

SCHEDULE 'A-1'**(Said Land)**

ALL THAT piece and parcel of land together with structure lying and situate at Municipal Premises No. 93, Narkeldanga Main Road (presently known as Moulana Abul Kalam Azad Sarani), Kolkata-700 054 comprising of 31 Bighas 11 Cottahs 10 Chittacks and 3 Kutchnan more or less but 36 Bighas under actual measurement, in Ward No. 31, under Kolkata Municipal Corporation a little more or less, more fully delineated and demarcated on the Map annexed hereto and marked '**A**' and bordered with colour "**YELLOW**" thereon and butted and bounded as follows:

- On the North By : 65/1, Canal Circular Road.
 On the East By : 92/1A, Moulana Abul Kalam Azad Sarani & partly by 71/3, Canal Circular Road.
 On the South By : Moulana Abul Kalam Azad Sarani (Kolkata Municipal Corporation Road).
 On the West By : 94, Moulana Abul Kalam Azad Sarani & Partly by 30, Shib Krishna Daw Lane.

Together with the boundary wall and structures/building therein and all easement rights and all other rights, appurtenances and inheritances for access and user of the said Land.

('LOT - A')

ALL THAT piece and parcel of land situate In Part A herein above comprising of 326 Cottahs 11 Chittacks 13 square feet, (be the same a little more or less) which is shown and delineated in Red ink in the map and/or plan annexed hereto and is hereafter for the sake of brevity referred to as the '**LOT- A**' more fully delineated and demarcated on the Map annexed hereto and marked '**X**' and bordered with colour "**RED**" thereon and butted and bounded as follows butted and bounded in the manner following:

- On the North By : Premises No. 65/1 Canal Circular Road, Kolkata;
 On the East By : Premises No. 71/3, Canal Circular Road and 92/1A Moulana Abdul Kalam Azad Sarani, Kolkata;
 On the South By : Remaining Portion of Premises no. 93, Narkeldanga Main Road (presently Moulana Abdul Kalam Azad Sarani, Kolkata);

Aureedha Ruiz



On the West By : Remaining portion of 93, Narkeldanga Main Road (Moulana Abdul Kalam Azad Sarani) and Premises No. 30, Shib Krishna Daw Lane, Kolkata.

LOT - B
(REMAINING LAND)

ALL THAT piece and parcel of land together with structure lying and situate at Municipal Premises No. 93, Narkeldanga Main Road (presently known as Maluna Abul Kalam Azad Sarani), Kolkata-700 054 being the balance of the said property excluding the said area of 326 Cottahs, 11 Chittacks and 13 Sq. ft. being '**LOT - A**' situated on the north-western portion of the said premises measuring about 326 Cottahs, 11 Chittacks and 13 Sq. ft. (be the same a little more or less) situated partly on the south-eastern, eastern and northern portions of the said premises (hereinafter for the sake of brevity referred to as the **LOT- 'B'**) and is shown and delineated in **BLUE** ink in the map and/or plan annexed hereto and butted and bounded as follows:

On the North By : Remaining portion of the property mentioned in Lot-A being constructed area of the project 'Rare Earth'.
On the East By : Remaining portion of the property mentioned in Lot-A of the project 'Rare Earth'.
On the South By : Narkeldanga Main Road, Kolkata;
On the West By : Premises No. 30, Shib Krishna Daw Lane, Kolkata

LOT - C
(ADJOINING LAND)

ALL THAT piece and parcel of land together with structure lying and situate at Municipal Premises Nos. 65/1 & Ors, Canal Circular Road, Kolkata-700054 being adjacent to the said Premises and/or '**LOT - A**' thereof and is situated on the northern corner of the said Premises hereinafter referred to as the **LOT- 'C'** and is shown and delineated in **GREEN** ink in the map and/or plan annexed hereto and butted and bounded as follows:

On the North By : Canal Circular Road;
On the East By : Land owned by Joy Mantosh;

