
6	Block-1	SSB/BL1/6	27	Block-5	SSB/BL5/3
7	Block-1	SSB/BL1/7	28	Block-5	SSB/BL5/4
8	Block-2	SSB/BL2/1	29	Block-5	SSB/BL5/5
9	Block-2	SSB/BL2/2	30	Block-5	SSB/BL5/6
10	Block-2	SSB/BL2/3	31	Block-5	SSB/BL5/7
11	Block-2	SSB/BL2/4	32	Block-5	SSB/BL5/8
12	Block-2	SSB/BL2/5	33	Block-6	SSB/BL6/1
13	Block-2	SSB/BL2/6	34	Block-6	SSB/BL6/2
14	Block-2	SSB/BL2/7	35	Block-6	SSB/BL6/3

Siddha Suburbia Bungalow, Phase-IV

15	Block-2	SSB/BL2/8	36	Block-6	SSB/BL6/4
16	Block-3	SSB/BL3/1	37	Block-6	SSB/BL6/5
17	Block-3	SSB/BL3/2	38	Block-6	SSB/BL6/6
18	Block-3	SSB/BL3/3	39	Block-6	SSB/BL6/7
19	Block-3	SSB/BL3/4	40	Block-6	SSB/BL6/8
20	Block-3	SSB/BL3/5	41	Block-7	SSB/BL7/1
21	Block-3	SSB/BL3/6	42	Block-7	SSB/BL7/2

(VI) Block/Building Nos. 1E (namely Florencia), **1F** (namely Gardenia) *inter-alia* comprising of 2 (two) Ground + 14 (G+14) storied residential buildings, being constructed on the First Property being developed as Siddha **Suburbia Phase II** of the Said Complex/Whole Project hereinafter called “Siddha Suburbia **Phase II**” has been registered as a real estate project namely “Siddha Suburbia –Block 1E (Florencia) & 1F (Gardenia)” before the West Bengal Housing Industry Regulatory Authority at Kolkata under Registration No. HIRA/P/SOU/2019/000264 dated 06.07.2023 **and**

(VII) blocks of Residential Bungalows to be constructed on the Project Property, being a portion of the Second Property, *inter-alia* consisting of Block Nos. 1(Part), 2(Part), 8, 9, 10, 11, 12 & 13, being developed as Siddha Suburbia-Bungalow **Phase III** of the Said Complex/Whole Project has been registered as a real estate project before the West Bengal Real Estate (Regulation and Development) Authority at Kolkata under Registration No. WBRERA/P/SOU/2023/000266 dated 06.07.2023 **and** the details 63 number of Bungalows constructed/to be constructed thereon are tabulated below-

Sl. Nos.	Block Nos.	Bungalow Nos.	Sl. Nos.	Block Nos.	Bungalow Nos.
1	Block -1	SSB/BL1/10	33	Block -12	SSB/BL12/6
2	Block -1	SSB/BL1/8	34	Block -12	SSB/BL12/7
3	Block -1	SSB/BL1/9	35	Block -12	SSB/BL12/8
4	Block -1	SSB/BL1/11	36	Block -13	SSB/BL13/1
5	Block -1	SSB/BL1/12	37	Block -13	SSB/BL13/2
6	Block -1	SSB/BL1/13	38	Block -13	SSB/BL13/3
7	Block -1	SSB/BL1/14	39	Block -13	SSB/BL13/4
8	Block -1	SSB/BL1/15	40	Block -13	SSB/BL13/5
9	Block -1	SSB/BL1/16	41	Block -13	SSB/BL13/6
10	Block -10	SSB/BL10/1	42	Block -13	SSB/BL13/7

Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 Possession by the Allottee: After obtaining the occupancy certificate and handing over physical possession of the Said Bungalow to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of the Allottees or the competent authority, as the case may be, as per the local laws.

7.5 Cancellation by Allottee - The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act.

Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 45 days of such cancellation.

7.6 Compensation

The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for compensation under this section shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the Said Bungalow (i) in accordance with the terms of this Agreement, duly completed by the Completion Date specified in Clause 7.1, or (ii) due to discontinuance of his business as a Promoter on account of suspension or revocation of the registration under the Act, or for any other reason; the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by Promoter in respect of the Said Bungalow, with interest at the rate specified in the Rules within 45 days including compensation in the manner as provided under the Act.

Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate specified in the Rules for every month of delay, till the handing over of the

possession of the Said Bungalow.

7.7 The Possession Date has been accepted by the Allottees. However, if the Said Bungalow is made ready prior to the Completion Date, the Allottees undertake(s) and covenant (s) not to make or raise any objection to the consequent pre-ponement of his/her /their/its payment obligations, having clearly agreed and understood that the payment obligations of the Allottees are linked *inter alia* to the progress of construction, and the same is not a time linked plan

7.8 Where the allottee proposes to cancel/withdraw from the project without any fault of the promoter the Allottees shall, at his own costs and expenses, execute all necessary cancellation related documents required by the Promoter.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants to the Allottees as follows:

- (i) The Owners and the Confirming Parties have absolute, clear and marketable title with respect to the Project Property; the requisite authority and rights to carry out development upon the Project Property and absolute, actual, physical and legal possession of the Project Property for the Real Estate Project;
- (ii) The Promoter has lawful rights and requisite approvals from the Competent Authorities to carry out development of the Real Estate Project;
- (iii) There are no encumbrances upon the Project Property or the Real Estate Project save and except as expressly disclosed in the Form B Declaration uploaded in the Website of the Authority;
- (iv) There are no litigations pending before any Court of Law or Authority with respect to the Project Property or the Real Estate Project, save and except as expressly disclosed in the Form B Declaration uploaded in the Website of the Authority;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Real Estate Project, the Project Property and the

Siddha Suburbia Bungalow, Phase-IV

Said Bungalow are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Real Estate Project, the Project Property, the Said Bungalow, the Said Block and Common Areas of the Real Estate Project till the date of handing over of the Real Estate Project to the association of Allottees;

- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottees created herein, may prejudicially be affected;
- (vii) The Promoter has not entered into any agreement for sale and/or any other agreement / arrangement with any person or party with respect to the Said Bungalow which will, in any manner, affect the rights of Allottees under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Said Bungalow to the Allottees in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Said Bungalow to the Allottees and the Common Areas of the Real Estate Project to the association of Allottees, upon the same being formed and registered;
- (x) The Said Bungalow is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Said Bungalow;
- (xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent Authorities till the completion certificate has been issued and irrespective of possession of Bungalow along with Common Areas of the Real Estate Project (equipped with all the specifications, amenities and facilities) has been handed over to the Allottees and the association of Allottees or not;

- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Project Property) has been received by or served upon the Promoter in respect of the Project Property and/or the Real Estate Project.
- (xiii) That the Project Property is not Waqf property.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

9.1 Subject to the *Force Majeure* clause, the Promoter shall be considered under a condition of Default, in the following events:

- (i) Promoter fails to provide ready to move in possession of the Said Bungalow to the Allottees within the time period specified in Clause 7.1 or fails to complete the Real Estate Project within the stipulated time disclosed at the time of registration of the Project with the Authority. For the purpose of this Clause 'ready to move in possession' shall mean that the Said Bungalow shall be in a habitable condition which is complete in all respects including the provision of all specifications as specified in Schedule D of this Agreement, and for which completion certificate, has been issued by the competent authority;
- (ii) Discontinuance of the Promoter's business as a promoter on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

9.2 In case of Default by Promoter under the conditions listed above, Allottees are entitled to the following:

- (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottees stop making payments the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottees be required to make the next payment without any interest; or
- (ii) The Allottees shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottees under any head whatsoever towards the

Siddha Suburbia Bungalow, Phase-IV

purchase of the bungalow, along with interest at the rate specified in the Rules within forty-five days of receiving the termination notice subject to Allottees registering the deed of cancellation in respect of the Said Bungalow and Appurtenances;

Provided that where an Allottees did not intend to withdraw from the Project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Said Bungalow, which shall be paid by the Promoter to the Allottees within forty-five days of it becoming due.

9.3 The Allottees shall be considered under a condition of Default, on the occurrence of the following events:

- (i) In case the Allottees fail to make payment for 2 (two) consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard, the Allottees shall be liable to pay interest to the Promoter on the unpaid amount at the rate prescribed in the Rules;
- (ii) In case of Default by Allottees under the condition listed above continues for a period beyond 2 (two) consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Bungalow in favour of the Allottees and forfeit the entirety of the booking amount paid for the allotment. Upon registration of the deed of cancellation in respect of the Said Bungalow and Appurtenances t, refund to the Allottees, the balance amount, if any of the paid-up Total Price and after also deducting interest on any overdue payments, brokerage/referral fees, administrative charges as determined by the Promoter and exclusive of any indirect taxes, stamp duty and registration charges. Further, upon the termination of this Agreement in the aforesaid circumstances, the Allottees shall have no claim of any nature whatsoever on the Promoter and/or the Said Bungalow and Appurtenances and the Promoter shall be entitled to deal with and/or dispose off the Said Bungalow and Appurtenances in the manner it deems fit and proper.

10. CONVEYANCE OF THE SAID BUNGALOW:

Siddha Suburbia Bungalow, Phase-IV

The Promoter, on receipt of Total Price of the Said Bungalow and Appurtenances (as provided in Schedule C under the Agreement) from the Allottees, shall execute a conveyance deed drafted by the Promoter's legal advisors and convey the title of the Said Bungalow and Appurtenances within 3 (three) months from the date of issuance of the completion certificate to the Allottees:

However, in case the Allottees fail to deposit the stamp duty and/or registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Allottees authorize the Promoter to withhold registration of the conveyance deed in his/her favour till full and final settlement of all dues and stamp duty and registration charges to the Promoter is made by the Allottee. The Allottee shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies/penalties imposed by the competent authority(ies) and payment of stamp duty and registration charges and the Allottees shall be bound by its obligations as morefully mentioned in Clause 7.1 of this Agreement.

Legal Fees, Stamp Duty and Registration Costs: the Allottees shall make payment of legal fees of, Advocates (Legal Advisors), who have drawn this Agreement and shall draw all further documents. The fee is Rs. 20,000/- (Rupees Twenty Thousand). 50% (fifty percent) of the fee shall be paid simultaneously herewith and the balance 50% (fifty percent) shall be paid on or before the date of registration of the conveyance deed. Stamp duty/registration fees shall be paid at actuals and in terms of the E-Assessment Slip obtained from the Government of West Bengal, Directorate of Registration & Stamp Revenue Department and fixed miscellaneous expenses of Rs. 6,500/- (Rupees Six Thousand Five Hundred) for each registration and all other fees and charges, if any, shall be borne by the Allottees and paid 15 (fifteen) days prior to the date of registration. The fee and costs shall be paid to the Promoter, who shall do all accounting with the Legal Advisors.

11. MAINTENANCE OF THE SAID BLOCK/BUNGALOW /PROJECT:

The Promoter shall be responsible to provide and maintain essential services in the Said Project till the taking over of the maintenance of the project by the association of the Allottees. The cost of such maintenance has been included in the Total Price of the Said Bungalow to the extent as

mentioned in Clause 1.3 of this agreement. If the Promoter is required to maintain the Said Bungalows beyond the period as mentioned in point 2 of Clause-7 of this agreement, the cost of such maintenance shall be charged separately from the Buyers/Allottees of the Said Bungalow.

The Common Areas and Installations shall in the exclusive control, management and administration of the Developer herein who shall be the Maintenance In-charge till the handing over of the maintenance of the Project to the Association. The Developer herein may itself or by appointing any person or facilities management agency, look after and administer the acts relating to the Common Purposes..

