

Deed Details	Owner	Land Area
Deed dated September 12, 2008, registered at the Office of the District Sub-Registrar II, North 24 Parganas in Book No. I, C.D. Volume No. 4, Pages 15477 to 15487 and Being No. 04607 of 2009.	Ideal Infrabuild Private Limited	1.45 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated September 12, 2008, registered at the Office of the District Sub-Registrar II, North 24 Parganas in Book No. I, C.D. Volume No. 4, Pages 15466 to 15476 and Being No. 04606 of 2009.	Odin Housing Projects Private Limited	7.15 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated September 12, 2008, registered in the Office of the District Sub-Registrar II, North 24 Parganas in Book No. I, C.D. Volume No. 4, Pages 15455 to 15465 and Being No. 04605 of 2009.	Exult Estates Private Limited	3.43 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated 06.12.2013, registered at the Office of the A.D.S.R., Bidhannagar in Book No. I, C.D. Volume No. 11, Pages 46 to 61 and Being No. 03549 of 2013.	Greenview Infrabuild Private Limited	3.383 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated December 18, 2008, registered at the Office of the A.D.S.R., Bidhannagar in Book No. I, C.D. Volume No. 13, Pages 21071 to 21083 and Being No. 14594 of 2008.	Ideal Awas Private Limited	4.47 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated December 18, 2008, registered at the Office of the A.D.S.R., Bidhannagar in Book No. I, C.D. Volume No. 13, Pages 21032 to 21044 and Being No. 14592 of 2008.	Ideal Awas Private Limited	4.47 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated 27.12.2013, registered at the Office of the A.D.S.R., Bidhannagar in Book No. I, C.D. Volume No. 11, Pages 6091 to 6105 and Being No.03830 of 2013.	Pranav Himatsingka	8.25 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated 27.12.2013, registered at the Office of the A.D.S.R., Bidhannagar in Book No. I, C.D. Volume No. 11, Pages 6025 to 6039 and Being No. 03827 of 2013.	Green Abasan Private Limited	3.43 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated 27.12.2013, registered at the Office of the A.D.S.R., Bidhannagar in Book No. I, C.D. Volume No. 11, Pages 6025 to 6039 and Being No. 03827 of 2013.	Green Abasan Private Limited	7.18 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated 30.12.2013 registered at the Office of the A.D.S.R., Bidhannagar in Book No. I, C.D. Volume No. 11, Pages 6359 to 6374 and Being No. 03843 of 2013.	Greenview Heights Private Limited	3.28 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated 27.12.2013 registered at the Office of the A.D.S.R., Bidhannagar in Book No. I, C.D. Volume No. 11, Pages 6091 to 6105 and Being No. 03830 of 2013	Pranav Himatsingka	3.29 decimals in Dag No. 490 in Mouza Mahishbathan.

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*Siobhanna Datta*  
*Aditi Mitra*