Anurekha Das



- On the South By : Premises No.93, Moulana Abul Kalam Azad Sarani, Kolkata-700054;
- On the West By : KMC Passage;

SCHEDULE 'A-2'
(EXCLUSIVE RESERVED SPACE)

ALL THAT piece and parcel of land situated on the south-east portion of the said Premises and is shown and delineated in **BLACK** ink in the map and/or plan annexed hereto shall be reserved for the construction of an "**Exclusive Reserved Space**" upon the said property and the same is butted and bounded as follows:

- On the North By : Land marked in Lot- 'B' of Premises No.93, Moulana Abul Kalam Azad Sarani, Kolkata-700054;
- On the East By : Portion of land and passage in Lot - 'A' of Premises No.93, Moulana Abul Kalam Azad Sarani, Kolkata-700054;
- On the South By : Narkeldanga Main Road, Kolkata.
- On the West By : Portion of land marked in Lot- 'B' of Premises No.93, Moulana Abul Kalam Azad Sarani, Kolkata-700054;

SCHEDULE 'B'
(Part - 1)
(Said Apartment)

ALL THAT Apartment being No. **11B**, on the **11th Floor**, Block/**Tower - 5**, total ad-measuring 2062 sq.ft. built-up area (more or less) corresponding to 1845 sq. ft. carpet area (excluding balcony but including servant quarter admeasuring 95 sq.ft), with facility to park, 2 (Two) mid size Covered Car Parking spaces on the Ground Floor and 1 (One) mid size Open Car Parking Space (open to sky), being no. ___ & ___, together with undivided proportionate share of the land underneath the building together with right to use the common area, amenities and facilities more fully mentioned in **SCHEDULE- E & F**, of the said project "RARE EARTH" at premises No. 93, Narkeldanga Main Road (presently known as Moulana Abul Kalam Azad Sarani), Kolkata-700 054.

Ujjwal
Anuradha Rana



SCHEDULE 'B'
Part - 2
(Floor Plan)

Separate Sheet attached with this Agreement marked 'B'

SCHEDULE 'C'
(Total Consideration)

The Allottees agree to purchase the said Residential **Flat/Apartment** being No. **11B**, on the **11th Floor**, Block/**Tower - 5**, total ad-measuring 2062 sq.ft. built-up area (more or less) corresponding to 1845 sq. ft. carpet area (excluding balcony but including servant quarter admeasuring 95 sq.ft), with facility to park, 2 (Two) mid size Covered Car Parking spaces on the Ground Floor and 1 (One) mid size Open Car Parking Space (open to sky), be the same a little more or less in "**RARE EARTH**" at 93, Moulana Abul Kalam Azad Sarani, Kolkata - 700 054 for a total consideration of **Rs. 2,40,63,400/- (Rupees Two Crores Forty Lakhs Sixty Three Thousand and Four Hundred Only)** to be paid by the Allottees to the Owner/Promoter in the manner as stated hereunder:-

| | |
|--|--------------------------|
| (a) The Apartment (including Servant Quarter) (undivided proportionate land share in Lot - A of Said Premises) | Rs. 2,20,63,400/- |
| (b) 2 (two) mid size covered Car Parking spaces On the Ground floor | Rs. 14,00,000/- |
| (c) 1(one) mid size Open Car Parking Space (open to sky) | Rs. 6,00,000/- |
| Total | Rs. 2,40,63,400/- |

N.B.:

Price includes right of user in Common Areas.

Price **excludes** GST and cost of additional features/facilities provided at the request of the Allottees.

Deposit and charges of electric meter to be provided by CESC Limited, costs for registration of transfer documents, legal fees, deposit for maintenance and taxes are excluded from Price etc. details of which are mentioned below:


 Anuradha Ruiz

For and on behalf of ANESH PROMOTERS LTD.