12. DEFECT LIABILITY:

12.1 It is agreed that 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 agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottees from the date of obtaining the completion certificate, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

12.2 It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the default and/or negligence of the Allottees and/or any other Allottees in the Real Estate Project or acts of third party(ies) or on account of any *force majeure* events including on account of any repairs / redecoration / any other work undertaken by the Allottees and/or any other Allottees/person in the Real Estate Project and/or the Whole Project and/or the Larger Property. The Allottees are aware that any change(s), alteration(s) including breaking of walls or any structural members or the construction of any new wall or structural member may adversely impact the Said Bungalow at various places or in its entirety and hence any change(s) or alteration(s) as mentioned hereinabove will result in immediate ceasing of the Promoter's obligation to rectify any defect(s) or compensate for the same as mentioned in this Clause and the Allottees and/or the association of Allottees shall have no claim(s) of whatsoever nature against the Promoter in this regard.

13. RIGHT OF ALLOTTEE TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES:

Siddha Suburbia Bungalow, Phase-IV

The Allottees hereby agree to purchase the Said Bungalow on the specific understanding that is/her right to the use of Common Areas/Whole Project Included Amenities shall be subject to timely payment of total maintenance charges, as determined by the Promoter (until formation of the association of allottees) and thereafter billed by the maintenance agency appointed or the association of allottees (or the maintenance agency appointed by it) and performance by the Allottee of all his/her obligations in respect of the terms and conditions specified by the maintenance agency or the association of allottees from time to time.

14. RIGHT TO ENTER THE BUNGALOW FOR REPAIRS:

The Promoter/maintenance agency/association of Allottees shall have rights of unrestricted access of all Common Areas of the Real Estate Project, garages/covered parking and parking spaces for providing necessary maintenance services and the Allottees agree to permit the association of Allottees and/or maintenance agency to enter into the Said Bungalow or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

15. USAGE:

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the Said Complex, 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 etc. and other permitted uses as per sanctioned plans. The Allottees shall not be permitted to use the services areas and the basements 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.

16. GENERAL COMPLIANCE WITH RESPECT TO THE BUNGALOW/PROJECT:

16.1 Subject to Clause 12 above, the Allottees shall, after taking possession, be solely responsible to maintain the Said Bungalow at

Siddha Suburbia Bungalow, Phase-IV

his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Said Block, or the Said Bungalow, 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 Said Bungalow and keep the Said Bungalow, 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 Said Block is not in any way damaged or jeopardized.

16.2 The Allottees further undertake, assure and guarantee that he/she would not put any signboard/nameplate, neon light, publicity material or advertisement material etc. on the face facade of the Said Block or anywhere on the exterior of the Project, bungalow therein or 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 Allottees shall not store any hazardous or combustible goods in the Said Bungalow or place any heavy material in the common areas of the Said Block. The Allottees shall also not remove any wall including the outer and load bearing wall of the Said Bungalow.

16.3 The Allottees 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 association of Allottees. The Allottees shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

16.4 In addition to the aforesaid, the Allottees hereby agree to observe and perform the stipulations, regulations and covenants (collectively **Covenants**), described in **Schedule G** below.

17. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Allottee is entering into this Agreement for the allotment of an Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Allottee hereby undertakes that he/she shall comply with and carry out, from time to time after he/she has taken over for occupation and use the said Apartment, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the Apartment at his/ her own cost.

18. ADDITIONAL CONSTRUCTIONS:

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Real Estate Project after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority(ies) and disclosed, except for as provided in the Act and save as expressly provided in this Agreement.

19. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement, he shall not mortgage or create a charge on the Bungalow and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottees who have taken or agreed to take such Bungalow.

20. APARTMENT OWNERSHIP ACT:

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the West Bengal Apartment Ownership Act, 1972, The Promoter showing compliance of various laws/ regulations as applicable in said Act.

21. BINDING EFFECT:

Forwarding this Agreement to the Allottees by the Promoter does not create a binding obligation on the part of the Promoter or the Allottees until, firstly, the Allottees sign and deliver this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottees and secondly, appears for registration of the same before the concerned Sub-Registrar (specify the address of the Sub-Registrar) as and when intimated by the Promoter. If the Allottees fail to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottees and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottees for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottees, application of the Allottees shall be

treated as cancelled and all sums deposited by the Allottees in connection therewith including the booking amount shall be returned to the Allottees without any interest or compensation whatsoever.

22. ENTIRE AGREEMENT:

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said bungalow, as the case may be.

23. RIGHT TO AMEND:

This Agreement may only be amended through written consent of the Parties.

24. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEES/ SUBSEQUENT ALLOTTEES:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Bungalow and the Project shall equally be applicable to and enforceable against and by any subsequent Allottees of the Bungalow, in case of a transfer, as the said obligations go along with the Bungalow for all intents and purposes.

25. WAIVER NOT A LIMITATION TO ENFORCE:

25.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottees are not making payments as per the Payment Plan [Schedule C] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottees that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

25.2 Failure on the part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and

every provision.

26. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

27. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottees have to make any payment, in common with other Allottees in Project, the same shall be the proportion which the carpet area of the Bungalow bears to the total carpet area of all the Bungalows in the Project.

28. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

29. PLACE OF EXECUTION:

The execution of this Agreement shall be completed only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottees, in after the Agreement is duly executed by the Allottees and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the _____, _____. Hence this Agreement shall be

deemed to have been executed at Kolkata.

30. NOTICES:

That all notices to be served on the Allottees and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottees or the Promoter by Registered Post at their respective addresses as mentioned in this Agreement or through e-mail.

It shall be the duty of the Allottees and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottees, as the case may be.

31. JOINT ALLOTTEES:

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottees whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

32. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and the Rules and Regulations made thereunder including other applicable laws of India for the time being in force.

33. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the Adjudicating Officer appointed under the Act.