Deed Details	Owner	Land Area
Deed dated April 13, 2009, registered at the Office of the A.D.S.R., Bidhannagar in Book No. I, C.D. Volume No. 3, Pages 23600 to 23612 and Being No. 03344 of 2009.	1) Ideal Awas Private Limited 2) Odin Housing Projects Private Limited	5.62 decimals in Dag No. 490 in Mouza Mahishbathan: (i) 2.81 decimals to Vendor No.1 and (ii) 2.81 decimals to Vendor No. 2.
Deed dated September 2, 2009, registered at the Office of the Additional District Sub-Registrar Bidhannagar in Book No. I, C.D. Volume No. 8, Pages 8945 to 8958 and Being No.08154 of 2009.	Ideal Nice Plaza Private Limited	7.84 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated September 2, 2009, registered at the Office of the Additional District Sub-Registrar Bidhannagar in Book No. I, C.D. Volume No. 8, Pages 9301 to 9313 and Being No. 08171 of 2009.	Ideal Marrygold Highrise Private Limited	3.01 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated September 2, 2009, registered at the Office of the Additional District Sub-Registrar Bidhannagar in Book No. I, C.D. Volume No. 8, Pages 9258 to 9271 and Being No. 08170 of 2009.	Ideal Orchid Nirman Private Limited	7.84 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated September 2, 2009, registered at the Office of the Additional District Sub-Registrar Bidhannagar in Book No. I, C.D. Volume No. 8, Pages 8931 to 8944 and Being No.08153 of 2009.	Ideal Silverline Buildcon Private Limited	7.84 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated September 2, 2009, registered at the Office of the Additional District Sub-Registrar Bidhannagar in Book No. I, C.D. Volume No. 8, Pages 9314 to 9326 and Being No.08172 of 2009.	Ideal Niwas Private Limited	7.86 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated September 9, 2009, registered at the Office of the Additional District Sub-Registrar Bidhannagar in Book No. I, C.D. Volume No. 8, Pages 13098 to 13111 and Being No. 08330 of 2009.	Ideal Rose Developers Private Limited	2.23 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated 30.12.2013, registered at the Office of the A.D.S.R., Bidhannagar in Book No. I, C.D. Volume No. 11, Pages 6314 to 6328 and Being No. 03840 of 2013.	Greenview Awas Private Limited	9.65 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated 30.12.2013, registered at the Office of the A.D.S.R., Bidhannagar in Book No. I, C.D. Volume No. 11, Pages 6299 to 6313 and Being No. 03839 of 2013.	Greenview Cottage Private Limited	9.65 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated 27.12.2013, registered at the Office of the A.D.S.R., Bidhannagar in Book No. I, C.D. Volume No. 11, Pages 5933 to 5947 and Being No. 03822 of 2013.	Greenview Colonizers Private Limited	2.70 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated 27.12.2013, registered at the Office of the A.D.S.R., Bidhannagar in Book No. I, C.D. Volume No. 11, Pages 5948 to 5962 and Being No. 03823 of 2013.	Greenview Heights Private Limited	3.82 decimals in Dag No. 490 in Mouza Mahishbathan.

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Siddhartha Dutta  
Addl. A.D.S.R.



Deed Details	Owner	Land Area
Deed dated 27.12.2013, registered at the Office of the A.D.S.R., Bidhannagar in Book No. I, C.D. Volume No. 11, Pages 6040 to 6054 and Being No. 03828 of 2013	Greenview Infralogistics Private Limited	2.60 decimals in Dag No. 490 in Mouza Mahishbathan.
Deed dated 27.12.2013 registered at the Office of the A.D.S.R., Bidhannagar in Book No. I, C.D. Volume No. 11, Pages 5980 to 5994 and Being No. 03824 of 2013	Greenview Infrahomes Private Limited	4.38 decimals in Dag No. 490 in Mouza Mahishbathan.

**2nd Schedule**

**Part I**

**(Said Flat)**

Residential Flat No. 16C, on the 16<sup>th</sup> floor, with mutually accepted built-up area approximately 792 (SEVEN HUNDRED NINETY TWO ONLY) square feet, comprised in the Block named BARBET / No. 16C forming part of the Said Complex named **Ideal Aquaview**, to be constructed on the Said Property described in the **1<sup>st</sup> Schedule** above. The layout of the Said Flat is delineated on the **Plan B** annexed hereto and bordered in colour **Red** thereon.

together With a Private Garden measuring about — square feet adjacent and appurtenant to the Said Flat as an integral part thereof.

**Part II**

**(Parking Space)**

1 (ONE) covered Parking Space No/s. B-130 in the basement/ground floor and/or — (NIL) open Parking Space No/s. — in the open areas of the Said Property for the parking of medium size cars, delineated on the **Plan C** annexed hereto and bordered in colour **Red** thereon.

**Part III**

**(Said Flat And Appurtenances)**

**[Subject Matter of Agreement]**

the Said Flat, being the flat described in **Part I** of the **2<sup>nd</sup> Schedule** above.

the right to park in the Parking Space, being the car parking space/s described in **Part II** of the **Schedule** above, if any.

the Land Share, being undivided, impartible, proportionate and variable share in the land comprised in the Said Property described in **Part I** of the **1<sup>st</sup> Schedule** above, as be attributable and appurtenant to the Said Flat, subject to the terms and conditions of this Agreement.

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Siddhartha Dutta  
Aditi Mitra



The Share In Common Portions, being undivided, impartible, proportionate and variable share and/or interest in the Common Portions described in the **3rd Schedule** below, as be attributable and appurtenant to the Said Flat, subject to the terms and conditions of this Agreement.