 Director

| Description | Amount (Rs.) |
|--|--|
| Extra Work | NIL |
| CESC Deposit | NIL |
| Miscellaneous Expenses (Transformer and Generator). | Rs. 2,50,000/- + Tax at applicable rates |
| <i>Club Membership (premium)</i> | Rs. 1,00,000/- + Tax at applicable rates |
| Maintenance Deposit (@ Rs.70/- per Sq.ft.) | Rs. 1,44,340/- |
| Sinking Fund Deposit (@ Rs. 35/- Per Sq. Ft.) | Rs. 72,170/- |
| Other Charges | |
| Total | Rs.5,66,510/- |

In addition to the abovementioned amounts, the Allottees shall also pay to the Promoter the following amounts:

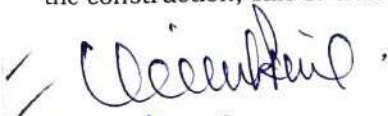
(a) In case the Allottees request any additions or alterations and/or change in the layout or specification with regard to construction of the Apartment in excess of those specified in this agreement, then without prejudice to the right of the Promoter to refuse or deny the same, in case the Promoter, in its sole discretion agrees to do the same or any part thereof, the Allottees shall be liable to pay upfront the full costs charges and expenses for the Promoter doing the same.

(b) Proportionate share of any costs, charges and expenses for providing intercom with CCTV facility.

(c) Proportionate share of any costs charges and expenses for setting up or providing any additional, or extra common area or installation in variation and/or addition to those mentioned in the **THIRD SCHEDULE** hereinabove written.

(d) Security Deposit and the expenses as may be required by CESC Limited or other electricity provider for individual meter in respect of the Apartment directly with CESC Limited or other provider and proportionate share of the security deposit in respect of the common meters in respect of the Common Areas and Installations.

(e) Fees and expenses, if any, payable to any KMC, municipality or other authority towards sale or transfer permission fees or otherwise in respect of the construction, sale or transfer envisaged hereunder.


Anurekha Ania

For GEETA GANESH PROMOTERS LTD.



Director

(f) All stamp duty, registration fees and allied expenses on execution and registration of this agreement and of the sale deed or deeds and other documents to be executed and/or registered in pursuance hereof.

(g) GST or any other statutory charges/levies by any name called, if applicable and payable on construction of the Apartment or on the transfer thereof and/or on any amount or outgoing (including Maintenance Charges) payable by the Allottees in respect of the Apartment.

(h) All taxes, levies, betterment fees, development charges etc., under any statute rules and regulations on the said premises and/or the Apartment and/or the Said Block and/or the New Buildings or on the construction or transfer of the Apartment envisaged hereunder payable by the Allottees wholly if the same relates to the Apartment and otherwise proportionately.

SCHEDULE 'D'
PAYMENT PLAN

(Mode of Payment of the Total Consideration)

Payment Schedule:

| | |
|--|---------------------------|
| a) On Booking | Rs. 24,62,991.00 |
| b) Within 30 (Thirty) days from the date of booking/execution of the Agreement for Sale (whichever is earlier) | Rs. 2,21,66,919.00 |
| Total - | Rs. 2,46,29,910.00 |

SCHEDULE 'E'
(SPECIFICATIONS, AMENITIES & FACILITIES)

Foundation : R.C.C foundation resting on cast -in-situ reinforced concrete bonded piles.

Structure : Earthquake resistant RCC framed structure.

Water Supply : 24 - hour filtered water supply.

Electrical : Provision for adequate light points in each and every area.

Adequate power points for the installation of modern gadgets in every room.

Provision for Geyser point in bathrooms

Provision for Telephone & T.V in Living and all bedrooms.

Modular switches of reputed brand.

Safety equipment such as M.C.B for all flats.


Anurekha Ruiz

For GEETA RANDESH PROMOTERS LTD.