34. REQUEST BY BUYER/ ALLOTTEE TO REGISTER THIS BUNGALOW SALE AGREEMENT:

The Buyer/ Allottee have gone through the contents of this Sale Agreement in detail and due their personal problem are unable to remain present at

Siddha Suburbia Bungalow, Phase-IV

the time of and they have requested the Owners and the Confirming Parties and the Promoter/Developer to register this Sale Agreement without being personally present at the time of registration. However, they have put the signature, photograph in the accompanying 'Specimen Form Ten Finger Prints'/ Form No. 4 as mentioned under Section 69 of the Registration Rules, 1962, and as such it is deemed that the Buyer/ Allottee has agreed to all the terms and conditions and the covenants mentioned in this Sale Agreement.

SCHEDULE 'A-1'
(Larger Property)

(1) Land measuring **380.1992** (three hundred and eighty point one nine nine two) decimal, more or less, comprised in R.S./L.R. Dag Nos. 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 34 and 40 recorded in L.R. Khatian Nos. 1836, 1837, 1838, 1839, 1840, 1841, 1841/1, 1852 and 1949, at Mouza Khasmallik, J.L. No. 35, Police Station Baruipur, PIN 700144, within the jurisdiction of Hariharpur Gram Panchayet, Sub-Registration District Baruipur, District South 24 Parganas TOGETHERWITH (2) land measuring **957.5395** (nine hundred and fifty seven point five three nine five) decimal, more or less, comprised in R.S./L.R. Dag Nos. 15, 16, 28, 29, 30, 31, 32, 33, 34, 35, 36, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 52, 53, 66, 67, 68, 69, 70, 71, 72, 73, 78, 79, 85, 86, 87, 88, 89, 90, 92, 93, 95, 96 & 45/935, recorded in L.R. Khatian Nos. 3721, 3722, 3723, 3724, 3725, 3726, 3727, 4149 and 4150, at Mouza Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, ADSRO Baruipur, District South 24 Parganas, Kolkata 700144, West Bengal. Together aggregating to land measuring **1337.7387** (One Thousand Three Hundred And Thirty Seven Point Seven Three Eight Seven) decimal, more or less, equivalent to 810.7507 (eight hundred and ten point seven five zero seven) *cottah* and further equivalent to 54230.82 (fifty four thousand two hundred and thirty point eight two) square meter, more or less, which is hereinafter referred to as the **Larger Property** and delineated the Plan annexed hereto and marked as Annexure "1" and bordered in colour Red thereon and butted and bounded as follows:

On the North : R.S./L.R. Dag No. 20, 19, 18, 17 of Mouza Hariharpur
On the East : R.S./L.R. Dag No. 13, 15(P), 47 (P), 48, N.S.C Road, 50(P), 53(P), 54, 55, 56, 65, 69, 91, 61, 94, 96/975,

Siddha Suburbia Bungalow, Phase-IV

96/974, 96/973, 96/972, 97 of Mouza Hariharpur
and R.S./L.R. Dag Nos. 41, 39 of Mouza Khasmallick,
On the South : R.S./L.R. Dag No. 37, 36, 35 of Mouza Khasmallick
On the West : R.S./L.R. Dag No 32, 33, 24, 18(P), 1 of Mouza
Khasmallick and R.S./L.R. Dag Nos. 84, 40, 38, 37,
23, 27 of Mouza Hariharpur & E.M. Bypass.

SCHEDULE 'A-2'
(Project Property)

Land measuring **91.6954** (Ninety-One Point Six Nine Five Four) decimal, more or less, equivalent to 55.5729 (Fifty Five Point Five Seven Two Nine) cottah, more or less, comprised in R.S./L.R. Dag Nos. 15, 16 and 47 recorded in L.R. Khatian Nos. 3723, 3725, and 3722 Mouza Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur Gram Panchayat (HGP), ADSRO Baruipur, District South 24 Parganas, Kolkata-700144, West Bengal and delineated on the Plan annexed hereto and bordered in colour Blue thereon and marked as Annexure "1".

SCHEDULE 'A-3'
(The Details Purchase Deeds)

The Owners and the Confirming Parties are the joint owners of the Larger Property and have purchased the Larger Property by virtue of 150 numbers of separate Deed of Conveyances, which are as follows-

(1) Deed of Sale dated 10.10.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1, Pages 3100 to 3114, being Deed No. 190 for the year 2013, (2) Deed of Sale dated 08.11.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1, Pages 3115 to 3130, being Deed No. 191 for the year 2013, (3) Deed of Sale dated 27.11.13, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1, Pages 2726 to 2742, being Deed No. 192 for the year 2014, (4) Deed of Sale dated 03.12.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1, Pages 3131 to 3144, being Deed No. 193 for the year 2013, (5) Deed of Sale dated 12.12.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1, Pages 3145 to 3169, being Deed No. 195 for the year 2013, (6) Deed of Sale dated 03.12.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1, Pages 3170

Siddha Suburbia Bungalow, Phase-IV

to 3183, being Deed No. 196 for the year 2013, **(7)** Deed of Sale dated 08.01.14, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1, Pages 5220 to 5239, being Deed No. 358 for the year 2014, **(8)** Deed of Sale dated 08.01.14, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1, Pages 5240 to 5255, being Deed No. 359 for the year 2014, **(9)** Deed of Sale dated 08.01.14, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1, Pages 5256 to 5271, being Deed No. 360 for the year 2014, **(10)** Deed of Sale dated 08.01.14, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1, Pages 5272 to 5287, being Deed No. 361 for the year 2014, **(11)** Deed of Sale dated 08.01.14, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1, Pages 5288 to 5303, being Deed No. 362 for the year 2014, **(12)** Deed of Sale dated 08.01.14, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1, Pages 5304 to 5319, being Deed No. 363 for the year 2014, **(13)** Deed of Sale dated 21.01.14, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 2, Pages 4845 to 4859, being Deed No. 833 for the year 2014, **(14)** Deed of Sale dated 15.12.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 5, Pages 3399 to 3419, being Deed No. 1923 for the year 2013, **(15)** Deed of Sale dated 15.12.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 5, Pages 3420 to 3439, being Deed No. 1924 for the year 2013, **(16)** Deed of Sale dated 15.12.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 5, Pages 3440 to 3460, being Deed No. 1925 for the year 2013, **(17)** Deed of Sale dated 22.01.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 5, Pages 3145 to 3162, being Deed No. 1927 for the year 2013, **(18)** Deed of Sale dated 22.01.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 5, Pages 3163 to 3180, being Deed No. 1928 for the year 2013, **(19)** Deed of Sale dated 22.01.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 5, Pages 3181 to 3198, being Deed No. 1929 for the year 2013, **(20)** Deed of Sale dated 22.01.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 5, Pages 3199 to 3216, being Deed No. 1930 for the year 2013, **(21)** Deed of Sale dated 22.01.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 5, Pages 3217 to 3234, being Deed No. 1931 for the year 2013, **(22)** Deed of Sale dated 01.03.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 8, Pages 1427 to 1450, being Deed No. 3151 for the year 2013, **(23)** Deed of Sale dated 01.03.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 8, Pages 1451 to 1474, being Deed No. 3152 for the year 2013, **(24)** Deed of Sale dated