**3rd Schedule**  
**(Common Portions)**

**A. Common Portions as are common between the co-owners of a Block:**

**1. Areas:**

- (a) Covered paths and passages, lobbies, staircases, landings of the Block and open paths and passages appurtenant or attributable to the Block.
- (b) Stair head room, caretaker room and electric meter room of the Block.
- (c) Lift machine room, chute and lift well of the Block.
- (d) Common installations on the Common Roof.
- (e) Common staff toilet in the ground floor of the Block.
- (f) Common Roof above the ultimate /final top floor of the Block.

**2. Water and Plumbing:**

- (a) Overhead water tank, water pipes and sewerage pipes of the Block (save those inside any Flat).
- (b) Drains, sewerage pits and pipes within the Block (save those inside any Flat) or attributable thereto.

**3. Electrical and Miscellaneous Installations:**

- (a) Electrical Installations including wiring and accessories (save those inside any Flat) for receiving electricity from Electricity Supply Agency or Generator(s)/Standby Power Source to all the Flats in the Block and Common Portions within or attributable to the Block.
- (b) Lift and lift machinery of the Block.
- (c) Fire fighting equipment and accessories in the Block.

**4. Others:** Other areas and installations and/or equipment as are provided in the Block for common use and enjoyment.

**B. Common Portions as are common between all the Blocks:**

**1. Areas:**

- (a) Open and/or covered paths and passages inside the Said Complex.
- (b) Boundary wall around the periphery of the Said Complex and decorative gates for ingress and egress to and from the Said Complex.
- (c) Visitors' car park.

**2. Water and Plumbing:**

- (a) Centralized water supply system for supply of water in common to all Blocks in the Said Complex.
- (b) Main sewer, drainage and sewerage pits and evacuation pipes for all the Blocks in the Said Complex.
- (c) Pumps and motors for water system for all Blocks and Common Portions of the Said Complex.

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*Siddhant Anand Datta*  
*Amita Mitra*



3. **Electrical and Miscellaneous Installations:**
  - (a) Wiring and accessories for lighting of Common Portions of the Said Complex.
  - (b) Installation relating to sub-station and common transformer for the Said Complex.
  - (c) Generator(s)/Standby Power Source and accessories for provision of stand by power to the Common Portions of the Said Complex.
  - (d) Common fire fighting equipment for the Said Complex.
4. **Residents' Club:**
  - (a) Sports facilities
  - (b) Recreation facilities
  - (c) Banquet facilities
  - (d) Others
5. **Others:** Other Common Portions and installations and/or equipment as are provided or may be provided in future in the Said Complex for common use and enjoyment of all Transferees.  
It is however expressly made clear that the Private Garden attached and/or appurtenant to some of the Flats shall not form part of the Common Portions under any circumstance.

**4th Schedule  
(Common Expenses)**

1. **Maintenance:** All costs and expenses of maintaining, operating, painting, decorating, white-washing, repairing, replacing, redecorating, rebuilding, re-constructing, lighting and renovating the Common Portions including all exterior and interior walls (but not inside any Flat) and in particular the Common Roof to the extent of leakage to the upper floors.
2. **Operational:** All expenses (including licence fees, taxes and levies, if any) for running and operating all machineries, equipment and installations comprised in the Common Portions including transformer, generator, lift, water pump changeover switches, light, and other common installations including, their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and also the costs of repairing, renovating and replacing the same.
3. **Staff:** The salaries and all other expenses of the staff to be employed for the common purposes (including for the running of the Residents' Club) viz. manager, caretaker, security personnel clerks, liftmen, sweepers, plumbers, electricians etc. and other maintenance persons including their bonus and other emoluments and benefits.
4. **Residents' Club Expenses:** All costs and expenses for the maintenance, renovation, building, rebuilding, up keep and running of all the facilities of the Residents' Club, net of receipts on account of fees and charges.
5. **Taxes & Levies:** Rates & Taxes and levies, surcharge, cess and all other outgoings for the Common Portions (including running of the Residents' Club) or for the Said Complex **save** the taxes determined and payable by the Transferees for their respective Flats upon separate assessment.
6. **Association:** Establishment and all other expenses of the Association or any agency looking after the Common Portions.
7. **Reserves:** Creation of funds for replacement, renovation and/or other periodic expenses if thought fit by the Association (upon formation).