Director

| | |
|-----------------|--|
| Wiring | : Concealed copper wiring ,within the flat, |
| Wall Finish | : Interior – Smooth putty or gypsum plaster finished walls. Exterior - Combination of antifungal and textured paint. |
| Flooring & Dado | : Glazed Vitrified tiles for living room, dining room & bedrooms. Kitchen / Toilet floors to be made with heavy duty mat finish ceramic/vitrified tiles. |
| Toilet | : High quality ceramic/vitrified tiles of a reputed brand (up to lintel height). White porcelain sanitary ware of reputed brand (Hindware / Parryware or equivalent). CP fittings of a reputed brand & Hot and cold water provision. |
| Door | : Door frames made of seasoned and treated wood. Flush doors or teak wood finished doors. Quality locks/handles (hardware) for all doors of a reputed brand. |
| Window | : Color Anodized/ powder - coated heavy duty glazed aluminum windows. |
| Kitchen | : Granite counter top. Dado (wall) of ceramic tiles above counter upto 2 feet height. Stainless steel Sink. |

SCHEDULE 'F'
(COMMON AREAS, AMENITIES & FACILITIES)

Areas : (a) Open and/or covered paths and passages (and not any other vacant land), (b) Lobbies, Waiting Lounge and Staircases, (c) Access to the Roof and/or Terrace on the Top floor of the New Building, (d) Stair head Room, (e) Lift Machine Room and Lift Well, (f) Boundary walls and main gates of the New Building (g) Children play area (h) Open Terrace, (i) Common Toilet on the ground floor, (j) Durwan/Guard/Caretaker's Room,(k) Electrical Meter Room (l) Community Hall and other areas provided for common use of all the residents of the Building/s.


Anurekha Ravi



Water and Plumbing: (a) Water Reservoirs, (b) Water Tanks, (c) All supply / drain Water Pipes (save those inside any Flat, (d) KMC Water Line, (e) Deep Tube Well, (f) Fire Fighting System, (g) Water Treatment Plant.

Electrical Installations: (a) Wiring and Accessories for lighting of common areas, (b) Electrical installations relating to meter for receiving electricity from CESC Ltd., (c) Pump and Motor, (d) Lift with all its installations, (e) Diesel Generator Set with its installations, of sufficient capacity for providing maximum 5 KVA backup power to each unit (f) EPABX / Intercom system/CCTV.

(a) Drains, Sewers and pipes, (b) Drainage connection with KMC.

Others: Other common area and installations and/or equipment as are provided in the New Building for common use and enjoyment.

Amenities

Firefighting system

Automatic Elevators

CCTV monitoring & surveillance system (on the Ground Floor)

Water Filtration/Treatment Plant

Power Backup for common area as well as flats.

Children's Play Area

Intercom

Community Hall

Indoor Games Room

Gymnasium

ANNEXURE

Separate Sheet attached Layout Plan marked as "B".

SCHEDULE "G" **(The Common Expenses)** **MANDATORY CHARGES**

1. **Association/Society:** Establishment and all other capital and operational expenses of the Association/Society.
2. **Common Utilities:** All charges and deposits for supplies of common utilities.
3. **Electricity:** All charges for the electricity consumed for the operation of the common machinery and equipment.

Anuradha Prasad



4. **Fire Fighting:** Cost of operating the fire-fighting equipments and personnel, if any.
5. **Insurance:** All expenses for insuring the New Building and/or the Common Portions, inter-alia, against earthquake, fire, mob violence, damages, civil commotion etc.
6. **Litigation:** All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common Portion.
7. **Maintenance :** All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the Common Portions, including the exterior or interior (but not inside any Unit) walls of the New Building.
8. **Operational :** All expenses for running and operating all machinery, equipments and installations comprised in the Common Portions, including lifts, pumps and other common installations including, their license fees, taxes and other levies (if any) and the lights of the Common Areas.
9. **Rates and taxes :** Municipal Tax, Multistoried Building Tax, Water Tax and other levies in respect of the New Building Save those separately assessed on the Allottees.
10. **Reserves:** Creation of fund for replacement, renovation and other periodic expenses.
11. **Staff :** The salaries of and all other expenses on the staff to be employed for the Common Purposes, viz. manager, clerks, security personnel, liftmen, sweepers, plumbers, electricians etc. including their perquisites, bonus and other emoluments and benefits.