Siddha Suburbia Bungalow, Phase-IV

01.03.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 8, Pages 1475 to 1498, being Deed No. 3153 for the year 2013, **(25)** Deed of Sale dated 01.03.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 8, Pages 1499 to 1522, being Deed No. 3154 for the year 2013, **(26)** Deed of Sale dated 01.03.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 8, Pages 1523 to 1546, being Deed No. 3155 for the year 2013, **(27)** Deed of Sale dated 01.03.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 8, Pages 1547 to 1570, being Deed No. 3156 for the year 2013, **(28)** Deed of Sale dated 06.03.14, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 8, Pages 4161 to 4175, being Deed No. 3162 for the year 2014, **(29)** Deed of Sale dated 26.02.14, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 8, Pages 4176 to 4191, being Deed No. 3163 for the year 2014, **(30)** Deed of Sale dated 26.02.14, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 8, Pages 3840 to 3855, being Deed No. 3167 for the year 2014, **(31)** Deed of Sale dated 05.04.2013, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 9, Pages 155 to 167, being Deed No. 4314 for the year 2013, (**32**) Deed of Sale dated 08.05.14, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 10, Pages 785 to 803, being Deed No. 4835 for the year 2014, **(33)** Deed of Sale dated 08.05.14, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 10, Pages 804 to 822, being Deed No. 4836 for the year 2014, **(34)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 16, Pages 3767 to 3780, being Deed No. 5112 for the year 2012, (**35**) Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 16, Pages 3781 to 3794, being Deed No. 5113 for the year 2012, **(36)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 16, Pages 3795 to 3808, being Deed No. 5114 for the year 2012, **(37)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 16, Pages 3809 to 3832, being Deed No. 5115 for the year 2012, **(38)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 16, Pages 3833 to 3851, being Deed No. 5116 for the year 2012, **(39)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 16, Pages 3852 to 3866, being Deed No. 5117 for the year 2012, **(40)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 16, Pages 3867 to 3881, being Deed No. 5118 for the year 2012, **(41)** Deed of Sale dated 10.05.2012,

Siddha Suburbia Bungalow, Phase-IV

registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 16, Pages 3882 to 3895, being Deed No. 5119 for the year 2012, **(42)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 16, Pages 3896 to 3911, being Deed No. 5120 for the year 2012, **(43)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 16, Pages 3927 to 3941, being Deed No. 5122 for the year 2012, **(44)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 16, Pages 3942 to 3956, being Deed No. 5123 for the year 2012, **(45)** Deed of Sale dated 03.12.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 13, Pages 1664 to 1677, being Deed No. 5209 for the year 2013, **(46)** Deed of Sale dated 03.12.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 13, Pages 1678 to 1691, being Deed No. 5210 for the year 2013, **(47)** Deed of Sale dated 22.05.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 13, Pages 3528 to 3541, being Deed No. 5328 for the year 2013, **(48)** Deed of Sale dated 22.05.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 13, Pages 3542 to 3555, being Deed No. 5329 for the year 2013, **(49)** Deed of Sale dated 22.05.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 13, Pages 3556 to 3569, being Deed No. 5330 for the year 2013, **(50)** Deed of Sale dated 22.05.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 13, Pages 3570 to 3583, being Deed No. 5331 for the year 2013, **(51)** Deed of Sale dated 22.05.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 13, Pages 3584 to 3597, being Deed No. 5332 for the year 2013, **(52)** Deed of Sale dated 26.04.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 13, Pages 3598 to 3617, being Deed No. 5333 for the year 2013, **(53)** Deed of Sale dated 26.04.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 13, Pages 3618 to 3637, being Deed No. 5334 for the year 2013, **(54)** Deed of Sale dated 26.04.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 13, Pages 3638 to 3657, being Deed No. 5335 for the year 2013, **(55)** Deed of Sale dated 18.04.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 13, Pages 5954 TO 5979, being Deed No. 5336 for the year 2013, **(56)** Deed of Sale dated 18.04.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 13, Pages 5980 to 6005, being Deed No. 5337 for the year 2013, **(57)** Deed of Sale dated 18.04.2013, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 13, Pages 6006 to 6031, being Deed No. 5338 for the year 2013, **(58)** Deed of Sale dated 18.04.2013, registered in the Office of