8. **Facilities:** All charges, deposits, costs and expenses incurred for the supply, installation, maintenance, upkeep and running of the facilities as more fully described in the 3<sup>rd</sup> Schedule above.
9. **Insurance:** All premiums and payments in respect of taking out insurance policy covering the Said Complex, periodically.
10. **Electricity:** All charges for the electricity consumed for the operation of the common machinery and equipment and for the Common Portions and common purposes.
11. **Litigation:** All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common Portions.
12. **Others:** All other expenses and/or outgoings as may be determined by Ideal/Facility Manager/ Association (upon formation) for the common purposes.

**5th Schedule  
(Specifications)**

<b>Superstructure</b>	: RCC structure
<b>Walls</b>	: RCC Plaster of Paris (interior) Attractive external finish
<b>Windows</b>	: Aluminium windows with grills
<b>Doors</b>	: Flush doors with Accessories
<b>Kitchen</b>	: Tiles flooring with granite top platform. Ceramic tiles dado
<b>Toilets</b>	: Concealed plumbing system using standard materials Ceramic sanitary ware with C.P. fittings Tiles flooring and tiles on walls
<b>Flooring</b>	: Vitrified tiles in the living rooms/bedrooms Marble/Tiles/Stones in all Common Portions including the stair Laminated floorings in master bedroom
<b>Electricals</b>	: PVC conduit pipes with copper wiring. 15 and 5 Amp points in the living room, dinning room, bed room family rooms, bath rooms and kitchen Telephone point in the living room and all bed rooms TV point in the living room and all bed rooms
<b>Water Supply/Sewerage System</b>	: 24 hours water supply Sewerage/Drainage system from the Block to the main sewerage system
<b>Air Conditioning</b>	: In Living/Dining Room and all Bed Rooms.

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Siddhartha Mittal  
Aarti Mittal



**6th Schedule  
Part-I  
(Total Price)**

The Total Price for sale of Said Flat And Appurtenances is as mentioned below:

Particulars	Amount (Rs.)	Service Tax (Rs.)	Total Price (Rs.)
Base Price of the Said Flat	455 7000.00	140811.00	4697811.00
Base price of the Garden	—	—	—
Preferential Location Charges	325 500.00	40232.00	365732.00
Height Escalation Charges	488 250.00	15087.00	503337.00
Air Conditioning Charges	162 750.00	5029.00	167779.00
Open/Covered/Basement Parking Space Charges	350000.00	10815.00	360815.00
<b>Total Price</b>	<b>588 3500.00</b>	<b>211974.00</b>	<b>6095474.00</b>

**Part-II  
(Payment Schedule)**

The Total Price shall be paid by the Buyer in the following manner:

1	At or before the execution hereof	Rs.	<u>1219094.00</u>
2	Within <u>12 JUL 2014</u>	Rs.	<u>426684.00</u>
3	Within <u>9 NOV 2014</u>	Rs.	<u>426684.00</u>
4	Within <u>9 MAR 2015</u>	Rs.	<u>426684.00</u>
5	Within <u>7 JUL 2015</u>	Rs.	<u>426684.00</u>
6	Within <u>4 NOV 2015</u>	Rs.	<u>426684.00</u>
7	Within <u>3 MAR 2016</u>	Rs.	<u>426684.00</u>
8	Within <u>1 JUL 2016</u>	Rs.	<u>426684.00</u>
9	Within <u>29 OCT 2016</u>	Rs.	<u>426684.00</u>
10	Within <u>26 FEB 2017</u>	Rs.	<u>426684.00</u>
11	Within <u>26 JUN 2017</u>	Rs.	<u>426684.00</u>
12	Within <u>—</u>	Rs.	<u>—</u>
3	Within <u>—</u>	Rs.	<u>—</u>
4	Before Date Of Possession	Rs.	<u>609537.00</u>
<b>Total</b>		<b>Rs.</b>	<b><u>6095474.00</u></b>

Rupees SIXTY LAKH NINETY FIVE THOUSAND FOUR HUNDRED SEVENTY FOUR ONLY

I  
Siddhartha Mitra  
Aditi Mitra



22. Execution and Delivery

22.1 In Witness Whereof the Parties have executed and delivered this Agreement on the date mentioned above.

For, IDEAL REAL ESTATES PVT. LTD.

*S.K. Muralidharan*

DIRECTOR

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[Ideal]

For self and as Constituted Attorney of the Owners

FS 1

*Siddhanta Mitra*

FS 2

*Aditi Mitra*

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[Buyer]

Witnesses:

1.