OPTIONAL CHARGES

1. **Air conditioning Piping:** In case any unit holder wants to install AC piping than it shall be installed separately on payment of extra charges by Allottees.
2. **Garbage Chute:** The Allottees shall pay extra amount for availing the services of Garbage Chute.
3. **Gas Piping:** The Allottees shall pay extra charges for installation of the Gas Piping.
4. **Other services:** Any additional services as per the requirement of the Apartment Holder can be provided by Promoter/Owner on payment of extra charges by the Allottees.

Ujjwal Kumar
Anuradha Ruiz



MEMO OF CONSIDERATION

RECEIVED from the withinnamed Allottes the sum of Rs. 2,75,80,518/- (Rupees Two Crores Seventy Five Lakhs Eighty Thousand Five Hundred and Eighteen Only) (including Tax at applicable rates) through a cheque being part payment of total Consideration in respect of **Flat No. 11B, in Tower No. 5 (Five)**, on the **11th Floor** along with one Servant quarter ad-measuring 2062 sq.ft. built-up area (more or less) 1845 sq. ft. carpet area (excluding balcony but including servant quarter admeasuring 95 sq.ft), with facility to park, 2 (Two) mid size Covered Car Parking spaces on the Ground Floor and 1 (One) mid size Open Car Parking Space (open to sky), of the complex comprised in the Housing Project "**RARE EARTH**" at Premises No.93, Moulana Abul Kalam Azad Sarani, Kolkata - 700 054 as mentioned herein the Said Agreement. The details payment mentioned hereinbelow :-

| heque/UTR No. | Date | BANK | Branch | In favour of | Amounts (Rs.) |
|--------------------------|-------------|-------------|---------------|-----------------------------|-----------------------|
| ATNR520200306 0749307 | 6.3.2020 | RBL Bank | Kolkata | Geeta Ganesh Promoters Ltd. | 91,93,506.00 |
| ATNR520200306 0775371 | 6.3.2020 | Do | Do | Do | 1,83,87,012.00 |
| Total - | | | | | 2,75,80,518.00 |

(Rupees Two Crores Seventy Five Lakhs Eighty Thousand Five Hundred and Eighteen Only)

WITNESS:

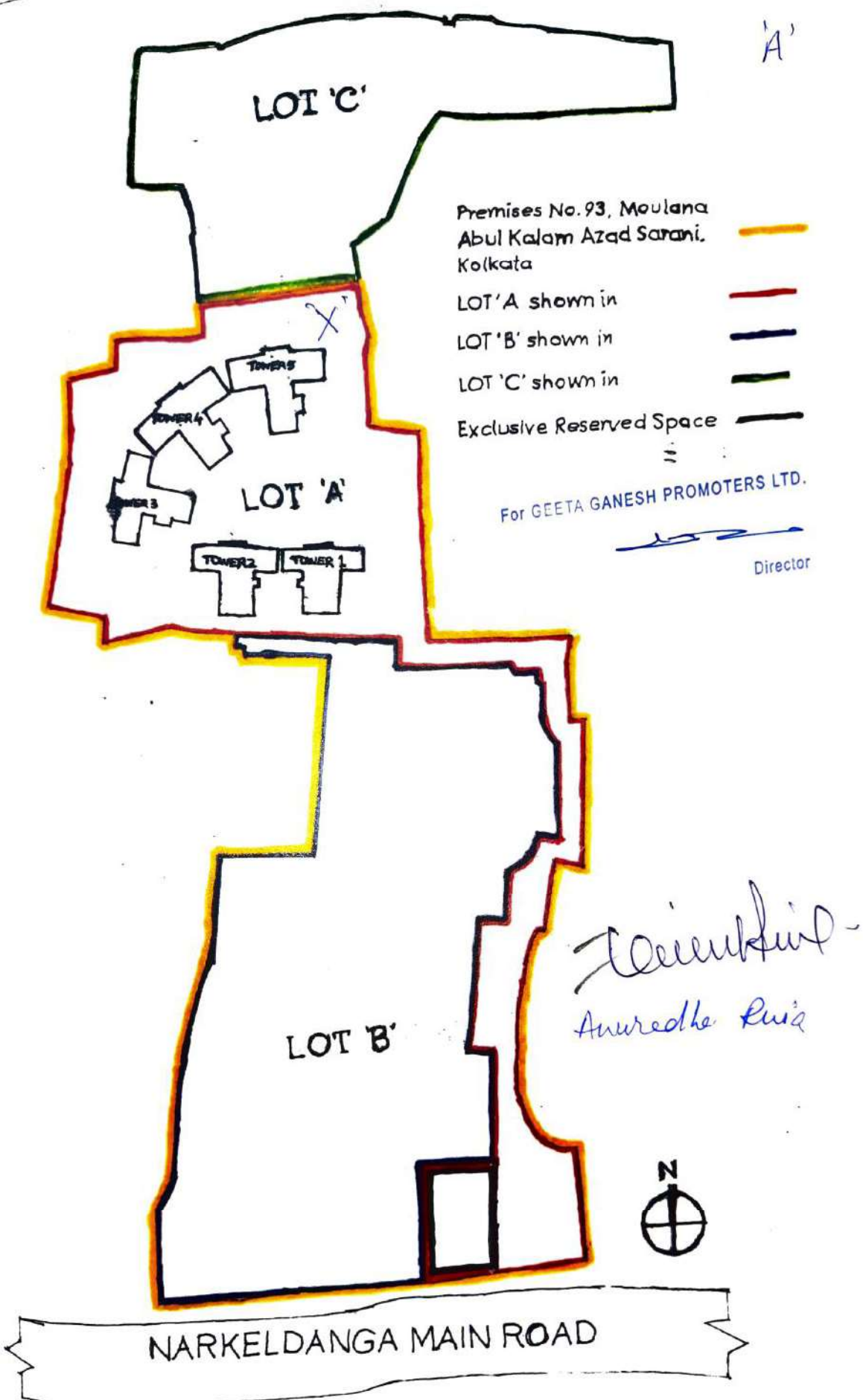
WITNESS:

Anurekha Ruiz

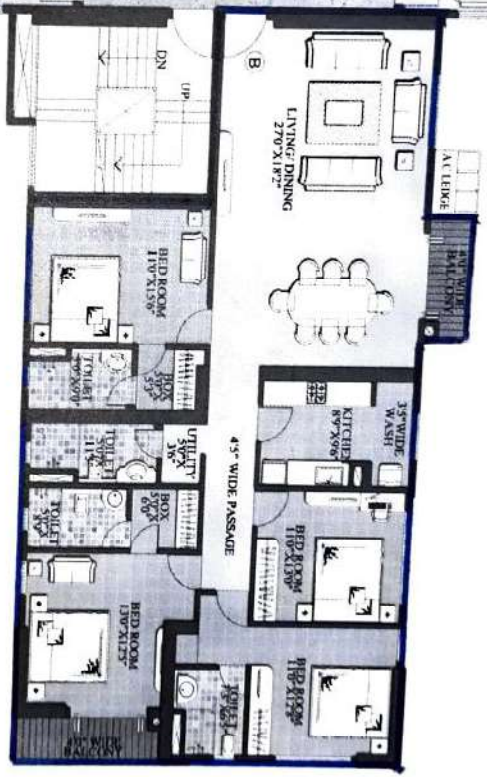
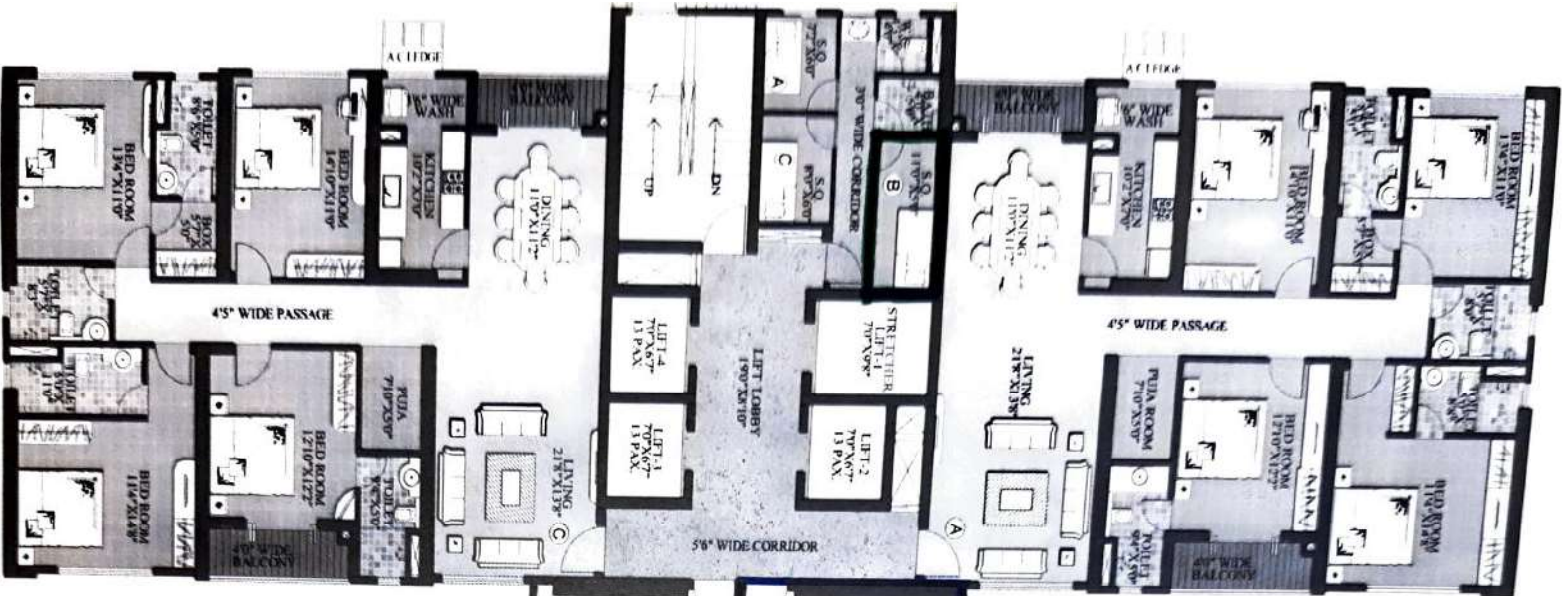
For GEETA GANESH PROMOTERS LTD.

[Signature]

Director



SITE PLAN SHOWING LOT 'A', LOT 'B' & LOT 'C'



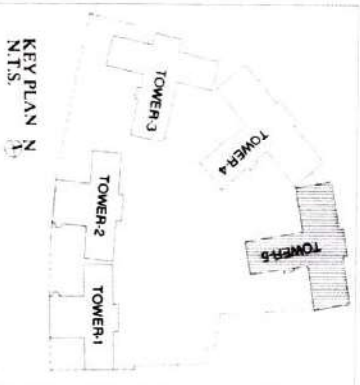
For GEETA GANESH PROMOTERS LTD.

[Signature]
Director

B

Approved by
[Signature]

TOTAL FLOOR AREA : 7156.62 sq.ft
(INCL. LIFT WELL & STAIR WELL)



R E A R T H"
G-XXXV ST/ORD RE:SIDENTIAL BUILDING AT 93,
LDANGA (MOULANA ABUL KALAM AZAD SARANI),
T/A

TITLE -
TYPICAL FLOOR PLAN
(3RD TO 33RD)
TOWER - 5

DATE - 12.9.2017
SCALE - 1:125
ARCHITECTS -
AGRAWAL & AGRAWAL
Working House @ 2/5, Savan Baidya Street, Kol - 700 029
www.agrawalarchitects.in Phone: 4080 - 4100 - 02