Siddha Suburbia Bungalow, Phase-IV

the ADSR, Baruipur, in Book I, Volume No. 13, Pages 6032 to 6057, being Deed No. 5339 for the year 2013, **(59)** Deed of Sale dated 10.05.2012, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 13, Pages 6865 to 6880, being Deed No. 6061 for the year 2012, **(60)** Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 134 to 148, being Deed No. 6259 for the year 2012, **(61)** Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 149 to 164, being Deed No. 6260 for the year 2012, **(62)** Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 165 to 181, being Deed No. 6261 for the year 2012, **(63)** Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 182 to 197, being Deed No. 6262 for the year 2012, **(64)** Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 198 to 214, being Deed No. 6263 for the year 2012, **(65)** Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 215 to 230, being Deed No. 6264 for the year 2012, **(66)** Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 231 to 247, being Deed No. 6265 for the year 2012, **(67)** Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 248 to 263, being Deed No. 6266 for the year 2012, **(68)** Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 264 to 279, being Deed No. 6267 for the year 2012, **(69)** Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 296 to 312, being Deed No. 6269 for the year 2012, **(70)** Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 313 to 327, being Deed No. 6271 for the year 2012, **(71)** Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 328 to 343, being Deed No. 6272 for the year 2012, **(72)** Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 344 to 359, being Deed No. 6273 for the year 2012, **(73)** Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 360 to 374, being Deed No. 6274 for the year 2012, **(74)** Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 375 to 391, being Deed No. 6275 for the year 2012, **(75)** Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 392 to 405,

being Deed No. 6276 for the year 2012, **(76)** Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 406 to 420, being Deed No. 6277 for the year 2012, (**77**) Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 421 to 434, being Deed No. 6278 for the year 2012, **(78)** Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 435 to 450, being Deed No. 6279 for the year 2012, **(79)** Deed of Sale dated 08.06.12, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 451 to 466, being Deed No. 6280 for the year 2012, **(80)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 694 to 708, being Deed No. 6296 for the year 2012, **(81)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 20, Pages 709 to 724, being Deed No. 6297 for the year 2012, (**82**) Deed of Sale dated 02.07.13, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 18, Pages 3418 to 3432, being Deed No. 7501 for the year 2013 , **(83)** Deed of Sale dated 02.07.13, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 18, Pages 3433 to 3447, being Deed No. 7502 for the year 2013, **(84)** Deed of Sale dated 02.07.13, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 18, Pages 3448 to 3462, being Deed No. 7503 for the year 2013, (**85**) Deed of Sale dated 24.07.13, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 24, Pages 2314 to 2332, being Deed No. 7504 for the year 2013, **(86)** Deed of Sale dated 24.07.13, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 501, Pages 30 to 51, being Deed No. 7505 for the year 2013, **(87)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 23, Pages 4705 to 4718, being Deed No. 7567 for the year 2012, (**88**) Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 23, Pages 4719 to 4734, being Deed No. 7568 for the year 2012, **(89)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 23, Pages 4735 to 4751, being Deed No. 7569 for the year 2012, **(90)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 23, Pages 4752 to 4770, being Deed No. 7570 for the year 2012, **(91)** Deed of Sale dated 05.08.13, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 19, Pages 2761 to 2775, being Deed No. 7898 for the year 2013, **(92)** Deed of Sale dated 05.08.13, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 19, Pages 2776 to 2790, being Deed No. 7899 for the

Siddha Suburbia Bungalow, Phase-IV

year 2013 , **(93)** Deed of Sale dated 02.07.13, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 19, Pages 2791 to 2811, being Deed No. 7900 for the year 2013, **(94)** Deed of Sale dated 10.05.2012, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 22, Pages 2073 to 2092, being Deed No. 8024 for the year 2012, **(95)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 26, Pages 874 to 890, being Deed No. 8319 for the year 2012, **(96)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 26, Pages 891 to 908, being Deed No. 8320 for the year 2012, **(97)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 26, Pages 982 to 996, being Deed No. 8326 for the year 2012, **(98)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 26, Pages 997 to 1015, being Deed No. 8328 for the year 2012, **(99)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 26, Pages 1073 to 1087, being Deed No. 8333 for the year 2012, **(100)** Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 26, Pages 2911 to 2928, being Deed No. 8453 for the year 2012, **(101)** Deed of Sale dated 07.10.13, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 21, Pages 2089 to 2106, being Deed No. 9148 for the year 2013, **(102)** Deed of Sale dated 07.10.13, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 21, Pages 2107 to 2124, being Deed No. 9149 for the year 2013, **(103)** Deed of Sale dated 07.10.13, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 21, Pages 2125 to 2142, being Deed No. 9150 for the year 2013, **(104)** Deed of Sale dated 18.09.14, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 23, Pages 2711 to 2726, being Deed No. 9285 for the year 2014, **(105)** Deed of Sale dated 18.09.14, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 23, Pages 2727 to 2742, being Deed No. 9286 for the year 2014, **(106)** Deed of Sale dated 18.09.13, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 18, Pages 7238 to 7252, being Deed No. 9555 for the year 2013, **(107)** Deed of Sale dated 18.09.13, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 18, Pages 7253 to 7270, being Deed No. 9556 for the year 2013, **(108)** Deed of Sale dated 10.05.2012, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 21, Pages 2983 to 3002, being Deed No. 10118 for the year 2012, **(109)** Deed of Sale dated 10.05.2012, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 21, Pages 2960 to 2974, being Deed No. 10119 for the year 2012, **(110)** Deed of Sale dated 10.05.2012,

Siddha Suburbia Bungalow, Phase-IV

registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 21, Pages 3003 to 3021, being Deed No. 10120 for the year 2012(**111**) Deed of Sale dated 10.05.2012, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 21, Pages 3022 to 3036, being Deed No. 10121 for the year 2012(**112**) Deed of Sale dated 10.05.2012, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 21, Pages 3037 to 3050, being Deed No. 10122 for the year 2012(**113**) Deed of Sale dated 10.05.2012, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 21, Pages 3051 to 3065, being Deed No. 10123 for the year 2012(**114**) Deed of Sale dated 10.05.2012, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 21, Pages 3066 to 3085, being Deed No. 10124 for the year 2012(**115**) Deed of Sale dated 10.05.2012, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 21, Pages 3086 to 3109, being Deed No. 10125 for the year 2012(**116**) Deed of Sale dated 10.05.2012, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 32, Pages 101 to 115, being Deed No. 10166 for the year 2012(**117**) Deed of Sale dated 13.09.2012, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 22, Pages 167 to 183, being Deed No. 10539 for the year 2012(**118**) Deed of Sale dated 10.05.2012, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 22, Pages 184 to 200, being Deed No. 10540 for the year 2012(**119**) Deed of Sale dated 13.09.2012, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 22, Pages 201 to 216, being Deed No. 10541 for the year 2012(**120**) Deed of Sale dated 10.05.2012, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 22, Pages 217 to 236, being Deed No. 10542 for the year 2012(**121**) Deed of Sale dated 10.05.2012, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 22, Pages 2556 to 2574, being Deed No. 10652 for the year 2012(**122**) Deed of Sale dated 01.11.13, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 20, Pages 11306 to 11319, being Deed No. 10792 for the year 2013(**123**) Deed of Sale dated 01.11.13, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 20, Pages 11320 to 11333, being Deed No. 10793 for the year 2013(**124**) Deed of Sale dated 01.11.13, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 20, Pages 11334 to 11347, being Deed No. 10794 for the year 2013(**125**) Deed of Sale dated 22.11.2012, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 22, Pages 9150 to 9165, being Deed No. 10916 for the year 2012(**126**) Deed of Sale dated 02.06.15, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1611-2015, Pages 34855 to 34872, being Deed No. 161105584 for the year 2015(**127**) Deed of Sale dated 02.06.15, registered