*Bhaskar Lahiri*

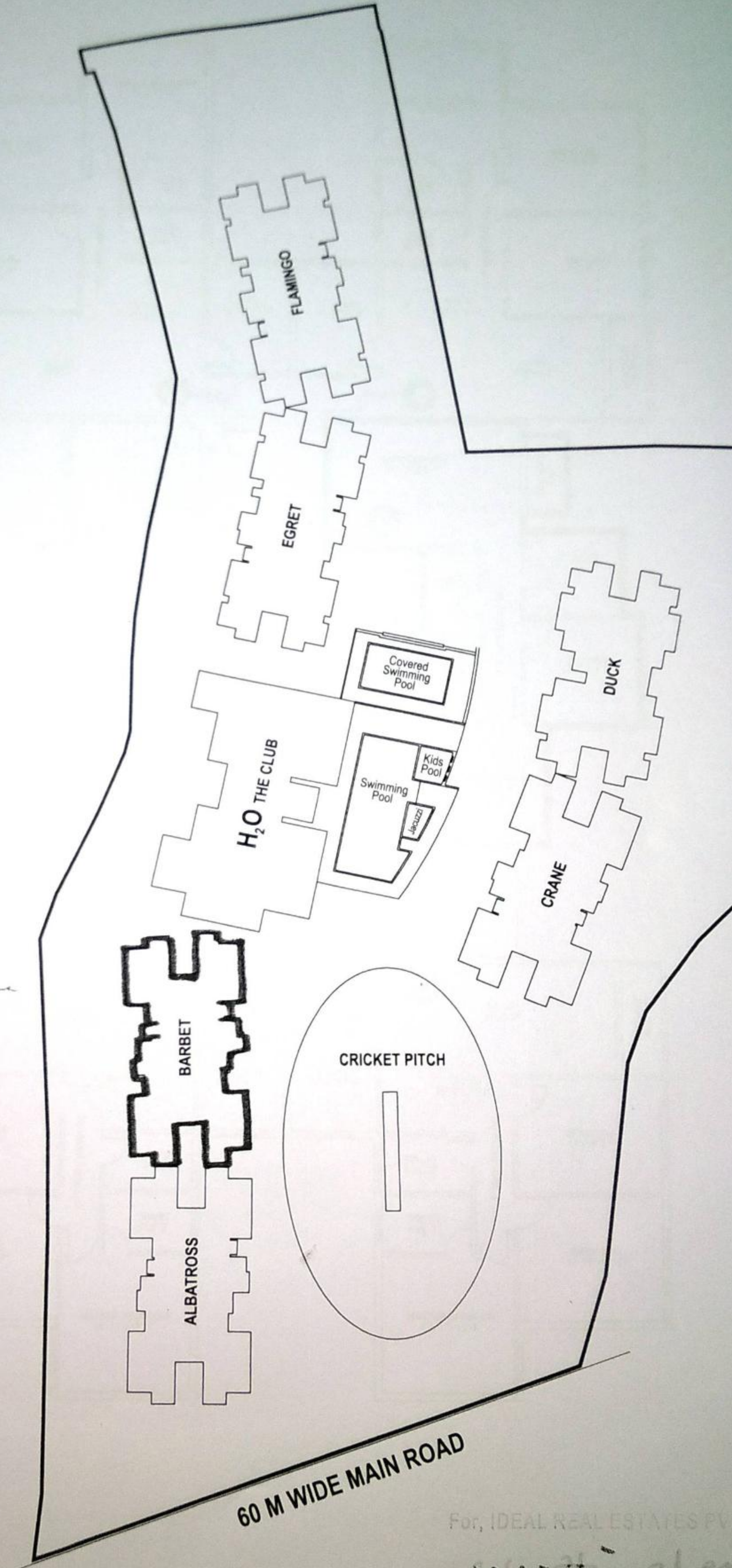
BHASKAR LAHIRI  
50, J. L. Nehru Road  
11th Floor  
Kolkata-700071

2.

*Sumali Ghosh*

SUMALI GHOSH  
50, J. L. Nehru Road,  
11th Floor,  
Kolkata-700071





S 1 Siddhanta Mitra  
S 2 Aditya Mitra

IDEAL  
AQUAVIEW

ITE PLAN  
Shishbatan, Rajarhat, 24 Pgs.(N), Kolkata 700 102

For, IDEAL REAL ESTATES PV  
*Siddhanta Mitra*  
D.R.E.