ভারত সরকার
Government of India


বিশেষ কর্মী
Vineet Ruita
পিতা : রাজ কুমার রুইয়া
Father: RAJ KUMAR RUIA
জন্ম তারিখ / DOB: 23/05/1974
সুত্র / Sex: Male



6773 2388 0925

আধার - সাধারণ মানুষের অধিকার

Vineet Ruita


স্বাধীনতা
কেন্দ্রীয় বিপ্লবী পরিষদ
Unique Identification Authority of India

ঠিকানা:
৬/৩ ক ব্রীজহাম হাউসিং
কমপ্লেক্স, ২৫৫ ক্যানাল স্ট্রীট, সাউথ
দুমদুম (এম), শ্রীভূমি, উত্তর ২৪
পর্গানা, পশ্চিমবঙ্গ, ৭০০০৪৪

Address
6-13 BRIDHAM HOUSING
COMPLEX 255 CANAL STREET,
South Dum Dum (M) Sreebhumi,
North 24 Parganas, West Bengal
700048

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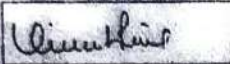
 181 111 1947
 help@uidai.gov.in
 www.uidai.gov.in


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADCPR4321A

नाम / NAME
VINEET RUIA

पिता का नाम / FATHER'S NAME
RAJ KUMAR RUIA

जन्म तिथि / DATE OF BIRTH
23-05-1974

हस्ताक्षर / SIGNATURE



आयकर आयुक्त, प.सं. XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Vineet Ruia

इस कार्ड के खो / मिल जाने पर सूचना जारी करने
वाले अधिकारी को सूचित / साबित कर ई
संयुक्त आयकर आयुक्त (प्रबन्धि एवं तकनीकी),
पी-7,
चीरंगी चबूतरा,
कलकत्ता - 700 089.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta - 700 089



ভারত সরকার

Government of India



অনুরাধা রুইয়া

ANURADHA RUIA

পিতা : রামেশ কুমার চৌধুরী

Father: RAMESH KUMAR CHOWDHURY

জন্মতারিখ / DOB : 30/08/1979

সঙ্গীতা / Female



7445 8897 8845

আধার - সাধারণ মানুষের অধিকার

Anuradha Ruia



আধার

ঠিকানা:

W/O বিনীত রুইয়া, ৬/১৩

ব্রীজধাম হাউসিং কমপ্লেক্স, ২৫৫

ক্যানাল স্ট্রীট, মন্ডিচ পল্লভম

(এম), প্রীতুমি, উত্তর ২৪

পারগনা, পশ্চিমবঙ্গ, 700048

Address

W/O Vineet Ruia, 6/13 BRIDHAM

HOUSING COMPLEX, 255

CANAL STREET South Dum

Dum (M), Sreebhumi, North 24

Parganas West Bengal, 700048

ভারতীয় ডিজিটাল পরিচয় প্রমাণ

Unique Identification Authority of India



1947
1800 306 1947



help@uidai.gov.in



www.uidai.gov.in

7445 8897 8845

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANURADHA RUIA

RAMESH KUMAR CHOWDHURY

30/06/1979

Permanent Account Number

APIPR5047R

Anuradha Ruia
Signature



Anuradha Ruia

इस कार्ड को खोने / चाने पर कृपया सूचित करें / नोटिस -
आयकर विन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कामला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Panel, Mumbai - 400 013.
Tel: 91-22-2495 4650, Fax: 91-22-2495 0664,
e-mail: paninfo@nsdl.co.in

DATED THIS 6th DAY OF MARCH, 2020

BETWEEN

GEETA GANESH PROMOTERS LIMITED

ANDOWNER/PROMOTER

(1) MR. VINAY RUIA and
(2) MRS. ANURADHA RUIA

.....ALLOTTEES

AGREEMENT FOR SALE

.....
Advocate