Siddha Suburbia Bungalow, Phase-IV

in the Office of the ADSR, Baruipur, in Book I, Volume No. 1611-2015, Pages 34873 to 34890, being Deed No. 161105585 for the year 2015(**128**) Deed of Sale dated 31.07.17, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1611-2015, Pages 99433-99457, being Deed No. 161105977 for the year 2017(**129**) Deed of Sale dated 31.07.17, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1611-2015, Pages 99458-99481, being Deed No. 161105978 for the year 2017(**130**) Deed of Sale dated 31.07.17, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1611-2015, Pages 99482-99505, being Deed No. 161105979 for the year 2017(**131**) Deed of Sale dated 31.07.17, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1611-2015, Pages 99506-99530, being Deed No. 161105980 for the year 2017(**132**) Deed of Sale dated 31.07.17, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1611-2015, Pages 99531-99555, being Deed No. 161105981 for the year 2017(**133**) Deed of Sale dated 31.07.17, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1611-2015, Pages 99556-99580, being Deed No. 161105982 for the year 2017(**134**) Deed of Sale dated 22.05.15, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1611-2015, Pages 42858 to 42882, being Deed No. 161106066 for the year 2015(**135**) Deed of Sale dated 22.05.15, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1611-2015, Pages 42936 to 42960, being Deed No. 161106068 for the year 2015(**136**) Deed of Sale dated 31.07.17, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1611-2015, Pages 105066-105088, being Deed No. 161106296 for the year 2017(**137**) Deed of Sale dated 18.09.15, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1611-2015, Pages 81250 to 81268, being Deed No. 161108227 for the year 2015(**138**) Deed of Sale dated 18.09.15, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1611-2015, Pages 81269 to 81287, being Deed No. 161108228 for the year 2015(**139**) Deed of Sale dated 18.09.15, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1611-2015, Pages 81288 to 81309, being Deed No. 161108229 for the year 2015(**140**) Deed of Sale dated 18.09.15, registered in the Office of the ADSR, Baruipur, in Book I, Volume No. 1611-2015, Pages 81310 to 81328, being Deed No. 161108230 for the year 2015(**141**) Deed of Sale dated 22.12.15, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 1901-2015, Pages 6343-6367, being Deed No. 190100085 for the year 2016(**142**) Deed of Sale dated 22.12.15, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 1901-2015, Pages 9388-9411, being Deed No. 190100186 for the year 2016(**143**) Deed of Sale dated 19.05.15,

Siddha Suburbia Bungalow, Phase-IV

registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 1901-2015, Pages 3701 to 3725, being Deed No. 190104185 for the year 2015(**144**) Deed of Sale dated 19.05.15, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 1901-2015, Pages 3799 to 3823, being Deed No. 190104186 for the year 2015(**145**) Deed of Sale dated 07.11.17, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 1901-2015, Pages 240153-240175, being Deed No. 190107132 for the year 2017(**146**) Deed of Sale dated 24.11.15, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 1901-2015, Pages 168032-168054, being Deed No. 190109251 for the year 2015(**147**) Deed of Sale dated 24.11.15, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 1901-2015, Pages 168055-168078, being Deed No. 190109252 for the year 2015(**148**) Deed of Sale dated 22.12.15, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 1901-2015, Pages 196324-196357, being Deed No. 190110134 for the year 2015, (**149**) Deed of Exchange dated 07.05.19, registered in the Office of the ARA-I, Kolkata, in Book I, Volume No. 1901-2019, Pages 144932-144964, being Deed No. 190102968 for the year 2019 and (**150**) Deed of Sale dated 13.08.19, registered in the Office of the ARA-IV, Kolkata, in Book I, Volume No. 1904-2019, Pages 370905-370938, being Deed No. 190408135 for the year 2019.

SCHEDULE 'B'

(Said Bungalow And Appurtenances)

- (a) The Said Bungalow, being the ground plus one storied Residential Bungalow No. _____, having carpet area of _____ (_____) square feet, more or less, with attached balcony measuring ____ (_____) square feet on the Ground Floor and measuring ____ (_____) square feet on the First Floor, more or less [the total carpet area comprising of _____ (_____) square feet, on the Ground Floor, _____ (_____) square feet, on the First Floor and _____ (_____) Square feet on the Roof]and the said bungalow with attached balcony collectively having built-up area of _____ (_____),more or less along with exclusive right to use the Front Yard area admeasuring ____ (_____) square feet, more or less and Backyard area admeasuring ____ (_____) square feet, more or less, appertaining to the aforesaid bungalow being comprised in Bungalow Block No. __, which is part of the Project Property described in Schedule A-2 above. The

Siddha Suburbia Bungalow, Phase-IV

layout of the Said Bungalow is delineated in Green colour on the Plan annexed hereto and marked as Annexure "2";

- (b) **The Share In Common Areas**, being the undivided, impartible, proportionate and variable share and/or interest in the Common Areas of the Real Estate Project described in **Schedule E** below, as be attributable and appurtenant to the Said Bungalow, subject to the terms and conditions of this Agreement; **and**

SCHEDULE 'C'

The Price (excluding Goods & Service Tax) for the Said Bungalow based on the carpet area is Rs. _____/- (Rupees _____) only and part of the Extra Charge so far computed is Rs. _____/- (Rupees _____) only and the Goods and Service Taxes is Rs. _____/- (Rupees _____) only aggregating to Rs. _____/- (Rupees _____) only ("Total Price").

Payment Plan

PAYMENT SCHEDULE	
On Application and booking	Rs. 2,00,000/-
On Allotment	9.5% of total consideration + GST less Rs. 2,00,000/-
On execution of Agreement for sale	10.5 % of total consideration + GST
On Commencement of Foundation of Said Bungalow	10% of total consideration + GST
On completion of Gr. Floor slab of Said Bungalow	10% of total consideration + GST
On completion of 1 st Floor slab of Said Bungalow	10% of total consideration + GST
On completion of roof casting of Said Bungalow	10% of total consideration + GST
On completion of brickwork of Said Bungalow	10% of total consideration + GST
On completion of flooring of Said Bungalow	10% of total consideration + GST
On completion of finishing work of Said Bungalow (# It includes internal civil work and external paint only)	10% of total consideration + GST

Siddha Suburbia Bungalow, Phase-IV

On offer of possession of Said Bungalow	10% of total consideration + GST + + Extra Charges and GST
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The Allottees, in terms of the table below, shall pay to the Promoter the entirety of the Extra Charges as and when demanded, proportionately or wholly (as the case may be), with GST and other Taxes, if any, thereon:

(i) Electricity: obtaining HT/LT electricity supply from the supply agency, which is Rs. 1,50,000/- for the Said Bungalow, to the Promoter.

(ii) Generator: stand-by power supply to the Said Bungalow from diesel generators, @ Rs. 25000/- (Rupees Twenty Five Thousand) per 1 (one) KVA, to the Promoter.

(iii) Maintenance Charges for Common Areas: the proposed monthly maintenance charge will be fixed prior to issuance of possession notice. Further, Common Area Maintenance (CAM) deposit @ Rs. 25/- (Rupees Twenty Five) per square feet on carpet area of the Said Bungalow plus one-third of the open area shall be paid by the Allottees prior to the date of handover of possession of the Said Bungalow.

(iv) Electricity Meter for Common Areas: security deposit and all other billed charges of the supply agency for providing electricity/meter to the Common Areas, proportionately, to the Promoter.

(v) Betterment Fees: betterment or other levies that may be charged/imposed by any government authorities or statutory bodies on the Larger Property or the Said Bungalow And Appurtenances or its transfer in terms hereof, proportionately, to the Promoter.

(vi) Advance Maintenance Charges: This amount is payable against 24 (twenty four) months advance maintenance charges for the Said Bungalow, to be adjusted with CAM bills to be raised at the rate as may be decided by the Promoter at the time of handover of possession.

(vii) Association Formation Charges: Rs. 5,000/-.

(viii) Legal Fees, Stamp Duty and Registration Costs: Legal fees for drawing all further documents is Rs. 20,000/- (Rupees twenty thousand). Out of which 50% (fifty percent) of the fee and Miscellaneous fees of Rs. 6500/- shall be paid simultaneously herewith and the balance 50% (fifty percent) shall be paid on the Date of possession notice. Stamp duty, registration fees, fixed miscellaneous expenses of Rs. 6,500/- for registration of conveyance and all other fees and charges, if any, shall be borne by the Allottees and paid

Siddha Suburbia Bungalow, Phase-IV

15 (fifteen) days prior to the date of registration. The fee and costs shall be paid to the Promoter, who shall do all accounting with the Legal Advisors.

SCHEDULE 'D'
Specifications
(Which Are Part Of the Said Bungalow)

SL. NO.	DESCRIPTIONS	MATERIAL NAME
1.	Master Bed Room (Mbr), Other Bed Room & Living Room	Vitrified Tiles
2.	Bathroom	Vitrified & Ceramic Tiles
3.	Balcony	Vitrified Tiles
4.	Stair	Vitrified Tiles
5.	Roof	Ceramic Tiles
6.	Kitchen	Floor- Vitrified Tiles Dado- Ceramic Tiles upto 2 (two) feet. Platform - Granite Stone
7.	Sanitary Ware	Chromium Plated Fittings, with High Quality Porcelain Fixtures
8.	Electrical Fittings	Superior Quality Concealed Copper (Fire Resistance Low Smoke) Wiring. Modular Switches and Miniature Circuit Breakers.
9.	Interior	Putty finish.
10.	Exterior	Weatherproof Exterior Finish
11.	Railings	MS Railing with Anti-corrosion paint.
12.	Provision for Cable TV	
13.	Car Parking Space	Specified location for parking of car in the Front Yard of the Said Bungalow.

SCHEDULE 'E'
(Common Areas Of the Real Estate Project)

(Which Are Part Of the Real Estate Project)

- Water supply pipeline in the Said Block (save those inside any bungalow).
- Wiring, fittings and accessories for lighting of common areas/portions of the Said Block/Building.
- Drainage and sewage pipeline in the Said Block (save those inside any Bungalow).
- Provision for Cable TV/DTH in the Said Block, if any.
- External walls of the Said Block.

SCHEDULE 'F'

(Whole Project Included Amenities)

(Being description of the common areas, facilities and amenities in the Whole Project that may be usable by the Allottees on a non-exclusive basis along with Allottees/occupants in the Whole Project)

Sr. No.	Whole Project Included Amenities
1.	Club
2.	Driveways, fire tender paths, walkways and landscaped green
3.	Central drainage & sewage pipeline and central water supply
4.	Sky Walk and all areas/spaces for convenient access to the Sky
5.	All other common areas, facilities and amenities for common use

SCHEDULE 'G'

(Covenants)

The Allottees covenant with the Promoter (which expression includes the body of apartment owners of the Real Estate Project under the West Bengal Apartment Ownership Act, 1972 ("**Association**"), (wherever applicable) and admits and accepts that:

