

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE (“Agreement”) executed on this [•] day of [•], 2018

BETWEEN

- 1. Akhandjyoti Realcon LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAG-7055**, and Income Tax **PAN No. ABFFA4864J**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1st Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO.

- 2. Akhandjyoti Real Estates LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAG-7053**, and Income Tax **PAN No. ABFFA4865K**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1st Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO

- 3. Amritlaxmi Vincom Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51909WB2010PTC150582**, and Income Tax **PAN No. AAICA5974A**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1st Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO

- 4. Arrowline Horticulture Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U01403WB2013PTC199095**, and Income Tax **PAN No. AAMCA2513R**, having its registered office at 230/B, A.J.C. Bose Road, 3rd Floor, Kolkata - 700 020, Police Station Bhowanipur, Post Office A.J.C. Bose Road

- 5. Believer Estate Developer Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC208842**, and Income Tax **PAN No. AAGCB5315C**, having its registered office at 16, Biprodas Chatterjee Lane, Shibpur, Howrah - 711 102, Police Station and Post Office Shibpur,

6. **Bhagwati Awas Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70101WB2006PTC110987**, and Income Tax **PAN No.AADCB0246M**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1st Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO,
7. **Bhavishya Textile Mills Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70100WB2012PTC185246**, and Income Tax PAN No. **AAFBC1531M**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1st Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO,
8. **Blue Arrow Niketan Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC208073**, and Income Tax PAN No. **AAGCB4677B**, having its registered office at 66, Jatindra Mohan Avenue, 1st Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola,
9. **Camellia Vintrade Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U52190WB2009PTC137163**, and Income Tax **PAN No. AADCC7844C**, having its registered office at 60/1, Chowringhee Lane, 2nd Floor, Kolkata - 700 020, Police Station and Post Office Bhowanipur,
10. **Chandrani Vinimay Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U74900WB2009PTC135344**, and Income Tax **PAN No.AADCC7843F**, having its registered office at 60/1, Chowringhee Lane, 2nd Floor, Kolkata - 700 020, Police Station and Post Office Bhowanipur,
11. **Delightful Estate Developers LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAF-5823**, and Income Tax **PAN No. AAMFD0344A**, having its registered office at 230/B, A.J.C. Bose Road, 3rd Floor, Kolkata - 700 020, Police Station Bhowanipur, Post Office A.J.C. Bose Road,
12. **Everblink Highrise Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207520**, and Income Tax **PAN No.AAECE0301P**, having its registered office at 16, Bipradas Chatterjee Lane, Shibpur, Howrah - 711 102, Police Station and Post Office Shibpur,
13. **Everest Pratisthan Private Limited**, a company existing under the provisions of the Companies Act 2013, having CIN **U51909WB2009PTC137032**, and Income Tax **PAN No. AACCE2620D**, having its registered office at 60/1, Chowringhee Lane, 2nd Floor, Kolkata - 700 020, Police Station and Post Office Bhowanipur,
14. **Gauriputra Developers Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC208645**, and Income Tax

- PAN No. AAGCG1941D**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1st Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO,
- 15. Gladstone Conclave Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207521**, and Income Tax **PAN No.AAGCG0762J**, having its registered office at 66, Jatindra Mohan Avenue, 1st Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola,
- 16. Glasseye Highrise Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207522**, and Income Tax **PAN No.AAGCG0763K**, having its registered office at 25, R. N. Mukherjee Road, Ground Floor, Kolkata - 700 001, Police Station Hare Street, Post Office R. N. Mukherjee,
- 17. Gloxinia Developers Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207530**, and Income Tax **PAN No.AAGCG0764Q**, having its registered office at 230/B, A. J. C. Bose Road, 3rd Floor, Kolkata - 700 020, Police Station Bhowanipur, Post Office A.J.C. Bose Road,
- 18. Goodwill Dealcomm Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51909WB2009PTC138805**, and Income Tax **PAN No. AADCG7065K**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1st Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO,
- 19. Graphic Constructions LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAF-5827**, and Income Tax **PAN No. AAPFG2662M**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1st Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO,
- 20. Hardsoft Constructions Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2012PTC185177**, and Income Tax **PAN No. AACCH9970R**, having its registered office at CF - 131, Sector 1, Salt Lake City, Kolkata - 700 064, Police Station North Bidhannagar, Post Office Bidhannagar,
- 21. Jhilmil Agriculture Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U01403WB2013PTC199201**, and Income Tax **PAN No. AADCJ2351B**, having its registered office at 230/B, A.J.C. Bose Road, 3rd Floor, Kolkata - 700 020, Police Station Bhowanipur, Post Office A.J.C. Bose Road,
- 22. Kalyankari Infrastructure Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC208647**, and Income Tax **PAN No. AAGCK0056K**, having its registered office at CF - 131, Sector - 1, Salt Lake City, Kolkata - 700 064, Police Station North Bidhannagar, Post Office Bidhannagar,

- 23. Kheria Developers LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7263**, and Income Tax **PAN No. AAPFK1451L**, having its registered office at 16, Biprodas Chatterjee Lane, Shibpur, Howrah - 711 102, Police Station and Post Office Shibpur
- 24. Kheria Realty LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7264**, and Income Tax **PAN No. AAPFK1490D**, having its registered office at 16, Biprodas Chatterjee Lane, Shibpur, Howrah - 711 102, Police Station and Post Office Shibpur
- 25. Lakshmi Group Realty Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2016PTC215513**, and Income Tax **PAN No. AADCL0529M**, having its registered office at "Fortuna Tower", 23A, N. S. Road, 1st Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
- 26. Lakshmi Hospitality & Farms Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70100WB2016PTC215555**, and Income Tax **PAN No. AADCL0530A**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1st Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
- 27. Lakshmi Procon Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2008PLC127179**, and Income Tax **PAN No. AABCL4891L**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1st Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
- 28. Lakshmi Realty Projects Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U45400WB2009PTC137826**, and Income Tax **PAN No. AABCL6475G**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1st Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
- 29. Lakshmi Steel Industries Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U27310WB2007PTC116932**, and Income Tax **PAN No. AABCL3353K**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1st Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
- 30. Lakshmi Transtel Tower Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U29253WB2008PLC127444**, and Income Tax **PAN No. AABCL4955F**, having its registered office at "Fortuna Tower", 23A, Netaji Subhas Road, 1st Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO

- 31. Lifewood Developers Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2012PTC185122**, and Income Tax **PAN No. AACCL3285H**, having its registered office at CF - 131, Salt Lake City, Sector – 1, Kolkata - 700 064, Police Station North Bidhannagar, Post Office Bidhannagar
- 32. Lifewood Horticulture Private Limited**, a company existing under the provisions of the Companies Act 2013, having CIN **U01400WB2013PTC193067**, and Income Tax **PAN No. AACCL4766D**, having its registered office at CF - 131, Sector - 1, Salt Lake City, Kolkata - 700 064, Police Station North Bidhannagar, Post Office Bidhannagar
- 33. Lifewood Infrastructure LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAC-8519**, and Income Tax **PAN No. AAFFL4859F**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1st Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
- 34. Lifewood Nirman LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAC-8520**, and Income Tax **PAN No. AAFFL4807M**, having its registered office at “Fortuna Tower”, 23A, Netaji Subhas Road, 1st Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
- 35. Moonlight Agriculture Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U01403WB2013PTC199094**, and Income Tax **PAN No. AAICM9800H**, having its registered office at 230/B, A. J. C. Bose Road, 3rd Floor, Kolkata - 700 020, Police Station Bhowanipur, Post Office A. J. C. Bose Road
- 36. Moonlight Horticulture Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U01403WB2013PTC199096**, and Income Tax **PAN No. AAICM9799D**, having its registered office at 230/B, A.J.C. Bose Road, 3rd Floor, Kolkata - 700 020, Police Station Bhowanipur, Post Office A. J. C. Bose Road
- 37. Nachiket Developers Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2013PTC191162**, and Income Tax **PAN No. AAECN2724P**, having its registered office at 36A, Sahitya Parishad Street, Triveni Apartments, Kolkata - 700 006, Police Station Burtolla, Post Office Beadon Street
- 38. Nightangle Dealtrade Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51909WB2010PTC153487**, and Income Tax **PAN No. AADCN4307P**, having its registered office at 36A, Sahitya Parisad Street, Triveni Apartments, Kolkata - 700 006, Police Station Burtolla, Post Office Beadon Street
- 39. Orient Dealmark Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51909WB2010PTC153767**, and Income Tax **PAN**

- No. AABCO3717A**, having its registered office at P-31/A, Kalakar Street, Kolkata - 700 007, Police Station Burrabazar, Post Office Kalakar Street
- 40. Palanhar Projects Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2013PTC192943**, and Income Tax **PAN No. AAHCP1387P**, having its registered office at CF - 131, Sector-1, Salt Lake City, Kolkata - 700 064, Police Station North Bidhannagar, Post Office Bidhannagar
- 41. Paraag Builders Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U45400WB2014PTC203556**, and Income Tax **PAN No. AAHCP8617Q**, having its registered office at 25, R. N. Mukherjee Road, Kolkata - 700 001, Police Station Hare Street, Post Office R. N. Mukherjee,
- 42. Parampita Nirman Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2013PTC192941**, and Income Tax **PAN No. AAHCP1385R**, having its registered office at Mithapukur, Assam Link Road, Hooghly - 712 121, Police Station Mogra, Post Office Accodnagar
- 43. Plentyvalley Highrise Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207523**, and Income Tax **PAN No. AAICP2356H**, having its registered office at 25, R. N. Mukherjee Road, Ground Floor, Kolkata - 700 001, Police Station Hare Street, Post Office R. N. Mukherjee
- 44. Prarthana Infracon LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAC-8537**, and Income Tax **PAN No. AAQFP4581R**, having its registered office at Flat No. 8B, 39/40, Hara Prasad Shastri Sarani, Block H, New Alipore, Kolkata - 700 053, Police Station and Post Office New Alipore
- 45. Purnasatya Developers Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2011PTC162573**, and Income Tax **PAN No. AAGCP0056Q**, having its registered office at 36, Benaras Road, Salkia, Howrah - 711 106, Police Station Liluah, Post Office Netaji Garh
- 46. Ramadhuta Properties Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207517**, and Income Tax **PAN No. AAHCR4162L**, having its registered office at 14E/2/1A, Naktala Road, 2nd Floor, Kolkata - 700 047, Police Station Jadavpur, Post Office Naktala,
- 47. Rambhakt Buildcon LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAH-2032**, and Income Tax **Pan No. AAUFR4930J**, having its registered office at 66, Jatindra Mohan Avenue, 1st Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola,

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

- 56. Shivmani Conclave Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207518**, and Income Tax **PAN No. AAWCS0836R**, having its registered office at 14E/2/1A, Naktala Road, 2nd Floor, Kolkata - 700 047, Police Station Jadavpur, Post Office Naktala,
- 57. Snowball Infraplaza Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC207531**, and Income Tax **PAN No. AAWCS0838B**, having its registered office at "Fortuna Tower", 23A, N. S. Road, 1st Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
- 58. Solty Dealer Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51101WB2010PTC151976**, and Income Tax **PAN No. AAOCS6837J** having its registered office at Mithapukur, Assam Link Road, Hooghly - 712 121, Police Station Mogra, Post Office Accodnagar
- 59. Standard Commosales Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51909WB2010PTC155994**, and Income Tax **PAN No. AAPCS0970F**, having its registered office at 16, Bipro Das Chatterjee Lane, Shibpur, Howrah - 711 102, Police Station and Post Office Shibpur
- 60. Subhdhan Commodeal Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U51909WB2010PTC150570**, and Income Tax **PAN No. AAOCS4252M**, having its registered office at "Fortuna Tower", 23A, N. S. Road, 1st Floor, Room No. 10, Kolkata - 700 001, Police Station Hare Street, Post Office GPO
- 61. Subhshiv Developers Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC208649**, and Income Tax **PAN No. AAWCS4712N**, having its registered office at 14E/2/1A, Naktala Road, 2nd Floor, Kolkata - 700 047, Police Station Jadavpur, Post Office Naktala,
- 62. Suntown Constructions LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7372**, and Income Tax **PAN No. ACUFS0025P**, having its registered office at 66, Jatindra Mohan Avenue, 1st Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola
- 63. Suntown Projects LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7267**, and Income Tax **PAN No. ACUFS0023M**, having its registered office at 14E/2/1A, Naktala Road, 2nd Floor, Kolkata - 700 047, Police Station Jadavpur, Post Office Naktala,
- 64. Thakdari Developers LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7260**, and Income Tax **PAN No. AAKFT0592J**, having its registered office at 66, Jatindra Mohan Avenue, 1st Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola

- 65. Thakdari Real Estate LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7269**, and Income Tax **PAN No. AAKFT0656K**, having its registered office at 16, Biprodas Chatterjee Lane, Shibpur, Howrah - 711 102, Police Station and Post Office Shibpur
- 66. Upfront Builders Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70102WB2015PTC208865**, and Income Tax **PAN No. AABCU8825F**, having its registered office at 66, Jatindra Mohan Avenue, 1st Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola,
- 67. Vedini Infracon LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAD-7262**, and Income Tax **PAN No. AAMFV5322N**, having its registered office at 14E/2/1A Naktala Road, 2nd Floor, Kolkata - 700 047, Police Station Jadavpur, Post Office Naktala
- 68. Winsome Estates Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2012PTC184535**, and Income Tax **PAN No. AABCW2726M**, having its registered office at 16A, Shakespeare Sarani, Kolkata - 700 071, Police Station and Post Office Shakespeare Sarani,
- 69. Workswell Infra LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAH-2035**, and Income Tax **PAN No. AACFW3732F**, having its registered office at 66, Jatindra Mohan Avenue, 1st Floor, Kolkata - 700 005, Police Station Shyampukur, Post Office Hatkhola,
- 70. Worldwyn Estates Private Limited**, a company existing under the provisions of the Companies Act, 2013, having CIN **U70109WB2012PTC184538**, and Income Tax **PAN No. AABCW2725J**, having its registered office at 16A, Shakespeare Sarani, Kolkata - 700 071, Police Station and Post Office Shakespeare Sarani,
- 71. Yashvi Real Estate LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN **AAC - 8536**, and Income Tax **PAN No. AABFY4825G**, having its registered office at Flat No. 8B, 39/40, Hara Prasad Shastri Sarani, Block H, New Alipore, Kolkata - 700 053, Police Station and Post Office New Alipore,
- 72. PETUNIA ENCLAVE PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN **U70102WB2015PTC207529** having PAN No. **AAICP2357G**, having its registered office at 5B, Crescent Tower, 229, A.J.C. Bose Road, Kolkata-700023, Post Office Lala Lajpat Rai Sarani and Police Station – Bhawanipure,
- 73. RAMADHUTA BUILDERS PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN

- U70102WB2015PTC208120, having PAN No. AAHCR4919F, having its registered office at 5B, Crescent Tower, 229, A.J.C. Bose Road, Kolkata-700023, Post Office Lala Lajpat Rai Sarani and Police Station – Bhawanipure
- 74. SNOWBALL SKYSCRAPER PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN U70102WB2015PTC207816, having PAN No. AAWCS1756J, having its registered office at 5B, Crescent Tower, 229, A.J.C. Bose Road, Kolkata-700023, Post Office Lala Lajpat Rai Sarani and Police Station – Bhawanipure
- 75. FAIRBLINK INFRAPROJECT LLP**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN U70102WB2015PTC207519, having PAN No. AACCF6312K, having its registered office at 202, Sunny Corner, 2nd Floor, 22, Sarat Bose Road, Kolkata – 700020 Post Office AJC Bose Road and Police Station Ballygunge;
- 76. GLOXINIA INFRAPLAZA LLP**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN *U70102WB2015PTC208063*, having PAN No. AAGCG1473J, having its registered office at - 202, Sunny Corner, 2nd Floor, 22 Sarat Bose Road, Kolkata-700020 Post Office - AJC Bose Road and Police Station Ballygunge,
- 77. BLUE ARROW BUILDCON PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN U70102WB2015PTC207823, having PAN No. AAGCB4261R, having its registered office at 47A, Zakaria Street, Kolkata - 700 073 Post Office - Chittaranjan Avenue and Police Station- Lala Lajpat Rai Sarani,
- 78. GLASSEYE INFRAPLAZA PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN *U70102WB2015PTC207821*, having PAN No. AAGCG1056M, having its registered office at 47A, Zakaria Street, Kolkata - 700 073, Post Office - Chittaranjan Avenue and Police Station - Lala Lajpat Rai Sarani,
- 79. PETUNIA NIRMAN LLP**, a company incorporated under the Companies Act 1956 as extended by the Companies Act 2013, having CIN *U70102WB2015PTC207822*, having PAN No. AAICP2694N, having its registered office at 202, Sunny Corner, 2nd Floor, 22 Sarat Bose Road, Kolkata-700020, Post Office -AJC Bose Road and Police Station - Ballygunge
- 80. PLENTYVALLEY PROPERTIES PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN *U70102WB2015PTC207832*, having PAN No. AAICP2693M, having its registered office at 4A, Syed Sally Street, 2nd Floor, Room No. 13, 14, 15, 16, 17, 18 & 19, Kolkata – 700073, Post Office - Chittaranjan Avenue and Police Station -Jora Sanko,

- 81. SANTAINATH INFRA PROJECTS LLP**, a Limited Liability Partnership, having Registration Number AAD-7371 and having PAN No. ACTFS9334A, having its registered office at 47A, Zakaria Street, Kolkata 700073, Post Office Chittaranjan Avenue and Police Station Lalarajpat Rai Sarani,
- 82. BLUE LIGHT VILLA PRIVATE LIMITED**, a company incorporated under the companies Act, 1956 as extended by the Companies Act 2013, having CIN U70102WB2015PTC207831, having PAN No. AAGCB4260Q, having its registered office at 15B, Armenian Street, TRPL Tower, 6th Floor, Kolkata-700001, Post Office BURRABAZAR and Police Station Burrabazar
- 83. LILY NIWAS PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN U45208WB2009PTC137660, having PAN No. AABCL7156N, having its registered office at 15B, Armenian Street, TRPL Tower, 6th Floor, Kolkata-700001 Post Office Burrabazar and Police Station Burrabazar,
- 84. SHIVMANI PROMOTERS PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN U70102WB2015PTC208122, having PAN No. AAWCS3134J, having its registered office at 15B, Armenian Street, TRPL Tower, 6th Floor, Kolkata 700001 Post Office BURRABAZAR and Police Station-BURRABAZAR,
- 85. MR. SANJAY KUMAR JAIN**, son of Late Ratanlal Jain, residing at 1, Crooked Lane, First Floor, Kolkata – 700 069 Police Station Hare Street, Post Office Dharmatalla, and having Income Tax PAN No. AEFPJ2439F
- 86. MRS. SUMAN JAIN**, wife of Sanjay Jain, residing at 2/1A, Justice Dwarka Nath Road, Kolkata – 700 020, Police Station Bhawanipore, Post Office Elgin Road and having Income Tax PAN No. ACQPJ1880K
- represented by its _____ [•] (PAN No. [•]) appointed by the Owners by Power of Attorney dated _____, ___ registered with the Additional Registrar of Assurances – _____, Kolkata in Book No.[•], Being No. _____ for the year _____, hereinafter collectively referred to as “the said Owners” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include in case of individuals his/her heirs, executors, administrators, successors, representatives and/or assigns, in case of a Limited Liability Partnership firm shall include its partners and their heirs, executors, administrators, successors, representatives and/or assigns and in case of companies successors-in-interest and assigns).

AND

PS GROUP REALTY PVT. LTD. (CIN U65922WB1988PTC044915), a company incorporated under the Companies Act, 1956 having its Registered Office at No. 1002, E M Bypass, Police Station – Pragati Maidan, Post office - Dhapa, Kolkata-700 105 having (PAN AABCP5390E), represented by its Authorized Signatory, Mr. [•], son of [•], residing at [•], P.O. [•], P.S. [•], Kolkata - [•], hereinafter referred to as the “**PROMOTER**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its nominees, successors-in-interest and permitted assigns).

AND

Mr./Ms. [•], son/daughter of [•], aged about [•], residing at [•] (Aadhar No. [•] / (PAN No.[•]), hereinafter referred to as the “**ALLOTTEE**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors, representatives and/or assigns) of the **THIRD PART**:

[OR]

(Please insert details of other allottee(s) in case of more than one allottee)

The Owners, Promoter and Allottee shall hereinafter collectively be referred to as the “parties” and individually as a “party”.

DEFINITIONS:

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

A. Definitions

In the Agreement, (i) capitalised terms defined by inclusion in quotations and/or parenthesis have the meanings so ascribed; and (ii) the following terms shall have the following meanings assigned to them herein below:

"**Act**" means the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XLI of 2017), as amended and/or substituted;

"**Apartment**" shall have the meaning ascribed to it in Recital M;

"**Apartment Acquirers**" shall mean persons who acquire apartments in the Project;

"**Applicable Interest Rate**" shall mean the rate of interest prescribed under the Act from time to time;

"**Applicable Law**" shall mean all applicable laws, by-laws, rules, regulations, orders, ordinances, notifications, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directive of any Governmental Authority or person acting under the authority of any Governmental Authority and/ or of any statutory authority in India, whether in effect on the date of this Agreement or thereafter;

"**Application Money**" shall have the meaning ascribed to it in Clause 1.14;

"**Association**" shall mean the body to be created by the Apartment Acquirers;

"**Booking Amount**" shall mean 10% of the Total Consideration of the Apartment which includes the Application Money;

"**Building**" shall have the meaning ascribed to it in Recital M; and

"**Phase I Common Areas**" shall mean with respect to the Towers in Phase I, the areas, facilities and amenities specified in Part I of the Third **Schedule** which are to be used and enjoyed in common with all the other Apartment Acquirers of the Units in the Buildings and/or the Project; and

"**Project Common Areas**" shall mean with respect to all the Phases in the Project, the areas, facilities and amenities specified in Part II of the Third **Schedule** which are to be used and enjoyed in common with all the other Apartment Acquirers of the Units in the Buildings and/or the Project

"**Carpet Area**" shall mean the net usable floor area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/verandah/open terrace area.

"**Cancellation Charges**" shall mean collectively (i) the Booking Amount; (ii) all interest liabilities of the Allottee accrued till date of cancellation; and (iii) brokerage paid to real estate agent/channel partner/broker, if any (iv) the stipulated charges on account of dishonour of cheque; (v) administrative charges as per Promoter's policy and (vi)

amount of stamp duty and registration charges to be paid/paid on deed of Cancellation of this Agreement

“**Common Expenses**” shall include the proportionate share of common expenses briefly described and without limitation in the **Fifth Schedule** herein to be paid borne and contributed by the Allottee for rendition of common services;

“**Common Rules**” shall mean the rules and regulations specified in the Sixth **Schedule** to be observed by the Apartment Acquirers for the common, peaceful, effective and harmonious use and enjoyment of the Project;

“**Project Land**” shall have the same meaning as ascribed in Recital A of this Agreement;

“**Effective Date**” shall mean the date of execution when the Agreement comes into force;

“**Exclusive Balcony/Verandah/Open Terrace Area**” or “**EBVT Area**” shall mean the floor area of the balcony or verandah or open terrace as the case may be, which is appurtenant to the net usable floor area of Unit, meant for the exclusive use of the Allottee.

“**Extras & Deposits**” shall mean the costs and deposits specified in **Clause 1.2.2** herein to be paid by the Allottee to the Promoter in the manner hereinafter provided;

“**Force Majeure**” shall have the meaning ascribed to it in the Act;

“**IFSD**” shall mean interest free security deposit;

“**Maintenance Charges**” shall comprise of the Common Expenses and such other charges incurred for the welfare and maintenance of the Project;

“**Mutual Easements and Reserved Matters**” shall mean the easements and rights specified in the Seventh **Schedule** herein and reserved to the Promoter and/or the Association;

“**Net Area**” shall mean sum of the carpet area of the Unit and EBVT area.

“**Garage**” shall have the meaning ascribed to it in Recital M;

“**Payment Plan**” shall mean the schedule of payment prescribed in the Fourth Schedule;

"**Rules**" means the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017, as amended and/or substituted;

"**Regulations**" means the Regulations made under the West Bengal Housing Industry Regulation Act, 2017, as amended and/or substituted;

"**Section**" means a section of the Act; and

"**Unit**" shall mean each unit of occupancy in the Phase ____ Project, being a Flat and the expression "**units**" shall be construed accordingly

WHEREAS:

A. The Owners are the absolute and lawful owners of land measuring more or less ALL THAT piece and parcel of land containing an area of measuring about **27 Bighas 7 Cottahs 6 Chittacks 11 Sq. ft.** (more or less) equivalent to **36614.73 sq. mt. (physical area 36612.64 sq. mt.)**, having buildings and structures having dwelling units, passage, boundary walls etc. **R.S. and L.R. Dag Nos.** 444/1477 (Earlier 444 (P)), 446, 447/1472 (earlier 447 (P)), 1317, 1319, 1320, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1341/1471 (earlier 1341 (P)), 1342, 1343/1473 (earlier 1343 (P)), 1344/1474 (earlier 1344 (P)), 1345/1475 (earlier 1345 (P)), 1346/1478 (earlier 1346 (P)), 1347, 1348, 1349, 1350, 1351, 1352, 1353/1479(Earlier 1353 (P)), 1354, 1355, 1356, 1357, 1358 and 1359, under **L.R. Khatian Nos.** 1665, 1686, 1709, 1710, 1711, 1713, 1759, 1760, 1761, 1775, 1856, 1857, 1858, 1866, 1897, 1898, 1899, 1900, 1908, 1909, 1939, 1956, 1957, 1960, 1961, 1985, 2002, 2017, 2108, 2109, 2131, 2132, 2133, 2134, 2135, 2136, 2138, 2139, 2142, 2143, 2144, 2171, 2174, 2199, 2200, 2201, 2201, 2229, 2230, 2232, 2233, 2245, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2301, 2303, 2305, 2306, 2307, 2326, 2340, 2341, 2342, 2344, 2345, 2361 and 2369, in **Mouza – Thakdari, J.L. No. 19, Touzi No. 145, RS No. 216, under Bidhannagar municipal Corporation, Being Municipal Ward No. 27, P.S. New Town, District – North 24 Parganas, West Bengal** (hereinafter referred to as "the **Project Land**, fully described in Part-I of the First Schedule").

B. The Owners and the Promoter have entered into various development agreements in

respect of lands forming part of the Project Land for development of Real Estate project, the details of which are as follows:

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

(hereinafter collectively referred to as “the Development Agreements”)

The Development Agreements also records the powers granted by the Owners to the Promoter inter alia to act in their place and stead and to represent them in all matters and purposes concerning the development of the real estate project.

- C. The Owners and the Promoter with an intention and for the purpose of development of an integrated housing project on the Project Land named as “**ONE 10**”, comprising residential apartments, other spaces and common areas intended to be constructed in two or more phases (“**Project**”).
- D. The particulars of the title of the Owners to the Project Land are fully described in **Part – III** of the **First Schedule** hereto (hereinafter referred to as “the **Devolution of Title**”).

- E. The Owner No. 6 (herein) being Bhagwati Awas Private Limited has acquired the leasehold rights from West Bengal Housing Infrastructure Development Corporation Ltd., by and under a Deed of Lease dated 30th May, 2016 registered with the Additional Registrar of Assurances IV, Kolkata in Book No. I, Volume No. 1904-2016, Pages 190445 to 190479, Being No. 190405216 for the year 2016, of ALL THAT land admeasuring 406.07 sq. mts. more or less situate, lying at being Plot No. AA/1D/OP-43, Premises No. OP-43, Action Area 1D, New Town, Police Station: New Town, Mouza Thakdari, District North 24 Parganas (hereinafter referred to as "HIDCO LAND A") and ALL THAT land measuring 1470.43 sq. m. more or less, situate lying at and being Plot No. DA/138/1, Premises No. 11/1-0276, Action Area 1, New Town, Police Station: New Town, Mouza Thakdari, District North 24 Parganas (hereinafter referred to as "HIDCO LAND B"); HIDCO LAND A and HIDCO LAND B are collectively hereinafter referred to as "the HIDCO Land" for a period of 99 (ninety nine) years commencing on and from 30th May, 2016. By and under two letters dated 29th June 2016 and 29th September, 2016 from West Bengal Housing Infrastructure Development Corporation Ltd., the Owner No. 6 became entitled to use HIDCO LAND as access/service facility.
- F. The Project has various other access road and/or pathway to the Project. However for the beneficial use of all the Allottes and welfare of the Project, the said Owner No. 6 has agreed to grant the right of use for the residual lease period of a portion of the HIDCO Land measuring 304.36 sq. mts (HIDCO Access Land) which has been demarcated for the purpose of being exclusively used as access road and/or road, path etc. for egress and ingress to the Project.
- G. The Promoter has caused a plan to be sanctioned by the concerned authorities vide Memo No. 03/18-19 dated 24.04.2018 and thereafter modified the sanctioned plan as Memo No. BMC/B & N/A/749 (32/32)R dated 04.10.2018 ("**Plan**"), for construction of various phases having various towers on the Project Land, out of which the Promoter intends to commence at the first instance, construction and marketing of Phase I comprising of Tower Nos.3, 4, 5, 6, 7, 8 & 9 are ground plus 20 floors each and a Ground plus six storied podium ("**Phase 1**") which will be the first

phase of development of the Project on a portion of the Project Land (“**Phase 1 Land**”), more fully described in **Part – II** of the **First Schedule** hereto.

- H. The Promoter intends to take up construction and development of other Towers (the “**Other Phases**”), in due course in terms of the Plan however the Promoter is making endeavors to obtain Green Building Certification for the Project whereupon the Promoter may be entitled to extra and/or additional floor area ratio which may be made available and/or sanctioned in accordance with the building rules of the Bidhanagar Municipal Corporation and/or applicable laws (hereinafter referred to as the “**ADDITIONAL FAR**”) and the Promoter proposes to construct another Tower No. 11 in other phases for utilizing the Additional FAR of the Project. The Owners and the Promoter have further decided that the aggregate FAR sanctioned for the entire Project need not be uniformly utilized in all the different projects/ phases and the Promoter may vary the utilization of the sanctioned FAR from phase to phase without exceeding the total sanctioned FAR for the entire Project.
- I. The Owners and the Promoter are fully competent to enter into this Agreement and all legal formalities with respect to the right, title and interest of the Owners regarding the Project Land as well as the Phase 1 Land have been completed.
- J. The Promoter has intimated the Bidhanagar Municipal Corporation vide their letter dated 04/10/2018_ regarding the commencement of the Project
- K. The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and the apartment or buildings thereon, as the case may be, from the concerned authority save and except for an additional Tower No.11 in other phases, which shall be obtained as and when the Promoter obtains the Green Building Certification in respect of the Project. The Promoter agrees and undertakes that it shall not make any changes to these approved plans of Phase 1 except in strict compliance with Section 14 of the Act and other laws as applicable.

L. The Promoter has registered the Phase 1 of the Project under the provisions of the Act with West Bengal Housing Industry Regulatory Authority at [•] on [•] under Registration No. [•] .

M. The Allottee has applied for allotment of an apartment in the Project vide application No. [•] dated [•] and has been allotted Apartment No. [•] having carpet area of [•] square feet and Exclusive Balcony/Verandah/Open Terrace Area Or “EBVT Area”, if any, having area of [____] square feet aggregating to Net Area of [____] square feet:

AREA	Sq.Ft
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Carpet Area of Unit	
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EBVT Area	
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Net Area = (Carpet Area of Unit + EBVT Area)	
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on the [•] floor in Tower No. [•], Block [•] (“**Building**”) along with [•] garage/covered parking/open parking (not being a part of Common Area)/podium ground + six floors parking space No. [•] admeasuring [____] square feet, as permissible under applicable law (hereinafter collectively referred to as the “**said Apartment**”) morefully mentioned in **Part – I** of the **Second Schedule** hereto to be developed in accordance with the Specifications as mentioned in **Part – II** of the **Second Schedule** hereto together with the right to enjoy the Common Areas, Amenities and Facilities of the Phase I and whole Project as and when they are constructed or made ready and fit for use (**Project Common Areas, Amenities and Facilities**), morefully mentioned in **Third Schedule** hereto.

N. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein. On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Land and the plans, designs and specifications prepared by the

Promoter's Architects MNC.ONE of 1516, Rajdanga Main Road, Kolkata-700 107 and of such other documents as are specified under the Act

- O. The Allottee has been made expressly aware and after considering what has been disclosed to the Allottee by the Promoter and the Owners, the Allottee has, after taking independent legal advice in respect thereof, agreed that his right to enjoy the Project Common Areas, Amenities and Facilities shall always be subject to a permanent right of easement use and access of the Owners and Promoter, their men and agents, the owners and occupants of apartments of the Other Phases with whom such common areas, amenities and facilities of the Project will be shared. The Allottee has also been made aware and agrees that the Promoter and the owners and occupiers of apartments of the other Phases shall also be entitled to the Project Land and all benefits arising therefrom including the right to access of the other Phases through the roads paths and passages of Phase 1 comprised in the Project and/or through the Project Land.
- P. The parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.
- Q. It is hereby agreed that the application form shall be deemed to be a part of this Agreement.
- R. The parties hereby confirm that they are signing this Agreement with full knowledge of all laws, rules, regulations, notifications, etc., applicable to the Project.
- S. The parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.
- T. The Allottee has been made aware and has unconditionally agreed that the other owners and occupants of apartments of the other phases of the Project shall have complete and unhindered access to all Common Areas, Amenities and Facilities of the

Project which are or may be meant or allowed by the Promoter for use and enjoyment by all such other third parties who shall be entitled to enjoy all such common amenities and facilities of the Project which are so intended by the Promoter for use of the occupants of other parts/phases of the entire Project **(Common Areas, Amenities and Facilities of the Project)**.

U. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the Owners and the Promoter hereby agree to transfer their right title and interest in the said Apartment together with right to use the Project Common Areas Amenities and Facilities (as and when ready) and the Allottee hereby agrees to purchase the said Apartment subject to the terms and conditions contained in all the recitals above. The pro-rata share in the Project Common Areas shall be conveyed to the Association of the allottees of the Project, which shall be formed upon obtaining the Completion Certificate in respect of all the phases of the Project.

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the parties agree as follows:

1. **TERMS:**

1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the said Apartment.

1.2.1 The Total Consideration of Apartment is Rs. _____ (Rupees _____) only ("Total Consideration of Apartment").

Apartment No. _____ Type ___ BHK Floor _____	Rate of Apartment per square foot of carpet area : Rs. _____/-
Cost of apartment	Rs. _____/-

Cost of exclusive balcony or verandah areas	Rs. _____/-
Cost of exclusive open terrace	Rs. _____/-
Preferential Location Charges if any	Rs. _____/-
Cost of Car Park	Rs. _____/-
Consideration for the Apartment	Rs. _____/-

1.2.2 The Total Extras and deposits in respect of Apartment is Rs. _____/- (Rupees _____) only ("Total Extras and Deposits").

Extras and Deposits :	
Advance Maintenance Charges- This amount is payable against 12 months advance maintenance charges for the said Apartment	Rs. _____/-
Sinking Fund Deposit - This amount is payable as funds for future repairs replacement, improvements and developments in the said Project. This amount shall be and/or may be adjusted against any arrears in maintenance charges and/or applicable taxes as the Promoter or the Association deem fit and proper.	Rs. _____/-
Transformer Charges & Electricity Charges- This amount is payable for the said Apartment as reimbursement of all costs, incidentals, charges and expenses to be incurred by the Promoter in making arrangement with WBSEDCL / any other electricity supply agency for providing and installing transformer at the said Project. Provided the Allottee shall pay the Deposit to WBSEDCL / any other electricity supply agency directly on account of Individual Meter.	Rs. _____/-
Legal and Documentation Charges	Rs. _____/-
Association Formation Charges	Rs. _____/-
Diesel Generator Power Backup- Generator charges for limited back up	Rs. _____/-
Club Maintenance Deposit	Rs. _____/-
Club Development Charges	Rs. _____/-
VRV Air Conditioning Charges	Rs. _____/-
Property tax deposit- This amount is payable against proportionate share of Property Tax for the said Apartment for twelve months.	Rs. _____/-

Total Extras and Deposits (in Rupees)	Rs. _____/-
----------------------------------------------	--------------------

1.2.3 The Total Taxes (GST) paid in respect of Apartment is Rs. _____/- (Rupees _____) only ("Total Tax").

Notes:

- (i) Interest free advance common area maintenance charges has been calculated on a proposed estimated cost and may vary as per actuals at the time of possession.
- (ii) The abovementioned advance common area maintenance and sinking fund shall be received by the Promoter on behalf of the ultimate Association/Facility Management Company and transferred by the Promoter to the association of the apartment owners upon its formation.

Explanation:

- (i) The Total Consideration of Apartment above includes the booking amount paid by the Allottee to the Promoter towards the Apartment.
- (ii) The Total Consideration of Apartment, Total Tax and the Total Extras & Deposits as mentioned in clause 1.2.1, 1.2.2 and 1.2.3 above includes taxes (consisting of tax paid or payable by the Promoter by way of Goods and Services Tax, cess or any other similar taxes which may be levied in connection with the construction of the Project and payable by the Promoter, by whatever name called) up to the date of handing over the possession of the Apartment to the Allottee and the Project to the Association of Allottees, after obtaining completion certificate of all the phases of the Project.

Provided that in case there is any change/modification in the taxes, the subsequent amount payable by the Allottee to the Promoter shall be increased / reduced based on such change / modification.

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the said Project (as may be extended) the same shall not be charged from the Allottee.

- (iii) The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective.
- (iv) The Total consideration of Apartment, Total Taxes and the Total Extras and Deposits as mentioned in Clause 1.2.1, 1.2.2 and 1.2.3 includes recovery of price of land, cost of construction of not only the Apartment but also the Project Common Areas, Amenities and Facilities, internal development charges, external development charges, taxes, cost of providing electrical wiring, electrical connectivity to the Apartment, lift, water line and plumbing, tiles, doors, windows, fire detection and firefighting equipment in the Project Common Areas, Amenities and Facilities, maintenance deposits and other charges as mentioned in clause 1.2.2 above and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project.
- (v) **TDS:** If applicable, the tax deduction at source (TDS) under the Income Tax laws shall be deducted by the Allottee(s) on the consideration payable to the Promoter and the same shall be deposited by the Allottee to the concerned authority within the time period stipulated under law and the Allottee(s) shall provide proper evidence thereof to the Promoter within 60 (sixty) days of such deduction. If such deposit of TDS is not made by the Allottee(s) to the concerned authority or proper evidence thereof is not

provided to the Promoter, then the same shall be treated as default on the part of the Allottee under this agreement and the amount thereof shall be treated as outstanding.

- 1.3 The Total consideration of Apartment, Total Taxes and the Total Extras and Deposits as mentioned in Clause 1.2.1, 1.2.2 and 1.2.3 is escalation-free, save and except increases which the Allottee hereby agrees to pay due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, costs/charges imposed by the competent authorities, the Promoter shall enclose details of the said notification/order/rule/ regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments Provided That if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the Project (as extended) the same shall not be charged from the Allottee.
- 1.4 The Allottee(s) shall make the payment as per the payment plan set out in the **Fourth Schedule** hereto ("**Payment Plan**").
- 1.5 It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities in Phase 1 described herein save and except as mentioned in Recital H (which shall be in conformity with the advertisement, prospectus, etc. on the basis of which sale is effected) in respect of the Apartment or building, as the case may be without the previous written consent of the Allottee as per provisions of the Act Provided That the Promoter may make such minor additions or alterations as may be required by the Allottee or such minor changes or alterations in accordance with applicable laws.

- 1.6 The Allottee(s) agree(s) that he/they is/are aware that the Promoter is developing and/or proposing to develop in due course, the other phases of the Project, whose occupants will also use the Project Common Areas, Amenities and Facilities of the and installations thereat.
- 1.7 The rights of the Allottee is limited to ownership of the said Apartment and the Allottee hereby accepts the same and shall not, under any circumstances, raise any claim, of ownership, contrary to the above.
- 1.8 The Allottee shall only have user rights in the Project Common Areas, Amenities and Facilities to the extent required for beneficial use and enjoyment of the said Apartment, which the Allottee hereby accepts and agrees that the Allottee shall not, under any circumstances, raise any claim of ownership of any component or constituent of the Project Common Areas, Amenities and Facilities.
- 1.9 The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any in the carpet area. The Total Consideration of Apartment, Total Tax and The Total Extras and Deposits as mentioned in clause 1.2.1, 1.2.2 and 1.2.3 payable for the Apartment shall be recalculated upon confirmation by the Promoter. If there is reduction more than 3% in the net area then the Promoter shall refund the excess money paid by Allottee within 45 (forty-five) days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase more than 3% in the carpet area allotted to Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan, with annual interest at the rate prescribed in the Rules, from the date when such amount was due. All these monetary adjustments shall be made at the same rate per square foot as agreed in para 1.2.1 of this Agreement.
- 1.10 Subject to the terms herein, the Promoter agrees and acknowledges that the Allottee shall have the right to the Apartment as mentioned below:

- (i) The Allottee shall have exclusive ownership of the Apartment;
 - (ii) The Allottee shall also have right to use the Project Common Areas, Amenities and Facilities. It is clarified that the Promoter shall convey and hand over the Project Common Areas, Amenities and Facilities to the Association of Apartment Owners of the Project, to be formed after duly obtaining the completion certificate from the competent authority for all the phases of the Project.
 - (iii) The Allottee has the right to visit the project site to assess the extent of development of the said Phase and the Apartment, as the case may be, however with prior intimation to and permission from the Promoter.
- 1.11 It is made clear by the Promoter and the Allottee agrees that the Apartment along with the [•] covered parking/open parking/podium (ground to six floors)/covered mechanical/open mechanical parking shall be treated as a single indivisible unit for all purposes. It is agreed that except for and subject to proposed sharing of infrastructure, common areas, facilities and amenities of Phase 1 and other Phases of the Project and easement rights being granted therein to the owners and occupants of all Phases, Phase 1 is an independent, self-contained project covering the Phase Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure and use of the Common Areas, Amenities and Facilities of all phases for the benefit of all the allottees of all the Phases It is clarified that all the Common Areas, Amenities and Facilities of the Project shall be available only for use and enjoyment of the allottees of the said Phase along with the allottees of the other Phases.
- 1.12 The Promoter may undertake development of any adjacent land to the said Project Land for construction of another Project however the project on the adjacent land shall share the infrastructure of the said Project on the Project Land and the Allottees agrees not to raise any object in this regard.

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

1.14 The Allottee has paid a sum of Rs.[•]/- (Rupees [•] only) including GST as booking amount being part payment towards the Total Consideration of Apartment, and Total Tax as mentioned in clause 1.2.1 and 1.2.3, the receipt of which the Promoter hereby acknowledges, and the Allottee hereby agrees to pay the remaining price of the Apartment as prescribed in the Payment Plan as may be demanded by the Promoter within the time and in the manner specified therein.

Provided That if the Allottee delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate equivalent to the prevailing Prime Lending Rate of the State Bank of India plus two percent per annum.

1.14 Out of the Booking Amount, the Allottee has paid a sum of Rs. [] (Rupees [] only) as application money ("**Application Money**") at the time of applying for the Apartment, the receipt of which the Promoter hereby acknowledges. On or before the Effective Date the Allottee has paid the balance Booking Amount of Rs. [] (Rupees [] only) . The Booking Amount forms part of the Total Consideration of Apartment, Total Tax as mentioned in clause 1.2.1 and 1.2.3 and the Allottee hereby agrees to pay the remaining price of the Apartment as prescribed in the

Payment Plan as may be demanded by the Promoter within the time and in the manner specified therein:

2. MODE OF PAYMENT:

2.1 Subject to the terms of the Agreement, the Allottee and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand/e-mail by the Promoter, within the stipulated time as mentioned in the Payment Plan in the Fourth Schedule hereunder or otherwise, through account payee local cheques/demand drafts/banker's cheques or online payment (as applicable) in favour of '**PS GROUP REALTY PVT. LTD.**' payable at Kolkata or in the manner mentioned in the demand/email. Outstation cheques shall not be accepted.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

3.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendments) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/ transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided shall be in terms of or in accordance with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve of Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

3.2 The Promoter accepts no responsibility in regard to matters specified in para 3.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said Apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. **ADJUSTMENT/APPROPRIATION OF PAYMENTS:**

The Allottee authorizes the Promoter to adjust and appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the Allottee against the Apartment if any, in his/her name and the Allottee undertakes not to object/demand/direct the Promoter to adjust such payments in any other manner.

5. **TIME IS ESSENCE:**

The Promoter shall abide by the time schedule for completing the said Phase and the Phase Common Areas, Amenities and Facilities, as disclosed, and towards handing over the Apartment to the Allottee. The Project Common Areas, Amenities and Facilities shall be completed only upon completion of the whole Project and the Phase Common Areas, Amenities and Facilities shall be completed by the Promoter before handing over of possession of the Apartment to the Allottee.

6. **CONSTRUCTION OF THE PROJECT/ PHASE/APARTMENT:**

The Allottee has seen and accepted the proposed layout plan of the Apartment and also the floor plan as also shown in **Annexure-A** to the Agreement, specifications, amenities and facilities of the Apartment/Project as mentioned in the **SECOND**

SCHEDULE and the **THIRD SCHEDULE** hereto which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the said Phase in accordance with the said layout plans, floor plans and specifications, amenities and facilities, subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by such authorities and shall not have an option to make any variation/alteration/modification in such plans save and except for other phases of the project and other than in the manner provided under applicable laws and this Agreement, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE APARTMENT:

- 7.1 Schedule for possession of the said Apartment** - The Promoter agrees and understands that timely delivery of possession of the Apartment to the Allottee, is the essence of the Agreement. The Promoter assures to hand over possession of the Apartment along with ready and complete Phase I Common Areas, Amenities and Facilities with all specifications, amenities and facilities of the said Phase of the Project in place on 30th April 2023 unless there is delay or failure due to Force Majeure. If however, the completion of the said Phase I of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to extension of time for delivery of possession of the Apartment, provided that such Force Majeure conditions are of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the said Phase of the Project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the Allotment within 45 (forty five) days from that date. The Promoter shall intimate the Allottee about such termination at least 30 (thirty) days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that

he/she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

It is clarified that all amounts collected as taxes, charges, levies, cess, assessments and impositions and deposited with the appropriate authorities concerned shall not be returned by the Promoter and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions.

However, if the said Apartment is made ready prior to the Completion Date, the Allottee undertakes(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 Allottee are linked inter alia to the progress of construction, and the same is not a time linked plan.

- 7.2 **Procedure for taking possession** – The Promoter, upon obtaining the occupancy certificate (or such other certificate by whatever name called issued by the competent authority) from the competent authority shall within a maximum period of fifteen days from such date (the “**NOTICE OF POSSESSION**”) offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement by sending the notice of such offer by speed post/e-mail calling upon the Allottee to take possession of the Apartment within a maximum of forty five days from the date of receipt of the said Notice Of Possession by the Allottee (the “**POSSESSION DATE**”) Provided that the conveyance deed of the Apartment in favour of the Allottee shall be executed and registered by the Promoter (subject, however, to the Allottee making all payments as mentioned in the **FOURTH SCHEDULE** hereto and taking possession of the Apartment in terms of the Notice Of Possession and making payment of the stamp duty, registration charges and legal charges & expenses to the Promoter as per requisition of the Promoter) within three months from the date of issue of occupancy certificate (or such other certificate by whatever name called

issued by the competent authority) as provided by the relevant laws in West Bengal. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on the part of the Promoter. The Allottee, after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be after the issuance of the completion certificate for the Phase 1 of the Project. The Promoter shall hand over a copy of the occupancy certificate (or such other certificate by whatever name called issued by the competent authority) of the Project/Apartment, as the case may be, to the Allottee at the time of conveyance of the Apartment in favour of the Allottee.

7.3 Failure of Allottee to take possession of Apartment – Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Promoter shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in para 7.2 in the Possession Notice such Allottee shall be liable to pay maintenance charges as specified in para 7.2 from such date as notified in the Possession Notice (**Deemed Possession**) and also pay demurrage charges to the Promoter at the rate of Rs. 5,000/- (Rupees Five Thousand) only per month or part thereof from the expiry of the time mentioned in the possession letter till such time the Allottee (s) takes the possession of the apartment.

7.4 Possession by the Allottee – After obtaining the occupancy/completion certificate of the entire Project, and handing over physical possession of the Apartment 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 allottees or the competent authority, as the case may be, as per the local laws.

Provided that, in the absence of any local law, the Promoter shall hand over the necessary documents and plans, including Common Areas, to the Association or the competent authority, as the case may be, within 30 (thirty) days after obtaining the completion certificate

7.5 **Cancellation by Allottee -**

- (i) The Allottee shall have the right to cancel/ withdraw his allotment in the Project as provided in the Act:

Provided that subject to clause 7.5(ii) below, where the Allottee proposes to cancel/withdraw from the project without any fault of the Promoter, the Allottee shall serve a 12 (twelve) months' notice in writing on the Promoter and on the expiry of the said period the allotment shall stand cancelled and the Promoter herein shall be entitled to forfeit an amount equal to the Cancellation Charges and the applicable GST payable on such Cancellation Charges. The balance amount of money paid by the Allottee shall, subject to clause 7.5(iii) below, be returned by the Promoter to the Allottee within 45 (forty-five) days of such cancellation or on transfer of the Said Apartment to any other Apartment Acquirer, whichever is earlier. However may it be clarified that the balance amount shall be payable subject to the execution of the Deed of Cancellation.

- (ii) Where the Allottee proposes to cancel/withdraw from the Project without any fault of the Promoter then in such event the Allottee shall be entitled to exercise such right of termination only if on the date when the Allottee so expresses his intent to terminate this Agreement, the Total Consideration of Apartment then prevailing for transfer of an Apartment in the Project is not less than the Total Consideration of Apartment payable by the Allottee under this Agreement, and the Allottee agree(s) and undertake(s) that the decision of the Promoter in this regard shall be final and binding on the Allottee.
- (iii) It is clarified that all amounts collected as taxes, charges, levies, cess, assessments and impositions and deposited with the appropriate authorities

concerned shall not be returned by the Promoter and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions.

- (iv) Upon withdrawal or cancellation of allotment by the Allottee under this Agreement, the Promoter shall have the right to re-allot the Apartment to any third party thereafter and the prior allotment in favour of the Allottee will stand cancelled. All rights of the Allottee under any allotment letter issued or this Agreement shall also stand terminated.

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 or the Phase thereof is being developed or has been developed, in the manner as provided under applicable laws and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

8. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:**

The Promoter and/or Owners hereby represents and warrants to the Allottee as follows:

- (i) The Owners have absolute, clear and marketable title with respect to the Project Land and the Phase Land and the Promoter has the requisite rights to carry out development upon the Project Land and Phase Land and has absolute, actual, physical and legal possession of the Project Land and the Phase Land for the said Phase of the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the said Phase of the Project;
- (iii) There are no encumbrances upon the said Project Land, and/or the Project

- (iv) It is also made known to the Allottee that the Promoter has taken or intends to take a loan from bank(s)/financial institution(s) against security of the Said Project Land and the construction having already been made and/or being made. The Promoter shall cause the said bank(s)/financial institution(s), if necessary, to issue no objection letter in favour of the Allottee to enable the Allottee to take loan from any bank or financial institution for financing the purchase of the Apartment and the Promoter further undertake that the Promoter shall cause the said bank(s)/financial institution(s) to release the Apartment from the mortgage created by the Promoter on or before the Promoter executing the deed of conveyance of the Apartment in favour of the Allottee and the Allottee will get the title of the Apartment free from all encumbrances;
- (v) There are no litigations pending before any court of law or authority with respect to the said Project Land/Project or the Apartment;
- (vi) All approvals, licenses and permits issued by the competent authorities with respect to the said Phase I of the Project, Project Land and Apartment 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 Project, Project Land, buildings and apartment and the Common Areas;
- (vii) 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 Allottee created herein, may be prejudicially affected;
- (viii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the Project Land, including the said Phase and the said Apartment which will, in any manner, affect the rights of the Allottee under this Agreement;

- (ix) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
- (x) At the time of execution of the Conveyance Deed, the Promoter shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Allottee and the Common Areas, Amenities and Facilities of the Project to the Association of allottees or the competent authority, as the case may be, after the completion of the entire Project.
- (xi) The said Apartment 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 Apartment;
- (xii) 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 Phase I to the competent authorities till the completion certificate of the Phase has been issued and possession of apartment or building, as the case may be, along with phase I common areas (equipped with all the specifications, amenities and facilities) has been handed over to the Allottee and the association of allottees or the competent authority, as the case may be.
- (xiii) 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 Land) has been received by or served upon the Promoter in respect of the Project Land.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

- 9.1 Except for occurrence of a Force Majeure event, the Promoter shall be considered under a condition of default (“**Default**”), in the following events:

- (i) Promoter fails to provide ready to move in possession of the Apartment to the Allottee within the time period specified in Clause 7.1 or fails to complete the 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 Apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the Parties, and for which occupation certificate and/or completion certificate and/or certificate in any name, as the case may be, has been issued by the competent authority;
- (ii) Discontinuance of the Promoter's business as a developer 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, Allottee is entitled to the following:

- (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest; or
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund, subject to the second proviso below, the entire money paid by the Allottee under any head whatsoever towards the sale of the Apartment, along with interest at the rate prescribed in the Rules within 45 (forty-five) days of receiving the termination notice:

Provided that where the Allottee does 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 Apartment, which shall be paid by the Promoter to the Allottee within 45 (forty-five) days of it becoming due.

Provided further that all amounts collected as taxes, charges, levies, cess, assessments and impositions and deposited with the appropriate authorities concerned shall not be returned by the Promoter and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions.

9.2 The Allottee shall be considered under a condition of default, on the occurrence of the following events:

- (i) In case the Allottee fails to make any of the payments within the due dates as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Allottee shall be liable to pay interest to the Promoter on the unpaid amount at the rate prescribed in the Rules. The parties agree and acknowledge that in addition to the interest, in case of every second instance of delayed payment, the Allottee in all fairness shall be responsible for such delayed payments, all costs associated with the administrative actions related to follow-up and recovery of such delayed payments, which are estimated to be 2% per instance of the delayed payment in the current financial year and shall be revised on 1st April of each year as per the rate of Reserve Bank of India's consumer price index)
- (ii) In case of default by Allottee under the condition listed above continues for a period beyond 1 (one) month after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Apartment in favour of the Allottee and forfeit an amount equal to the Cancellation Charges and the applicable GST payable on such Cancellation Charges. The balance amount of money paid by the Allottee shall, subject to second proviso below, be returned by the Promoter to the Allottee within 12 (twelve) months of such cancellation or on transfer of the Said Apartment to any other Apartment Acquirer, whichever is earlier. However may it be clarified that the balance amount shall be payable subject to the execution of the Deed of Cancellation and this Agreement shall thereupon stand terminated:

Provided that the Promoter shall intimate the Allottee about such termination at least 30 (thirty) days prior to such termination.

Provided further that all amounts collected as taxes, charges, levies, cess, assessments and impositions and deposited with the appropriate authorities concerned shall not be returned by the Promoter and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions.

- (iii) The Allottee (s) agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building/ Project/ Promoter or its representatives. In the event the Allottee (s) does or omits to do any act, deed or thing then the Promoter shall, without prejudice to any other rights or remedies available in law, have the option to terminate this Agreement. In case of such a default by Allottee, after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Apartment in favour of the Allottee and forfeit an amount equal to the Cancellation Charges and the applicable GST payable on such Cancellation Charges. The balance amount of money paid by the Allottee shall be, subject to proviso below, be returned by the Promoter to the Allottee within 12 (twelve) months of such cancellation or on transfer of the Said Apartment to any other Apartment Acquirer, whichever is earlier. However may it be clarified that the balance amount shall be payable subject to the execution of the Deed of Cancellation.

Provided further that all amounts collected as taxes, charges, levies, cess, assessments and impositions and deposited with the appropriate authorities concerned shall not be returned by the Promoter and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions

- (iv) In the event construction of the wing or floor or the Building or the Project in

which the Apartment is located has been stopped for a period of more than 12 months due to Applicable Law, the Promoter shall have the option to terminate this Agreement. In such an event the Promoter shall be liable to refund, subject to the proviso below, the entire money paid by the Allottee under any head whatsoever towards the sale of the Apartment, within 45 (forty-five) days of receiving the termination notice.

Provided further that all amounts collected as taxes, charges, levies, cess, assessments and impositions and deposited with the appropriate authorities concerned shall not be returned by the Promoter and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions

10. CONVEYANCE OF THE SAID APARTMENT:

The Promoter, on receipt of Total Consideration of Apartment, Total Tax and The Total Extras and Deposits as mentioned in clause 1.2.1, 1.2.2 and 1.2.3 under this Agreement from the Allottee shall execute a conveyance deed and convey the title of the Apartment together with right to use the Project Common Areas, Amenities and Facilities within 3 months from the date of issuance of the occupancy certificate and the completion certificate and/or any other certificate in any name, as the case may be, to the Allottee. However, in case the Allottee fails to deposit the stamp duty and/or registration charges and/or any other incidental charges within the period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the Promoter is made by the Allottee.

11. MAINTENANCE OF THE SAID BUILDING/APARTMENT/PHASE/ PROJECT:

The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the Project by the association of allottees upon the issuance of the completion certificate or such other certificate by

whatever name called issued by the competent authority of the Project.

The cost of such maintenance from the date of the Allottee taking over physical possession and/or from the Possession Date (as mentioned in 7.1 above) whichever is earlier, is payable by the Allottee for the Apartment proportionately as per the rates to be calculated on per square foot basis (of the carpet area of the Apartment) and/or in the manner as provided in this Agreement and/or as may be so decided by the Promoter and/or the association of allottees, as the case may be.

12. INTERIM MAINTENANCE PERIOD

- 12.1 During the interim maintenance period between obtaining of the completion certificate of Project and formation and operationalization of the Association the Promoter shall through itself or through a facility management company constitute a committee to run, operate, manage and maintain the Common Areas.
- 12.2. The Promoter shall endeavour that the committee responsible for the maintenance and operation of the Common Areas, Amenities and Facilities will be required to provide manpower for maintaining the Common Areas, Amenities and Facilities wherever required, and to collect maintenance charges and the user charges for the utilities being provided on “pay by use” basis, if any.
- 12.3 The maintenance and management of Common Areas, Amenities and Facilities by the committee will primarily include but not limited to maintenance of water works, common electrical installations, DG Sets, landscaping, driveways, parking areas, lobbies, lifts and staircases, AMCs etc. It will also include safety and security of the Project such as fire detection and protection and management of general security and control of the Project.
- 12.4 The Rules/ Bye Laws to regulate the use and maintenance of the Common Areas shall during the interim maintenance period shall be framed by the Promoter with such restrictions as may be necessary for proper maintenance and the Allottee shall be bound to follow the same.

- 12.5. After the Common Areas of the Project are handed over to the Association, the Association may adopt the Rules and the Bye laws framed by the Promoter, with or without amendments, as may be deemed necessary by the Association.

12.2 FORMATION OF ASSOCIATION

- 12.2.1 The Promoter shall, in accordance with Applicable Laws, call upon the respective apartment owners to form an association ("**ASSOCIATION**"), and it shall be incumbent upon the Allottee to join the Association as a member and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the same. The Allottee shall pay the necessary subscription and/or membership amounts, together with the proportionate costs and expenses for (i) formation of the Association, and (ii) transfer of the Common Areas to the Association, including but not limited to stamp duty and registration costs, if any. The Allottee hereby authorizes the Promoter to take all necessary steps in this connection on his/her/their/its behalf, and further the Allottee agrees to comply with and/or adhere to all the Applicable Laws and all the rules, regulations, guidelines, etc. formulated from time to time by the Association.

- 12.2.3 Upon formation of the Association, the Promoter shall hand over the Common Areas, Amenities and Facilities together with the relevant documents and plans pertaining thereto, to the Association within such time period and in such manner as prescribed under Applicable Laws (hereinafter referred to as the "Handover Date"). Save as provided herein, on and from the Handover Date, the Association shall, inter alia, become liable and responsible for the compliance, subsistence and renewal of all licenses, insurances, annual maintenance contracts and other contracts, guarantees, warranties, obligations etc., as may from time to time have been procured / obtained / entered into by the Promoter and the Association shall be responsible for proper safety and maintenance of the Project and of upkeep of all fixtures, equipment and

machinery provided by the Promoter, and the Promoter shall upon such hand over stand automatically discharged of any liability and/or responsibility in respect thereof and the Allottee and the Association shall keep each of the Owners and the Promoter fully saved, harmless and indemnified in respect thereof.

12.2.5 The Allottee acknowledges and agrees to allow the Promoter to adjust any receivables and/ or dues towards Common Charges and Expenses from the Sinking Fund before the same is handed over to the Association. The Allottee hereby agrees and undertakes to bear all taxes that may be levied on the Promoter on account of making such adjustments and/or on account of the Promoter transferring/handing over the Sinking Fund to the Association. On any such adjustments being made from the Sinking Fund, the Allottee hereby undertakes to make good the resultant shortfall in the Sinking Fund within 15 (fifteen) days of a demand made by the Association with respect thereto.

12.2.7 The Allottee acknowledges that it/he/she shall be bound by the rules and regulations which may be framed in relation to maintenance and management of the Building and/or the Project by the Promoter or the Association, as the case may be, and in any event, by way of negative covenants, agrees not to act contrary to such rules and regulations which may be framed and/or be made applicable to all the apartment owners or occupiers of the Building and/or the Project.

12.2.8 The Allottee expressly agrees and acknowledges that it is obligatory on the part of the Allottee to regularly and punctually make payment of the proportionate share of the Common Charges and Expenses and further acknowledges that non-payment of the same is likely to affect the maintenance and rendition of the common services, thus affecting the right of the co-buyers and/or co-occupiers in the Project.

12.2.9 Further, the Allottee agrees and undertakes to pay all necessary deposits/charges to the Promoter or the Association, as the case may be, including the interest free

security deposit(s) payable to the concerned statutory bodies/ authorities or other entities, each as may be determined by the Promoter or the Association, as the case may be, each within such timelines as may be prescribed by the Promoter or the Association, as the case may be.

12.2.10 Without prejudice to the rights available under this Agreement, in the event that any amount payable to the Promoter or the Association is not paid within 2 (two) months from the date of the notice in this regard, the Promoter or the Association, as the case may be, shall also be entitled to take such further steps as it may reasonably determine for recovery of the said amounts.

12.2.11 It has been agreed by the parties that the Association(s) of all the Allottees of all the buildings in the Project as and when the Project is completed in its entirety shall own in common all common areas ,amenities and facilities of the Project together with all easement rights and appurtenances belonging thereto.

13. **Resident's Club**

(a) The Promoter proposes to set up a club and/or a resident's activity centre for use of the Allottees in the Project (the "CLUB"). The Club will form part of the Common Areas of the Project and will be handed over to the Association in due course.

During the interim maintenance period, the Club shall be managed by the Promoter either by itself or through its nominee.

(b) The Allottee shall be entitled to the facilities of a club within the Project ("Club") along with the co-buyers and/or co-occupiers of the Project. The operational costs/charges of the Club shall form part of the Common Charges and Expenses.

(c) The Allottee understands and accepts that the Club may not get ready/operational for use at the time the possession of the Apartment is handed over to the Allottee. In case the Apartment is transferred by the Allottee, the membership of the Club will

automatically stand transferred to the transferee of the Apartment and the transferor will automatically cease to be member/user of the Club.

- (d) Detailed terms and conditions of the Club membership, different charges and rules and regulations governing the usage of the Club will be formulated in due course by the Promoter and circulated to all the members and the same will be binding on all the members (including additional members). The Allottee agrees, undertakes and covenants to abide by such rules and regulations and make payment of all periodic subscriptions and other expenses relating thereto.

14. DEFECT LIABILITY:

- 14.1 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 relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of handing over possession, 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 Allottee shall be entitled to receive appropriate compensation in the manner as provided under the Act. Provided that the Promoter shall not be liable to compensate if the defect is attributable to any acts or omissions or commissions of the Allottee (or any person appointed by him or acting under him or under his instructions) or arising due to any normal wear and tear or due to reasons not solely attributable to the Promoter.

Notwithstanding anything herein contained it is hereby expressly agreed and understood that in case the Allottee, without first notifying the Promoter and without giving the Promoter the reasonable opportunity to inspect, assess and determine the nature of purported defect in the Apartment, alters the state and condition of the area of the purported defect, then the Promoter shall be relieved of its obligations contained hereinabove in this clause

15. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

The Promoter/maintenance agency/association of allottees shall have the right of unrestricted access of all Common Areas, parking spaces for providing necessary maintenance services and the Allottee agrees to permit the Promoter / association of

allottees and/or maintenance agency to enter into the Apartment or any part thereof, after due notice and during normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

16. **USAGE:**

Use of basement and service areas:

The service areas, if any, as located within the Phase I, shall be earmarked for purposes such as parking spaces and services including but not limited to electrical sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment etc. and other permitted uses as per sanctioned plans. The Allottee 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.

17. **COMPLIANCE WITH RESPECT TO THE APARTMENT:**

17.1 Subject to para 14 above, the Allottee shall, after taking possession, be solely responsible to maintain the Apartment at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment and keep the Apartment, its walls and partitions, sewers, drains, pipes 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 Building is not in any way damaged or jeopardized.

17.2 The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board, name-plate, neon light, publicity material or advertisement material

etc. on the face facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottee shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Apartment.

- 17.3 The Allottee shall plan and distribute his 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 Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

18. **COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:**

The parties are entering into this Agreement for the allotment of an Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

19. **ADDITIONAL CONSTRUCTIONS:**

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Phase I after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority(ies) and disclosed, except as stated in Recital H or as may be permitted in accordance to applicable laws.

20. RAISING OF FINANCE BY ALLOTTEE

The Allottee may obtain finance from any financial institution/bank or any other source but the Allottee's obligation to purchase the Apartment pursuant to this Agreement shall not be contingent on the Allottee's ability or competency to obtain such financing and the Allottee shall remain bound by this Agreement whether or not he has been able to obtain financing for the purchase of the Apartment.

21. RAISING OF FINANCE BY PROMOTER

The Promoter shall have the right to raise finance and/or loan from any financial institution and/or bank and for that purpose create mortgage, charge on the Land and/or securitization of the receivables however the Promoter shall not mortgage or create a charge on the Apartment after execution of this Agreement 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 Allottee who has taken or agreed to take such Apartment.

22. 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 will show compliance of various laws/regulations as applicable in West Bengal.

23. BINDING EFFECT:

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers 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 Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter, if required by the provisions of applicable laws. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and the Promoter shall be entitled to forfeit the Cancellation Charges and the GST applicable on such Cancellation Charges. The balance amount of money paid by the Allottee shall be, subject to proviso below, be returned by the Promoter to the Allottee within 12 (twelve) months of such cancellation or on transfer of the Said Apartment to any other Apartment Acquirer, whichever is earlier. However may it be clarified that the balance amount shall be payable subject to the execution of the Deed of Cancellation.

Provided that all amounts collected as taxes, charges, levies, cess, assessments and impositions and deposited with the appropriate authorities concerned shall not be returned by the Promoter and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions.

24. 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 letters, correspondence, arrangements, whether written or oral, if any, between the parties in regard to the said Apartment, as the case may be.

25. RIGHT TO AMEND:

This Agreement may only be amended by written consent of the parties.

26. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE / 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 Apartment and the Project shall equally be applicable to and enforceable against and by any subsequent allottees of the Apartment, in case of a transfer, as the said obligations will go along with the Apartment for all intents and purposes.

27. WAIVER NOT A LIMITATION TO ENFORCE:

27.1 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 Allottee in not making payments as per the Payment **Plan [Fourth Schedule]** including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedence and/or binding on the Promoter to exercise such discretion in the case of other allottees.

27.2 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.

28. **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.

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

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other allottee(s), the same shall be the proportion which the carpet area of the Apartment bears to the total carpet area of all the Apartments in the Project and/or the Phase 1 Project as and when applicable.

30. **FURTHER ASSURANCES:**

All 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.

31. **PLACE OF EXECUTION:**

The execution of this Agreement shall be complete 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 Allottee, in Kolkata after the Agreement is duly executed by the Allottee and the Promoter and registered at the office of the Sub Registrar at [•]. Hence this Agreement shall be deemed to have been executed at Kolkata.

32. **NOTICES:**

All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by registered post at their respective addresses specified below:

_____ Name of Allottee

_____ (Allottee Address)

_____ (Owners name)

_____ (Owners Address)

_____ (Promoter name)

_____ (Promoter Address)

It shall be the duty of the Allottee 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 Allottee, as the case may be.

33. JOINT ALLOTTEES:

That in case there are joint allottees all communications shall be sent by the Promoter to the Allottee 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.

34. SAVINGS:

Any application letter, allotment letter, agreement, or any other document signed by the Allottee, in respect of the Apartment, prior to the execution and registration of this Agreement for Sale for such apartment, shall not be construed to limit the rights and interests of the Allottee under the Agreement for Sale or under the Act or the rules and regulations made thereunder.

35. 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.

36. **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 under the Arbitration and Conciliation Act, 1996 or as amended from time to time.

37. **COVENANTS:**

37.1 **Allottee's Covenants:**

The Allottee covenants with the Promoter (which expression shall for the purpose of includes the Association, wherever applicable) and admits and accepts that:

37.1.1 **Allottee aware of and satisfied with common amenities and facilities and specifications:**

The Allottee, upon full satisfaction and with complete knowledge of the Common Amenities, Facilities and Specifications and all other ancillary matters, is entering into this Agreement. The Allottee has examined and is acquainted with the Project and has agreed that the Allottee shall neither have nor shall claim any right over any portion of the Project save and except the said Apartment.

37.1.2 **Allottee to mutate and pay rates & taxes:**

The Allottee shall (1) pay all fees and charges and cause mutation in the name of the Allottee in the records of [•], and (2) pay the rates & taxes (proportionately for the Project and wholly for the said Apartment from the date of possession notice and until the said Apartment is separately mutated and assessed in favour of the Allottee), on the basis of the bills to be raised by the Promoter/Association (upon formation), such bills being conclusive proof of the liability of the Allottee in respect

thereof. The Allottee further admits and accepts that the Allottee shall not claim any deduction or abatement in the aforesaid bills.

37.1.3 Allottee to pay maintenance charge:

The Allottee shall pay maintenance charge on the basis of bills to be raised by the Promoter or Association (upon formation), such bills being conclusive proof of the liability of the Allottee in respect thereof. The Allottee further admits and accepts that (1) the Allottee shall not claim any deduction or abatement in the bills relating to maintenance charge and (2) the maintenance charge shall be subject to variation from time to time, at the sole discretion of the Promoter or Association (upon formation).

37.1.4 Charge/Lien:

The Promoter shall have first charge and/or lien over the said Apartment for all amounts due and payable by the Allottee to the Promoter provided however if the said Apartment is purchased with assistance of a financial institution, then such charge/lien of the Promoter shall stand extinguished on the financial institution provided all dues payable to the Promoter are cleared by the Allottee and/or such financial institution.

37.1.5 No rights of or obstruction by Allottee:

All open areas in the Phase/Project proposed to be used for open car parking spaces do not form part of the Common Areas within the meaning of this Agreement.

All open car parking spaces earmarked for visitor and common car parking use shall be deemed to be common areas for the enjoyment of all the allottees in the Project. All other open car parking spaces shall be transferable and/or allotted at the sole discretion of the Promoter.

36.1.6 Obligations of Allottee:

The Allottee shall:

(a) **Co-operate in management and maintenance:**

Co-operate in the management and maintenance of the Common Areas facilities and amenities by the Promoter/Association (upon formation), as applicable.

(b) **Observing Rules:**

Observe the rules framed from time to time by the Promoter/Association (upon formation) for the beneficial common enjoyment of the Common Areas, facilities and amenities.

(c) **Paying Electricity Charges:**

Pay for electricity and other utilities consumed in or relating to the Said Apartment from the date of fit out.

(d) **Meter and Cabling:**

Be obliged to draw electricity lines/wires, television cables, broadband data cables and telephone cables to the said Apartment only through the ducts and pipes provided therefor, ensuring that no inconvenience is caused to the Promoter or to other apartment owners. The main electricity meter shall be installed only at the space designated for common meters. The Allottee shall under no circumstances be entitled to affix, draw or string wires, cables, dish antennae or pipes from, to or through any part or portion of and outside walls of the building in which the Apartment is located save in the manner indicated by the Promoter/Association (upon formation).

(e) **Residential Use:**

Use the Apartment for residential purpose only. Under no circumstances shall the Allottee use or allow the Apartment to be used for commercial, industrial or other non-residential purposes. The Allottee shall also not use or allow the Apartment to be used as a religious establishment, hotel, guesthouse, service apartment, mess, hostel, boarding house, restaurant, nursing home, club, school or other public gathering place.

(f) **Maintenance of Apartment:**

Repair, clean and maintain water, light, power, sewage, telephone, air conditioners, sanitary installations, doors, windows, glass panes and other fittings and fixtures inside the Apartment, at the cost of the Allottee.

(g) **Use of Common Toilets:**

Ensure that the domestic help/service providers visiting the said Apartment use only the common toilets and while so using, keep the common toilets clean and dry.

(h) **Use of Spittoons / Dustbins:**

Use the spittoons / dustbins located at various places in the Project.

(i) **No Alteration:**

Not alter, modify or in any manner change the (1) elevation and exterior colour scheme of the said Apartment and the building and (2) design and/or the colour scheme of the windows, grills and the main door of the said Apartment.

(j) **No Structural Alteration and Prohibited Installations:**

Not alter, modify or in any manner change the structure or any civil construction in the said Apartment and the building. The Allottee shall not install any dish-antenna on the balcony and/or windows of the Building and/or on any external part of the Building and/or the roof thereof. In the event the Promoter and/or the Association coming to know of any change made by the Allottee then the Promoter and/or the Association shall be entitled to demolish the changes and restore the said Apartment at the cost of the Allottee. In the event any change is made by the Allottee after the date of Deed of Conveyance, then also the Promoter and/or the Association shall be entitled to demolish the changes and restore the said Apartment to its original position at the cost of the Allottee. The Allottee shall be liable to make payment of the aforesaid cost without raising any objection as liability for payment of the same has arisen due to default of the Allottee.

(k) **No Air Conditioning Without Permission:**

Not to install any window air-conditioning units anywhere in the said Apartment and not to change the manner of installation of air-conditioners in the bedrooms (if any) and in such areas where air-conditioners are not installed by the Promoter to install air-conditioners only in designated areas as approved by Promoter.

The Apartment has been provided with ledge for outdoor unit of split air conditioning system and also the route to take refrigerant piping, which the Allottee shall have to strictly follow while installing AC units.

(l) **No Collapsible Gate:**

Not install any collapsible gate outside the main door / entrance of the said Apartment or on the balcony or verandah.

(m) **No Grills :**

Not install any grill on the balcony verandah or windows

(n) **No Sub-Division:**

Not to sub-divide the said Apartment and the Common Areas, under any circumstances.

(o) **No Change of Name:**

Not to change/alter/modify the name of the Building from that mentioned earlier in this Agreement.

(p) **No Nuisance and Disturbance:**

Not to use the said Apartment or the Common Areas or the parking space, if any, or permit the same to be used in such manner or commit any act, which may in any manner cause nuisance or annoyance to other occupants of the Building and/or the neighboring properties and not make or permit to be made any disturbance or do or permit anything to be done that will interfere with the rights, comforts or convenience of others.

(q) **No Storage:**

Not to store or cause to be stored and not place or cause to be placed any goods, articles or things in the Common Areas.

(r) **No Obstruction to Promoter/Association:**

Not to obstruct the Promoter/ Association (upon formation) in their acts relating to the common areas, amenities and facilities and not obstruct the Promoter in constructing on other portions of the Building, Phase and/or the Project and selling or granting rights to any person on any part of the said Building.

(s) **No Obstruction of Common Areas:**

Not to obstruct the pathways and passages of the Common Areas or use the same for any purpose other than for ingress to and egress from the said Apartment.

(t) **No Violating Rules:**

Not to violate any of the rules and/or regulations laid down by the Promoter / Association (upon formation) for the use of the common amenities and facilities.

(u) **No Throwing Refuse:**

Not to throw or accumulate or cause to be thrown or accumulated any dust, rubbish or other refuse in the Common Areas save at the places indicated therefor.

(v) **No Injurious Activities:**

Not to carry on or cause to be carried on any obnoxious or injurious activity in or through the said Apartment, the parking space, if any, the said Building, the Common Areas, including but not limited to acts of vandalism, putting up posters and graffiti.

(w) **No Storing Hazardous Articles:**

Not to keep or store any offensive, combustible, obnoxious, hazardous or dangerous articles in the said Apartment, the Common Areas, and the Building.

(x) **No Signage:**

Not to put up or affix any sign board, name plate or other things or other similar articles in the Common Areas, inside or outside the windows and/or the outside walls of the said Apartment/said Building save at the place or places provided therefor provided that this shall not prevent the Allottee from displaying a standardized name plate outside the main door of the said Apartment.

(y) **No Floor Damage:**

Not to keep any heavy articles or things that are likely to damage the floor or install and operate any machine or equipment save usual home appliances.

(z) **No Installing Generator:**

Not to install or keep or run any generator in the Said Apartment.

(aa) **No Misuse of Water:**

Not to misuse or permit to be misused the water supply to the said Apartment.

(bb) **No Damage to Common Portions:**

Not to damage the Common Areas, amenities and facilities in any manner and if such damage is caused by the Allottee or the family members, invitees, servants, agents or employees of the Allottee, the Allottee shall compensate for the same.

(cc) **No Hanging Clothes:**

Not to hang or cause to be hung clothes from the balconies of the Said Apartment.

(dd) **No Smoking in Public Places:**

Not to smoke in public areas of the Building (s) and not to throw empty cigarette cartons, cigarette butts and matchboxes in open spaces but to dispose them in dustbins after ensuring that the fire is fully extinguished from such cigarettes.

(ee) **No Plucking Flowers:**

Not to pluck flowers or stems from the gardens.

(ff) **No Littering:**

Not to throw or allow to be thrown litter in the Common Areas of the said Building/Phase/Project.

(gg) **No Trespassing:**

Not to trespass or allow trespass over lawns and green plants within the Common Areas.

(hh) **No Overloading Lifts:**

Not to overload the passenger lifts and move goods only through the staircase of the Building.

(ii) **No Use of Lifts in Case of Fire:**

Not to use the lifts in case of fire.

(jj) **No Covering of Common Portions:**

Not to cover the Common Areas, fire exits and balconies/terraces (if any) of the said Apartment.

(kk) **To pay Goods & Service Tax:**

To make payment of applicable Goods & Service Tax that may be payable in respect of all amounts to be paid by the Allottee to the Promoter / Association in terms of this Agreement as also to pay all others taxes payable by the Allottee in terms of this Agreement.

(ll) **To affix Nameplate:**

To affix nameplate at the designated place only.

37.1.9 **Notification regarding Letting/Transfer:**

If the Allottee lets out or transfers the said Apartment, the Allottee shall immediately notify the Promoter/Association (upon formation) of the tenant's/transferee's address and telephone number.

37.1.10 **No Right in Other Areas:**

The Allottee shall not have any right, title and interest, claim or entitlement whatsoever over or in respect of the Project/Building (s) save and except the said Apartment and the share in the Common Areas of the Phase I, and the Allottee shall not raise any dispute or make any claim with regard to the Promoter either constructing or not constructing the other phases of the Project.

37.2 **Promoter's Covenants:**

The Promoter covenants with the Allottee and admits and accepts that:

37.2.1 **No Creation of Encumbrance:**

During the subsistence of this Agreement, subject to its right to obtain project loan as above, the Promoter shall not create any charge, mortgage, lien and/or shall not sell, transfer, convey and/or enter into any agreement with any person other than the Allottee in respect of the said Apartment, subject to the Allottee fulfilling all terms, conditions and obligations of this Agreement.

38. General Covenants:

1. That the Allottee shall not do or permit to be done any act or thing which may render void or voidable any insurance of the Said Project Land and the Building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
2. That the Allottee shall pay to the Promoter or the Association, as the case may be, within 15 (fifteen) days of demand by the Promoter, his/her/its share of security deposit demanded by the concerned local authority or government for giving supply of water, electricity or any other service connection to the Building in which the Apartment is situated;
3. That if the Allottee lets out or sells the Apartment, the Allottee shall immediately notify the Promoter or the Association, as the case may be, of the tenant's/transferee's details, including address, email-id and telephone number
4. That the Allottee shall not do or permit to be done any new window, doorways, path, passage, drain or other encroachment or easement to be made in the Apartment;
5. That the Allottee shall not use the Apartment for any illegal or immoral purpose or for any commercial or industrial activities whatsoever;
6. That the Allottee shall not keep in the garage, if any, anything other than cars or use the said garage or parking space for any purpose other than parking of cars or raise

any kucha or pacca construction, grided wall/enclosures thereon or any part thereof or permit any person to stay/dwell or store article therein;

7. That the Allottee shall not shift or alter the position of either the kitchen or the toilets which would affect the drainage system of the Building in any manner whatsoever;
8. That the Allottee shall not use the name/mark of the Promoter in any form or manner, in any medium (real or virtual), for any purpose or reason, save and except for the purpose of address of the Apartment and if the Allottee does so, the Allottee shall be liable to pay damages to the Promoter and shall further be liable for prosecution for use of such mark of the Promoter;
9. That the Allottee agrees and acknowledges that the Promoter and the Association shall be entitled to put up any neon sign, hoardings and other display materials on any part or portion of the Common Areas;
10. That the Allottee shall remain fully responsible for any domestic help or drivers, maids employed by the Allottee and any pets kept by the Allottee;
11. That the Allottee shall not refuse or neglect to carry out any work directed to be executed in the Building or in the Apartment after he/she/they had taken possession thereof, by a competent authority, or require or hold the Promoter liable for execution of such works;
12. That the Allottee shall not generally do any such things that may disturb peace, harmony, beauty, decency or aesthetic quality of the surroundings of the Building and the Project.
13. That the Allottee agrees that the swimming pool within the Project will be a facility for enjoyment of the owners of residential apartments including the Allottee and will be used as per the Rules and Regulations framed from time to time. The use of the

swimming pool may be, if so decided, be subject to payment of usage charges as so applicable.

39. Nomination by Allottee with Consent:

The Allottee admits and accepts that after the lock in period and before the execution and registration of conveyance deed of the said Apartment, the Allottee will be entitled to nominate, assign and/or transfer the Allottee's right, title, interest and obligations under this Agreement subject to the covenant by the nominee that the nominee will strictly adhere to the terms of this Agreement and subject also to the following conditions:

(a) Allottee to Make Due Payments:

The Allottee shall make payment of all dues, including any interest for delay, to the Promoter in terms of this Agreement, up to the time of nomination.

(b) Lock-in Period:

The Allottee cannot nominate any third party before the expiry of a period of 30 (Thirty) months from the date of this Agreement.

(c) Prior Written Permission and Tripartite Agreement:

In respect of any nomination, the Allottee shall obtain prior permission of the Promoter and the Allottee and the nominee shall be bound to enter into a tripartite agreement with the Promoter and the Allottee.

(d) Nomination Fees:

The Allottee shall pay a sum calculated Rs. _____/- for such Nomination (Nomination Price) whichever is higher, plus applicable taxes, as and by way of nomination fees to the Promoter. It is clarified that inclusion of a new joint allottee or change of a joint allottee shall be treated as a nomination. However nomination fees shall not be payable in case of nomination in favour of parents, spouse, brother, sister or children of the Allottee. Any additional income tax liability that may become payable by the Promoter due to nomination by the Allottee because of higher market valuation as per the registration authorities on the date of nomination and/or the extra registration fees to be paid to the registration authorities due to nomination, shall be compensated by the Allottee paying to the Promoter agreed compensation equivalent to the income tax payable on such difference at the highest applicable tax rate at the prevailing time or the estimated extra

registration fees. Such amount shall be payable by the Allottee on or before nomination.

The Allottee admits and accepts that he shall not be entitled to nominate or assign his rights under this Agreement save in the manner indicated above.

40. Future Contingency and Covenant of Allottee:

The Allottee agrees that these terms and conditions for sale and transfer of the said Apartment as contained herein, are made in view of the extant laws, rules and regulations governing such sale and transfer and are subject to changes / variations as the Promoter may deem appropriate or as may be directed by appropriate authorities or as may be made by the Promoter in view of applicable laws, rules and regulations. The Allottee agrees to render all cooperation to the Promoter in this regard as and when called upon by the Promoter without any claim demand demur or protest.

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

SIGNED AND DELIVERED by the
withinnamed **OWNERS** at **Kolkata** in the
presence of:

SIGNED AND DELIVERED by the
withinnamed **PROMOTER** at **Kolkata** in
the presence of:

FIRST SCHEDULE

PART I

(PROJECT LAND)

ALL THAT piece and parcel of land containing an area of measuring about **27 Bighas 7 Cottahs 6 Chittacks 11 Sq. ft.** (more or less) equivalent to **36614.73 sq. mt. (physical area 36612.64 sq. mt.)**, having buildings and structures having dwelling units, passage, boundary walls etc. R.S. and L.R. Dag Nos. 444/1477 (Earlier 444 (P)), 446, 447/1472 (earlier 447 (P)), 1317, 1319, 1320, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1341/1471 (earlier 1341 (P)), 1342, 1343/1473 (earlier 1343 (P)), 1344/1474 (earlier 1344 (P)), 1345/1475 (earlier 1345 (P)), 1346/1478 (earlier 1346 (P)), 1347, 1348, 1349, 1350, 1351, 1352, 1353/1479(Earlier 1353 (P)), 1354, 1355, 1356, 1357, 1358 and 1359, under L.R. Khatian Nos. 1665, 1686, 1709, 1710, 1711, 1713, 1759, 1760, 1761, 1775, 1856, 1857, 1858, 1866, 1897, 1898, 1899, 1900, 1908, 1909, 1939, 1956, 1957, 1960, 1961, 1985, 2002, 2017, 2108, 2109, 2131, 2132, 2133, 2134, 2135, 2136, 2138, 2139, 2142, 2143, 2144, 2171, 2174, 2199, 2200, 2201, 2201, 2229, 2230, 2232, 2233, 2245, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2301, 2303, 2305, 2306, 2307, 2326, 2340, 2341, 2342, 2344, 2345, 2361 and 2369, in Mouza – Thakdari, J.L. No. 19, Touzi No. 145, RS No. 216, under Bidhannagar municipal Corporation, Being Municipal Ward No. 27, P.S. New Town, District – North 24 Parganas, West Bengal

PART II**(PHASE 1 LAND)**

ALL THAT piece and parcel of land containing an area of measuring about **21,159.533 sq. mt.**, having buildings and structures having dwelling units, passage, boundary walls etc. R.S. and L.R. Dag Nos. 1317, 1319, 1320, 1333, 1334, 1335, 1336 (PART), 1338 (PART), 1346/1478 (EARLIER 1346 (P)), 1347(PART), 1348(PART), 1349, 1350, 1351, 1352(PART), 1353/1479 (EARLIER 1353 (P)), 1354, 1355, 1356(PART), 1357, 1358 AND 1359 under L.R. Khatian Nos.

_____, in Mouza – Thakdari, J.L. No. 19, Touzi No. 145, RS No. 216, under Bidhannagar municipal Corporation, Being Municipal Ward No. 27, P.S. New Town, District – North 24 Parganas, West Bengal.

PART III**(DEVOLUTION OF TITLE)**

As per Separate Enclosure Attached

SECOND SCHEDULE**PART I****(SAID APARTMENT)**

ALL THAT the Unit no. [] having carpet area of [] square feet and Exclusive Balcony/Verandah/Open Terrace Area Or “EBVT Area”, if any, having area of [] square feet aggregating to a Net area of [] square feet, type [], on [] floor in the Tower _____, Phase I (“Unit”) along with [] number of garage/covered/open/mechanical car parking space bearing nos. [] each admeasuring [] square metre in the [] ***[Please insert the location of the garage/covered parking], (“Garage”)*** now in course of

construction on the said Land **TOGETHER WITH** the right to use all common areas amenities and facilities as permissible under law

PART II
SPECIFICATIONS OF THE APARTMENT

Structure	:	RCC framed structure
Living Room / Dining Area		
Flooring	:	Vitrified Tiles
Wall	:	Ready to paint
Ceiling	:	Ready to paint
Main door	:	Flush door
Internal doors	:	Flush door
Windows/ Glazing	:	Aluminum windows
Electrical	:	Modular switches
Bedrooms		
Flooring	:	Vitrified Tiles
Wall	:	Ready to paint
Ceiling	:	Ready to paint
Internal doors	:	Flush door
Windows/ Glazing	:	Aluminum windows
Electrical	:	Modular switches and sockets
Balcony		
Flooring	:	Tiles
Wall	:	Painted to match the exterior elevation
Ceiling	:	Paint
Door	:	Aluminum sliding door
railing	:	Metal railing
Electrical	:	Modular switches and sockets
Kitchen		
Flooring	:	Tiles
Wall	:	Ceramic tiles up to 2ft height above kitchen counter
Ceiling	:	Ready to paint
Door	:	Flush door
Plumbing	:	Hot & Cold water line provisions
Windows/ Glazing	:	Aluminum windows with provision of exhaust fan
Electrical	:	Modular switches and sockets
Toilets		
Flooring	:	Anti-skid Tiles
Wall	:	Tiles up to false ceiling height
Ceiling	:	Ready to paint
Door	:	Flush door
Windows/ Glazing	:	Aluminum windows with provision of exhaust fan
Sanitary ware	:	WC , Wash basin
Electrical	:	Modular switches and sockets
Helper's Room		
Flooring	:	Tiles
Wall	:	Ready to paint

Ceiling	:	Ready to paint
Door	:	Flush door
Helper's Toilet		
Flooring	:	Anti-skid tiles
Wall	:	Tiles upto Lintel Level
Ceiling	:	Ready to paint
Door	:	Flush door
Windows/ Glazing	:	Aluminum windows with provision of exhaust fan

THIRD SCHEDULE

PART I

(PHASE I COMMON AREAS, AMENITIES & FACILITIES)

SI No.	Tower/Outdoor	Floor	Amenities
1	MLCP	Ground	Multipurpose Hall
2	T-3	7th	Recreation Facilities
3	T-4	7th	Games and recreation Facilities
4	T-5	7th	Guest Room
5	T-7	7th	Games and recreation Facilities
6	T-9	Ground	Indoor seating
		7th	Games and recreation Facilities
7	Outdoor		Recreation, landscaping, Outdoor Seating

PART II

(PROJECT COMMON AREAS, AMENITIES & FACILITIES)

SI No.	Tower/Outdoor	Floor	Amenities
1	MLCP	Ground	Multipurpose Hall
2	T-1	Ground	Convenience, administration, recreation facilities
		1st	
3	T-2	Ground	Health and recreation facilities
		1st	
		2nd	
4	T-3	7th	Games and recreation facilities
5	T-4	7th	Games and recreation facilities
6	T-5	7th	Guest Room

7	T-7	7th	Games and recreation facilities
8	T-9	Ground	Indoor seating
		7th	Games and recreation facilities
9	Outdoor		Games courts, outdoor pool, recreation, landscaping, outdoor seating

FOURTH SCHEDULE**PAYMENT PLAN**

The payments to be paid by the Allottee in the following manner:

Particulars	Amount as (%) or as specified
Application Money	3 Lacs of total consideration of the Apartment + GST
On allotment within 21 days of application (adjust application money)	10% of total consideration of the Apartment + GST
On Agreement (Within 60 days of application)	5% of total consideration of the Apartment + GST
On completion of piling	10% of total consideration of the Apartment + GST
On Completion of Foundation	5% of total consideration of the Apartment + GST
3rd Floor casting completion	10% of total consideration of the Apartment + GST
6th Floor casting completion	10% of total consideration of the Apartment + GST
9th Floor casting completion	10% of total consideration of the Apartment + GST
12th Floor casting completion	10% of total consideration of the Apartment + GST
15th Floor casting completion	10% of total consideration of the Apartment + GST
18th Floor casting completion	10% of total consideration of the Apartment + GST
Ultimate roof casting completion	5% of total consideration of the Apartment + VRV Charges
Within 90 days from date of ultimate roof casting	100% Extra Charges & Deposits
On offer of possession	5% of total consideration of the Apartment + GST

FIFTH SCHEDULE

Common Expenses

(To be inserted)

SIXTH SCHEDULE

Common Rules

(To be inserted)

SEVENTH SCHEDULE

Mutual Easements

(To be inserted)

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This Agreement is subject to further insertion of additional terms and conditions as agreed.

SL NO.	COMPANY	DAG NO.	PURCHASED AREA (DECIMAL)	TOTAL AREA (DECIMAL)	MUTATED AREA (DECIMAL)	CLASSIFICATION	REGISTRY OFFICE	DATE OF REGISTRY	DEED NO.	L R KHATIAN NO.	REGISTRY DETAILS
1	Akhandjyoti Realcon LLP	1356	0.2517	11.9723	11.9744	Bastu	A.R.A - IV, Kolkata	12-Aug-2016	190407659/2016	2307	Book No. I, CD Volume No. 1904 -2016, Page 283611 to 283633, L.R. Khatian Nos. 459 & 550, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
2		1356	0.4374			Bastu	A.R.A - IV, Kolkata	29-Sep-2016	190409366/2016		Book No. I, CD Volume No. 1904 -2016, Page 346238 to 346266, L.R. Khatian Nos. 384, 1002 & 769, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North).
3		1356	0.2186			Bastu	A.R.A - IV, Kolkata	5-Nov-2016	190410357/2016		Book No. I, CD Volume No. 1904 -2016, Page 383481 to 383505, L.R. Khatian No. 1588, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North).
4		1342	4.3380			Bastu	A.R.A - IV, Kolkata	5-Nov-2016	190410362/2016		Book No. I, CD Volume No. 1904 -2016, Page 383672 to 383697, L.R. Khatian No. 1588, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North).
5		1346	6.7266			Bastu	A.R.A - IV, Kolkata	5-Nov-2016	190410586/2016		Book No. I, CD Volume No. 1904 -2016, Page 385320 to 385347, L.R. Khatian No. 1549, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
6	Akhandjyoti Realestates LLP	1342	5.0000	10.6674	10.6641	Bastu	A.R.A - IV, Kolkata	5-Nov-2016	190410356/2016	2341	Book No. I, CD Volume No. 1904 -2016, Page 333345 to 333368, L.R. Khatian No. 1588, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
7		1346	5.6674			Bastu	A.R.A - IV, Kolkata	5-Nov-2016	190410700/2016		Book No. I, CD Volume No. 1904 -2016, Page 390699 to 390275, L.R. Khatian No. 1588, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
8	Amritlaxmi Vincom (P) Ltd	1338	4.0000	10.3000	10.3113	Bastu	ADSR, Bidhannagar	3-Aug-2010	07907/2010	1711	Book No. I, CD Volume No. 13, Page 6890 to 6903, L.R. Khatian No. 1646 (earlier 965), Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145, Dist. 24 PGS (North)
9		1338	6.3000			Bastu	ADSR, Bidhannagar	3-Aug-2010	07920/2010		Book No. I, CD Volume No. 13, Page 7120 to 7134, L.R. Khatian No. 1620 (earlier 1336, 1332, 1337, 1329, 1331, 1330), Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145, Dist. 24 PGS (North)
10	Arrowline Horticulture (P) Ltd	1347	6.9700	10.2200	10.2163	Bastu	A.R.A - II, Kolkata	22-Jan-2014	00944/2014	1985	Book No. I, CD Volume No. 5, Page 620 to 641, L.R. Khatian No. 459 & 550, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
11		1320	1.6250			Bastu	ADSR Rajarhat	28-Jan-2014	00840/2014		Book No. I, CD Volume No. 2, Page 1533 to 1550, L.R. Khatian No. 744/1, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
12		1320	1.6250			Bastu	ADSR Rajarhat	14-Feb-2014	01591/2014		Book No. I, CD Volume No. 3, Page 2714 to 2732, L.R. Khatian No. 539, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
13	Believer Estate Developer (P) Ltd	1338	7.2080	11.2080	11.1958	Bastu	A.R.A - IV, Kolkata	9-Mar-2016	19042302/2016	2268	Book No. I, CD Volume No. 1904 -2016, Page 88330 to 88362, L.R. Khatian No. 2176, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
14		1354	4.0000			Bastu	A.R.A - IV, Kolkata	8-Aug-2016	190407478/2016		Book No. I, CD Volume No. 1904 -2016, Page 277925 to 277948, L.R. Khatian No. 1462, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)

SL NO.	COMPANY	DAG NO.	PURCHASED AREA (DECIMAL)	TOTAL AREA (DECIMAL)	MUTATED AREA (DECIMAL)	CLASSIFICATION	REGISTRY OFFICE	DATE OF REGISTRY	DEED NO.	L R KHATIAN NO.	REGISTRY DETAILS
15	Bhagwati Awas (P) Ltd	1342	5.0000	12.0000	11.9960	Bastu	A.R.A - IV, Kolkata	5-Nov-2016	190410390/2016	2342	Book No. I, CD Volume No. 1904 -2016, Page 383987 to 384013, L.R. Khatian No. 1549, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. R.S 216. Touzi 145 Dist. 24 PGS (North)
16		1342	5.0000			Bastu	A.R.A - IV, Kolkata	5-Nov-2016	190410595/2016		Book No. I, CD Volume No. 1904 -2016, Page 385348 to 385374, L.R. Khatian No. 1549, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. R.S 216. Touzi 145 Dist. 24 PGS (North)
17		1355	2.0000			Bastu	A.R.A - IV, Kolkata	5-Nov-2016	190410591/2016		Book No. I, CD Volume No. 1904 -2016, Page 385396 to 385422, L.R. Khatian No. 1549, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. R.S 216. Touzi 145 Dist. 24 PGS (North)
18	Bhavishya Textile Mills (P) Ltd	1347	7.5350	11.7188	11.7220	Bastu	A.R.A - IV, Kolkata	30-Mar-2017	190402903/2017	2340	Book No. I, CD Volume No. 1904 -2017, Page 101804 to 101833, L.R. Khatian No. 1685, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. R.S 216. Touzi 145 Dist. 24 PGS (North)
19		1333	3.3498			Bastu	A.R.A - IV, Kolkata	20-Apr-2017	190404017/2017		Book No. I, CD Volume No. 1904 -2017, Page 142868 to 142900, L.R. Khatian No. 65, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. R.S 216. Touzi 145 Dist. 24 PGS (North)
		1334	0.8340								
20	Blue Arrow Buildcon (P) Ltd	1357	10.0000	10.0000	10.0000	Bastu	A.R.A - IV, Kolkata	12-Feb-2016	190401448/2016	2256	Book No. I, CD Volume No. 1904 -2016, Page 54098 to 54127, L.R. Khatian No. 1662, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
21	Blue Arrow Niketan (P) Ltd	1359	10.1000	10.1000	10.0936	Bastu	A.R.A - IV, Kolkata	12-Feb-2016	190401567/2016	2262	Book No. I, CD Volume No. 1904 -2016, Page 57091 to 57123, L.R. Khatian No. 1662, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
22	Blue Light Villa (P) Ltd	1359	10.1000	10.1000	10.0048	Bastu	A.R.A - IV, Kolkata	12-Feb-2016	190401443/2016	2259	Book No. I, CD Volume No. 1904 -2016, Page 54258 to 54289, L.R. Khatian No. 1662, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
23	Camellia Vintrade (P) Ltd	1333	1.0000	8.6666	8.6630	Bastu	A.R.A - II, Kolkata	24-Aug-2015	190209234/2015	2202	Book No. I, CD Volume No. 1902 -2015, Page 116378 to 116404, L.R. Khatian No. 2017, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. R.S 216. Touzi 145 Dist. 24 PGS (North)
		1334	1.6666			Bastu					
24		444	6.0000			Bastu	A.R.A - II, Kolkata	24-Aug-2015	190209237/2015		Book No. I, CD Volume No. 1902 -2015, Page 116318 to 116341, L.R. Khatian No. 2017, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. R.S 216. Touzi 145 Dist. 24 PGS (North)
25	Chandrani Vinimay (P) Ltd	1352	9.3312	12.2565	12.2565	Bastu	A.R.A - IV, Kolkata	24-Mar-2017	190402647/2017	2369	Book No. I, CD Volume No. 1904 -2017, Page 97338 to 97378, L.R. Khatian No. 2356, 257, 2358 & 2360, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
26		1353	2.9253			Bastu	A.R.A - IV, Kolkata	24-Mar-2017	190402648/2017		Book No. I, CD Volume No. 1904 -2017, Page 97379 to 97418, L.R. Khatian No. 2356, 257, 2358 & 2360, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
27	Delightful Estate Developers LLP	1352	3.1104	11.0793	11.0825	Bastu	A.R.A - IV, Kolkata	8-Aug-2016	190407477/2016	2306	Book No. I, CD Volume No. 1904 -2016, Page 277949 to 277983, L.R. Khatian No. 1505, 1506 & 1545, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
		1353	3.2844			Bastu					
		1352	2.4480			Bastu	A.R.A - IV, Kolkata	5-Nov-2016	190410392/2016		Book No. I, CD Volume No. 1904 -2016, Page 383953 to 383986, L.R. Khatian Nos. 1644, 1549 & 1588 & 1545, Mouza - Thakdari, P.S. Rajarhat, Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
28		1353	2.2365			Bastu					

SL NO.	COMPANY	DAG NO.	PURCHASED AREA (DECIMAL)	TOTAL AREA (DECIMAL)	MUTATED AREA (DECIMAL)	CLASSIFICATION	REGISTRY OFFICE	DATE OF REGISTRY	DEED NO.	L R KHATIAN NO.	REGISTRY DETAILS
29	Eveblink Highrise (P) Ltd	1338	3.1410	11.9805	11.9916	Bastu	A.R.A - IV, Kolkata	9-Oct-2015	190400991/2015	2232	Book No. I, CD Volume No. 1904 -2015, Page 32614 to 32644, L.R. Khatian No. 495, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
30		1338	2.3550			Bastu	A.R.A - IV, Kolkata	9-Oct-2015	190400984/2015		Book No. I, CD Volume No. 1904 -2015, Page 32900 to 32932, L.R. Khatian No. 495, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
31		1338	1.9095			Bastu	A.R.A - IV, Kolkata	17-Oct-2015	190401258/2015		Book No. I, CD Volume No. 1904 -2015, Page 43990 to 44027, L.R. Khatian No. 1188, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
		1339	0.6375			Bastu					
32		1338	2.3919			Bastu	A.R.A - IV, Kolkata	8-Mar-2016	190407346/2016		Book No. I, CD Volume No. 1904 -2015, Page 276810 to 276840, L.R. Khatian No. 1189, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
		1339	0.7956			Bastu					
33		1339	0.7500			Bastu	A.R.A - IV, Kolkata	24-Dec-2016	190411859/2016		Book No. I, CD Volume No. 1904 -2017, Page 36 to 65, L.R. Khatian No. 965, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
34	Everest Pratisthan (P) Ltd	1339	6.3750	6.3750	6.3750	Bastu	A.R.A - II, Kolkata	24-Aug-2015	190209241/2015	2199	Book No. I, CD Volume No. 1902 -2015, Page 116250 to 116272, L.R. Khatian No. 2017, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
35	Fairblink Infraproject (P) Ltd	1349	1.9875	8.2282	8.2298	Bastu	A.R.A - IV, Kolkata	18-Sep-2015	190400330/2015	2200	Book No. I, CD Volume No. 1904 -2015, Page 10304 to 10330, L.R. Khatian No. 2170, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
36		1349, 1350 & 1351	1.2813			Bastu	A.R.A - IV, Kolkata	21-Sep-2015	190400374/2015		Book No. I, CD Volume No. 1904 -2015, Page 12820 to 12842, L.R. Khatian No. 1195, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
37		1349, 1350 & 1351	1.1965			Bastu	A.R.A - IV, Kolkata	21-Sep-2015	190400376/2015		Book No. I, CD Volume No. 1904 -2015, Page 11939 to 11961, L.R. Khatian No. 1201, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
38		1349, 1350 & 1351	0.5965			Bastu	A.R.A - IV, Kolkata	21-Sep-2015	190400367/2015		Book No. I, CD Volume No. 1904 -2015, Page 12649 to 12671, L.R. Khatian No. 1196, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
39		1349, 1350 & 1351	0.5699			Bastu	A.R.A - IV, Kolkata	21-Sep-2015	190400369/2015		Book No. I, CD Volume No. 1904 -2015, Page 12682 to 12704, L.R. Khatian No. 1197, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
40		1349, 1350 & 1351	1.1965			Bastu	A.R.A - IV, Kolkata	21-Sep-2015	190400371/2015		Book No. I, CD Volume No. 1904 -2015, Page 12728 to 12750, L.R. Khatian No. 1202, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
41		1358	1.4000			Bastu	A.R.A - IV, Kolkata	19-Feb-2016	190401632/2016		Book No. I, CD Volume No. 1904 -2016, Page 64326 to 64354, L.R. Khatian No. 2174, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)

SL NO.	COMPANY	DAG NO.	PURCHASED AREA (DECIMAL)	TOTAL AREA (DECIMAL)	MUTATED AREA (DECIMAL)	CLASSIFICATION	REGISTRY OFFICE	DATE OF REGISTRY	DEED NO.	L R KHATIAN NO.	REGISTRY DETAILS
42	Gauriputra Developers (P) Ltd	1359	10.1000	10.1000	10.0936	Bastu	A.R.A - IV, Kolkata	12-Feb-2016	190401568/2016	2253	Book No. I, CD Volume No. 1904 -2016, Page 57124 to 57156, L.R. Khatian No. 1662, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
43	Gladstone Conclave (P) Ltd	1350	5.8000	11.6000	11.6004	Bastu	A.R.A - IV, Kolkata	1-Dec-2015	190402197/2015	2230	Book No. I, CD Volume No. 1904 -2015, Page 79578 to 79612, L.R. Khatian No. 1740 & 1741, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
44		1350	5.8000			Bastu	A.R.A - IV, Kolkata	19-Nov-2015	190401860/2015		Book No. I, CD Volume No. 1904 -2015, Page 65503 to 65539, L.R. Khatian No. 2044 & 2045, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
45	Glasseye Highrise (P) Ltd	1349	8.6800	11.0628	11.0628	Bastu	A.R.A - IV, Kolkata	19-Nov-2015	190401861/2015	2229	Book No. I, CD Volume No. 1904 -2015, Page 65466 to 65502, L.R. Khatian No. 2044 & 2045, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
46		1359	2.3828			Bastu	A.R.A - IV, Kolkata	23-Sep-2016	190408972/2016		Book No. I, CD Volume No. 1904 -2016, Page 333369 to 333392, L.R. Khatian Nos. 374, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
47	Glasseye Infraplaza (P) Ltd	1357	10.0000	10.0000	10.0000	Bastu	A.R.A - IV, Kolkata	12-Feb-2016	190401439/2016	2252	Book No. I, CD Volume No. 1904 -2016, Page 54451 to 54484, L.R. Khatian No. 1662, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
48	Gloxinia Developers (P) Ltd	1349	8.6800	12.2416	12.2388	Bastu	A.R.A - IV, Kolkata	1-Dec-2015	190402196/2015	2245	Book No. I, CD Volume No. 1904 -2015, Page 79613 to 79647, L.R. Khatian No. 1740 & 1741, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
49		1350	0.1688			Bastu	A.R.A - IV, Kolkata	23-Dec-2015	190403118/2015		Book No. I, CD Volume No. 1904 -2015, Page 111418 to 111443, L.R. Khatian No. 752 & 1463, Mouza - Thakdari, P.S. Rajarhat, ADSR
		1351	0.1486			Bastu					
50		1351	0.1950			Bastu	A.R.A - IV, Kolkata	23-Dec-2015	190403119/2015		Book No. I, CD Volume No. 1904 -2015, Page 111444 to 111469, L.R. Khatian No. 205/1, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
51		1351	0.8554			Bastu	A.R.A - IV, Kolkata	23-Dec-2015	190403117/2015		Book No. I, CD Volume No. 1904 -2015, Page 111390 to 111417, L.R. Khatian No. 1544 & 1547, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
52		1350	0.1111			Bastu	A.R.A - IV, Kolkata	4-Jan-2016	190400043/2016		Book No. I, CD Volume No. 1904 -2016, Page 4929 to 4954, L.R. Khatian No. 752 & 1463, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
		1351	0.0975			Bastu					
53		1350	0.0370			Bastu	A.R.A - IV, Kolkata	21-Mar-2016	190402840/2016		Book No. I, CD Volume No. 1904 -2016, Page 4929 to 4954, L.R. Khatian No. 752 & 1463, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
		1351	0.0325			Bastu					
54		1351	0.4662			Bastu	A.R.A - IV, Kolkata	23-Apr-2016	190403851/2016		Book No. I, CD Volume No. 1904 -2016, Page 145544 to 145571, L.R. Khatian No. 813, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
55	1351	0.1951	Bastu	A.R.A - IV, Kolkata	5-Jul-2016	190404265/2016	Book No. I, CD Volume No. 1904 -2016, Page 161450 to 161479, L.R. Khatian No. 205/1, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)				
56	1350	0.1266	Bastu	A.R.A - IV, Kolkata	5-Jul-2016	190404264/2016	Book No. I, CD Volume No. 1904 -2016, Page 161709 to 161736, L.R. Khatian No. 752 & 1463, Mouza - Thakdari, P.S. Rajarhat, ADSR				
	1351	0.1114	Bastu								

SL NO.	COMPANY	DAG NO.	PURCHASED AREA (DECIMAL)	TOTAL AREA (DECIMAL)	MUTATED AREA (DECIMAL)	CLASSIFICATION	REGISTRY OFFICE	DATE OF REGISTRY	DEED NO.	L R KHATIAN NO.	REGISTRY DETAILS
57		1351	0.9898			Bastu	A.R.A - IV, Kolkata	5-Nov-2016	190410391/2016		Book No. I, CD Volume No. 1904 -2016, Page 383923 to 383952, L.R. Khatian Nos. 1549 & 1644, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
58		1351	0.0266			Bastu	A.R.A - IV, Kolkata	28-Apr-2017	190403900/2017		Book No. I, CD Volume No. 1904 -2017, Page 142595 to 142620, L.R. Khatian No. 1197, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
59	Gloxinia Infraplaza (P) Ltd	1349	1.9850	6.9850	6.9850	Bastu	A.R.A - IV, Kolkata	12-Feb-2016	190401435/2016	2265	Book No. I, CD Volume No. 1904 -2016, Page 54485 to 54513, L.R. Khatian No. 1662, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
60		1357	5.0000			Bastu	A.R.A - IV, Kolkata	12-Feb-2016	190401441/2016		Book No. I, CD Volume No. 1904 -2016, Page 54324 to 54353, L.R. Khatian No. 1662, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
61	Goodwill Dealcom (P) Ltd	1338	12.1500	12.1500	12.1806	Bastu	ADSR, Bidhannagar	24-Jun-2010	06570/2010	1709	Book No. I, CD Volume No.11, Page 4102 to 4115, L.R. Khatian No. 1621 (earlier 1334, 1326, 1328 and 1327), Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
62		1338				Bastu	ADSR, Bidhannagar	25-Jun-2010	06575/2010		Book No. I, CD Volume No. 11, Page 4274 to 4287, L.R. Khatian No. 1621 (earlier 1334, 1326, 1328 and 1327), Mouza - Thakdari, P.S. Rajarhat, ADSR, Bidhannagar, JL NO. 19, R.S 216, Touzi 145, Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
63		1338				Bastu	ADSR, Bidhannagar	25-Jun-2010	06565/2010		Book No. I, CD Volume No. 11, Page 3935 to 3948, L.R. Khatian No. 1646 (earlier 965), Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
64	Graphic Constructions LLP	1341	6.2500	11.6672	11.6662	Bastu	A.R.A - IV, Kolkata	14-Jan-2017	190400287/2017	2361	Book No. I, CD Volume No. 1904 -2017, Page 119 to 149, L.R. Khatian No. 539, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
65		1341	4.2510			Bastu	A.R.A - IV, Kolkata	28-Jan-2017	190400719/2017		Book No. I, CD Volume No. 1904 -2017, Page 30042 to 30066, L.R. Khatian No. 1806, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
66		1351	0.11662			Bastu	A.R.A - IV, Kolkata	17-Mar-2017	190402397/2017		Book No. I, CD Volume No. 1904 -2017, Page 92810 to 92845, L.R. Khatian No. 193, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
67		1351	0.81634			Bastu	A.R.A - IV, Kolkata	20-Apr-2017	190403569/2017		Book No. I, CD Volume No. 1904 -2017, Page 130280 to 130316, L.R. Khatian No. 193, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
68		1351	0.23324			Bastu	ADSR RAJARHAT	17-May-2017	152304094/2017		Book No. I, CD Volume No. 1523 -2017, Page 117523 to 117550, L.R. Khatian No. 193, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)

SL NO.	COMPANY	DAG NO.	PURCHASED AREA (DECIMAL)	TOTAL AREA (DECIMAL)	MUTATED AREA (DECIMAL)	CLASSIFICATION	REGISTRY OFFICE	DATE OF REGISTRY	DEED NO.	L R KHATIAN NO.	REGISTRY DETAILS
69	Hardsoft Constructions (P) Ltd	1347	2.9830	11.9630	11.9525	Bastu	A.R.A - II, Kolkata	26-Nov-2013	15642/2013	1939	Book No. I, CD Volume No.47, Page 3270 to 3292, L.R. Khatian No. 550, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
		1356	0.3238			Bastu					
70		1347	5.9760			Bastu	A.R.A - II, Kolkata	26-Nov-2013	15641/2013		Book No. I, CD Volume No.47, Page 3250 to 3269, L.R. Khatian No. 62, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
		1356	0.2160			Bastu					
71		1359	2.4642			Bastu	A.R.A - IV, Kolkata	20-Apr-2017	19043568/2017		Book No. I, CD Volume No. 1904 -2017, Page 130351 to130380, L.R. Khatian No. 578/1, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
72	Jhilmil Agriculture (P) Ltd	1333	5.8337	11.6674	11.6546	Bastu	A.R.A - II, Kolkata	15-Mar-2014	03278/2014	2017	Book No. I, CD Volume No. 15, Page 3850 to 3874, L.R. Khatian No. 65, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
73		1333	5.8337			Bastu	A.R.A - II, Kolkata	15-Mar-2014	03279/2014		Book No. I, CD Volume No. 15, Page 3875 to 3900, L.R. Khatian No. 65, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
74	Kalyankari Infrastructure (P) Ltd	1359	10.1000	10.1000	10.0936	Bastu	A.R.A - IV, Kolkata	12-Feb-2016	190401570/2016	2260	Book No. I, CD Volume No. 1904 -2016, Page 57157 to 57189, L.R. Khatian No. 1662, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
75	Kheria Developers LLP	1347	2.0000	10.3979	10.4008	Bastu	A.R.A - II, Kolkata	25-Apr-2015	05497/2015	2138	Book No. I, CD Volume No. 31, Page 2375 to 3276, L.R. Khatian No. 1795, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
76		1341	1.2500			Bastu	A.R.A - II, Kolkata	24-Aug-2015	190209416/2015		Book No. I, CD Volume No. 1902 - 2015, Page 122317 to 122338, L.R. Khatian No. 2002, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
77		1320	4.3300			Bastu	A.R.A - II, Kolkata	24-Aug-2015	190209233/2015		Book No. I, CD Volume No. 1902 - 2015, Page 116405 to 116428, L.R. Khatian No. 1877, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
78		1333	1.1514			Bastu	A.R.A - IV, Kolkata	17-Mar-2017	190402396/2017		Book No. I, CD Volume No. 1904 -2017, Page 94237 to 94266, L.R. Khatian No. 1729, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
		1334	1.6665			Bastu					
79	Kheria Realty LLP	1342	6.0000	12.0000	12.0006	Bastu	A.R.A - II, Kolkata	25-Apr-2015	04985/2015	2135	Book No. I, CD Volume No.28, Page 3248 to 3276, L.R. Khatian No. 1711, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
80		1348	6.0000			Bastu	A.R.A - II, Kolkata	25-Apr-2015	04975/2015		Book No. I, CD Volume No.28, Page 3011 to 3034, L.R. Khatian No. 1866, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)

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81	Lakshmi Group Realty (P) Ltd	1359	9.9604	11.4604	11.4576	Bastu	A.R.A - IV, Kolkata	23-Sep-2016	190408969/2016	2326	Book No. I, CD Volume No. 1904 -2016, Page 333345 to 333368, L.R. Khatian Nos. 374, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. R.S 216. Touzi 145 Dist. 24 PGS (North)
82		1333	1.5000			Bastu	A.R.A - IV, Kolkata	20-Apr-2017	190403567/2017		Book No. I, CD Volume No. 1904 -2017, Page 130317 to130350, L.R. Khatian No. 65, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. R.S 216. Touzi 145 Dist. 24 PGS (North)
83	Lakshmi Hospitality & Farms (P) Ltd	1319	4.5000	11.0000	11.0000	Bastu	A.R.A - IV, Kolkata	8-Aug-2016	190407511/2016	2305	Book No. I, CD Volume No. 1904 -2016, Page 278019 to 278041, L.R. Khatian No. 731, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. R.S 216. Touzi 145 Dist. 24 PGS (North)
84		1317	2.0000			Bastu	A.R.A - IV, Kolkata	5-Nov-2016	190410638/2016		Book No. I, CD Volume No. 1904 -2016, Page 385423 to 385449, L.R. Khatian No. 1551, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. R.S 216. Touzi 145 Dist. 24 PGS (North)
		1319	4.5000			Bastu					
85	Lakshmi Procon Limited	1346	4.4130	12.0380	12.0392	Bastu	A.R.A - II, Kolkata	13-Apr-2013	5692/2013	1898	Book No. I, CD Volume No. 18, Page 4301 to 4319, LR. Khatian No. 1544, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145, Dist. 24 PGS (North)
86		1346	1.3130			Bastu	A.R.A - II, Kolkata	13-Apr-2013	5295/2013		Book No. I, CD Volume No. 18, Page 4283 to 4300, LR. Khatian No. 1667, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Dist. 24 PGS (North)
87		1346	6.3120			Bastu	A.R.A - II, Kolkata	13-Apr-2013	5291/2013		Book No. I, CD Volume No. 17, Page 3308 to 3325, LR. Khatian No. 1547, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145, Dist. 24 PGS (North)
88	Lakshmi Realty Projects (P) Ltd	1335	7.5000	11.5000	11.5000	Bastu	A.R.A - II, Kolkata	13-Apr-2013	5293/2013	1761	Book No. I, CD Volume No. 17, Page 3362 to 3385, LR. Khatian No. 1658, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145 Dist. 24 PGS (North)
89		1337	4.0000			Bastu	ADSR, Bidhannagar	14-Dec-2011	14190/2011		Book No. I, CD Volume No. 23, Page 3091 to 3103, LR. Khatian No. 707 Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145 Dist. 24 PGS (North)
90	Lakshmi Steel Industries (P) Ltd	1335	7.5000	11.5000	11.5040	Bastu	A.R.A - II, Kolkata	13-Apr-2013	5296/2013	1897	Book No. I, CD Volume No. 17, Page 3411 to 3435, LR. Khatian No. 1658, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145, Dist. 24 PGS (North)
91		1342	4.0000			Bastu	A.R.A - IV, Kolkata	5-Nov-2016	190410564/2016		Book No. I, CD Volume No. 1904 -2016, Page 383869 to 383895, L.R. Khatian No. 1588, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. R.S 216. Touzi 145 Dist. 24 PGS (North)
92	Lakshmi Transtel Tower Limited	1317	2.0000	4.3516	4.3516	Bastu	A.R.A - IV, Kolkata	8-Aug-2016	190407510/2016	2303	Book No. I, CD Volume No. 1904 -2016, Page 277817 to 277840, L.R. Khatian No. 1874, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. R.S 216. Touzi 145 Dist. 24 PGS (North)
93		1349	0.3250			Bastu	A.R.A - IV, Kolkata	30-Jan-2017	190400808/2017		Book No. I, CD Volume No. 1904 -2017, Page 33531 to 33558, L.R. Khatian No. 1203, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
		1350	0.8169			Bastu					
		1351	0.0553			Bastu					
		1359	1.1544			Bastu					

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94	Lifewood Developers (P) Ltd	1348	11.0000	11.0000	11.0000	Bastu	A.R.A - II, Kolkata	16-Jan-2013	00725/2013	1866	Book No. I, CD Volume No. 3, Page 3004 to 3023, L.R. Khatian No. 434, Rs. 385 Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145 Dist. 24 PGS (North)
95	Lifewood Horticulture (P) Ltd	1347	6.8793	11.4609	11.4666	Bastu	A.R.A - II, Kolkata	19-Dec-2013	16756/2013	1956	Book No. I, CD Volume No.52, Page 2847 to 2869, L.R. Khatian No. 321 & 550, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
96		1356	0.2516			Bastu					
96		1344	4.3300			Bastu	A.R.A - II, Kolkata	20-Apr-2015	04679/2015		Book No. I, CD Volume No.26, Page 3826 to 3855, L.R. Khatian No. 1076 & 1077, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
97	Lifewood Infrastructure LLP	1345	5.0000	12.0000	11.9965	Bastu	A.R.A - II, Kolkata	25-Apr-2015	04973/2015	2131	Book No. I, CD Volume No.28, Page 2964 to 2986, L.R. Khatian No. 1760, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
98		1347	7.0000			Bastu	A.R.A - II, Kolkata	25-Apr-2015	04978/2015		Book No. I, CD Volume No.28, Page 3083 to 3106, L.R. Khatian No. 1795, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
99	Lifewood Nirman LLP	1342	5.3300	11.3300	11.3356	Bastu	A.R.A - II, Kolkata	25-Apr-2015	04984/2015	2139	Book No. I, CD Volume No.28, Page 3219 to 3247, L.R. Khatian No. 1711, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
100		1348	6.0000			Bastu	A.R.A - II, Kolkata	25-Apr-2015	04976/2015		Book No. I, CD Volume No.28, Page 3035 to 3058, L.R. Khatian No. 1866, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
101	Lily Niwas (P) Ltd	447	1.8600	12.3487	12.3079	Bastu	ADSR, Bidhannagar	31-Dec-2010	00054/2011	1665	Book No. I, CD Volume No. 1, Page 1107 to 1125, L.R. Khatian No. 428/1, 595/1 & 1032/1, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. Touzi 145 Dist. 24 PGS (North)
102		447	3.5220			Bastu	ADSR, Bidhannagar	7-Jan-2011	00186/2011		Book No. I, CD Volume No. 1, Page 4397 to 4411, L.R. Khatian No. 1041, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145 Dist. 24 PGS (North)
103		447	3.1000			Bastu	ADSR, Bidhannagar	9-Mar-2011	02986/2011		Book No. I, CD Volume No. 5, Page 10350 to 10367, L.R. Khatian No. 476, 539, 744/1, 559 & 149/1, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar. JL NO. 19. Touzi 145 Dist. 24 PGS (North)
104		1333	3.0334			Bastu	A.R.A - IV, Kolkata	13.08.2016	190407750/2016		Book No. I, CD Volume No. 1904-2016, Page 283585 to 283610, L.R. Khatian No. 65, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145 Dist. 24 PGS (North)
		1334	0.8333			Bastu					
105	Moonlight Agriculture (P) Ltd	1347	9.0700	12.0700	12.0654	Bastu	A.R.A - II, Kolkata	19-Dec-2013	00026/2014	1957	Book No. I, CD Volume No.1, Page 296 to 316, L.R. Khatian No. 261, Mouza Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
106		1356	0.3300			Bastu					
106		1343	2.6700			Bastu	A.R.A - II, Kolkata	20-Apr-2015	04678/2015		Book No. I, CD Volume No.26, Page 3795 to 3825, L.R. Khatian No. 1076 & 1077, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)

SL NO.	COMPANY	DAG NO.	PURCHASED AREA (DECIMAL)	TOTAL AREA (DECIMAL)	MUTATED AREA (DECIMAL)	CLASSIFICATION	REGISTRY OFFICE	DATE OF REGISTRY	DEED NO.	L R KHATIAN NO.	REGISTRY DETAILS
107	Moonlight Horticulture (P) Ltd	1347	6.9623	11.9623	11.9617	Bastu	A.R.A - II, Kolkata	22-Jan-2014	00945/2014	2002	Book No. I, CD Volume No. 5, Page 642 to 682, L.R. Khatian No. 160 & 550, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
108		1341	5.0000			Bastu	A.R.A - II, Kolkata	2-Jul-2014	8397/2014		Book No. I, CD Volume No. 40, Page 3622 to 3638, L.R. Khatian No. 476, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
109	Nachiket Developers (P) Ltd	1338	10.0000	12.0000	12.0086	Bastu	A.R.A - II, Kolkata	7-May-2013	06616/2013	1900	Book No. I, CD Volume No. 21, Page 2126 to 2145, Lr. Khatian No. 1641, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
110		1333	2.0000			Bastu	A.R.A - II, Kolkata	6-Aug-2013	11973/2013		Book No. I, CD Volume No. 35, Page 3806 to 3828, L.R. Khatian No. 65, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
111	Nightangle Dealtrade (P) Ltd	1338	11.9900	11.9900	11.9997	Bastu	ADSR, Bidhannagar	17-Feb-2011	01842/2011	1775	Book No. I, CD Volume No. 4, Page 78 to 90, LR. Khatian No. 282 Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145 Dist. 24 PGS (North)
112		1338				Bastu	ADSR, Bidhannagar	17-Feb-2011	01843/2011		Book No. I, CD Volume No. 4, Page 91 to 103, LR. Khatian No. 282, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145, Dist. 24 PGS (North)
113	Orient Dealmark (P) Ltd	1336	10.8316	11.6632	11.6636	Bastu	A.R.A - II, Kolkata	22-Oct-2011	13822/2011	1759	Book No. I, CD Volume No. 54, Page 1459 to 1481, LR. Khatian No. 405, 165, 293, 120, 109 and 47, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
114		1320	0.8316			Bastu	A.R.A - II, Kolkata	22-Oct-2011	13441/2011		Book No. I, CD Volume No. 52, Page 4707 to 4729, LR. Khatian No. 405, 165, 293, 120, 109 and 47, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
115	Palanhar Projects (P) Ltd	1347	5.9670	10.3080	10.3093	Bastu	A.R.A - II, Kolkata	26-Nov-2013	15645/2013	1960	Book No. I, CD Volume No.47, Page 3335 to 3354, L.R. Khatian No. 856, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
		1356	0.2150			Bastu					Book No. I, CD Volume No.21, Page 568 to 587, L.R. Khatian No. 1502, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
116		1339	4.1260			Bastu	A.R.A - II, Kolkata	4-Apr-2014	4433/2014		Book No. I, CD Volume No.21, Page 568 to 587, L.R. Khatian No. 1502, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
117	Paraag Builders (P) Ltd	1346	2.8700	4.6200	4.6157	Bastu	A.R.A - II, Kolkata	11-May-2015	190207688/2015	2279	Book No. I, CD Volume No. 1902 -2015, Page 43503 to 43524, L.R. Khatian No. 434, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
118		1346	1.7500			Bastu	A.R.A - II, Kolkata	19-Aug-2015	190209157/2015		Book No. I, CD Volume No. 1902 -2015, Page 113783 to 113806, L.R. Khatian No. 434, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)

SL NO.	COMPANY	DAG NO.	PURCHASED AREA (DECIMAL)	TOTAL AREA (DECIMAL)	MUTATED AREA (DECIMAL)	CLASSIFICATION	REGISTRY OFFICE	DATE OF REGISTRY	DEED NO.	L R KHATIAN NO.	REGISTRY DETAILS
119	Parampita Nirman (P) Ltd	1338	6.4284	8.4284	8.0400	Bastu	A.R.A - II, Kolkata	20-Jun-2013	08955/2013	1908	Book No. I, CD Volume No. 27, Page 6288 to 6313, L.R. Khatian No. 180, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
120		1338	2.0000			Bastu	A.R.A - II, Kolkata	30-May-2015	190205755/2015		Book No. I, CD Volume No. 1902 -2015, Page 8060 to 8088, L.R. Khatian No. 1713, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
121	Petunia Enclave (P) Ltd	1359	10.1000	10.1000	10.1084	Bastu	A.R.A - IV, Kolkata	12-Feb-2016	190401447/2016	2261	Book No. I, CD Volume No. 1904 -2016, Page 54128 to 54161, L.R. Khatian No. 1662, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
122	Petunia Nirman (P) Ltd	1358	8.4000	8.4000	8.4000	Bastu	A.R.A - IV, Kolkata	12-Feb-2016	190401437/2016	2254	Book No. I, CD Volume No. 1904 -2016, Page 54388 to 54418, L.R. Khatian No. 1662, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
123	Plentyvalley Highrise (P) Ltd	1336	4.8750	9.7500	9.7500	Bastu	A.R.A - IV, Kolkata	18-Sep-2015	190400329/2015	2233	Book No. I, CD Volume No. 1904 -2015, Page 10276 to 10303, L.R. Khatian No. 2170, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
124		1336	4.8750			Bastu	A.R.A - IV, Kolkata	12-Feb-2016	190401445/2016		Book No. I, CD Volume No. 1904 -2016, Page 54196 to 54226, L.R. Khatian No. 1662, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
125	Plentyvalley Properties (P) Ltd	1358	10.0000	10.0000	10.0000	Bastu	A.R.A - IV, Kolkata	12-Feb-2016	190401440/2016	2255	Book No. I, CD Volume No. 1904 -2016, Page 54354 to 54387, L.R. Khatian No. 1662, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
126	Prarthana Infracon LLP	446	3.4000	11.8000	11.7996	Bastu	A.R.A - II, Kolkata	12-Dec-2014	15491/2014	2109	Book No. I, CD Volume No. 77, Page 3684 to 3708, L.R. Khatian No. 538, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
127		446	3.4000			Bastu	A.R.A - II, Kolkata	12-Dec-2014	15492/2014		Book No. I, CD Volume No. 77, Page 3709 to 3734, L.R. Khatian No. 229, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
128		1345	5.0000			Bastu	A.R.A - II, Kolkata	24-Aug-2015	190209231/2015		Book No. I, CD Volume No. 1902 -2015, Page 116455 to 116479, L.R. Khatian No. 1858, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
129	Purnasatya Developers (P) Ltd	1338	8.5716	8.5716	9.0852	Bastu	A.R.A - II, Kolkata	20-Jun-2013	08959/2013	1909	Book No. I, CD Volume No. 27, Page 6379 to 6403, L.R. Khatian No. 180, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
130	Ramadhuta Builders (P) Ltd	1359	10.1000	10.1000	10.1084	Bastu	A.R.A - IV, Kolkata	12-Feb-2016	190401442/2016	2264	Book No. I, CD Volume No. 1904 -2016, Page 54290 to 54323, L.R. Khatian No. 1662, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)

SL NO.	COMPANY	DAG NO.	PURCHASED AREA (DECIMAL)	TOTAL AREA (DECIMAL)	MUTATED AREA (DECIMAL)	CLASSIFICATION	REGISTRY OFFICE	DATE OF REGISTRY	DEED NO.	L R KHATIAN NO.	REGISTRY DETAILS
131	Ramadhuta Properties (P) Ltd	1359	2.3284	10.5758	10.5710	Bastu	A.R.A - IV, Kolkata	12-Feb-2016	190401438/2016	2266	Book No. I, CD Volume No. 1904 -2016, Page 54419 to 54450, L.R. Khatian No. 1662, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
132		1359	7.1632			Bastu	A.R.A - IV, Kolkata	12-Feb-2016	190401444/2016		Book No. I, CD Volume No. 1904 -2016, Page 54227 to 54257, L.R. Khatian No. 1662, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
133		1336	1.0842			Bastu	A.R.A - IV, Kolkata	7-Jul-2017	190406975/2017		Book No. I, CD Volume No. 1904 -2017, Page 251626 to 251660, L.R. Khatian No. 559, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
134	Rambhakt Buildcon LLP	1339	2.0000	12.0000	12.0058	Bastu	A.R.A - IV, Kolkata	24-Dec-2016	190400011/2017	2345	Book No. I, CD Volume No. 1904 -2017, Page 119 to 149, L.R. Khatian No. 965, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
135		1347	10.0000			Bastu	A.R.A - IV, Kolkata	30-Mar-2017	190402903/2017		2345
136	Rashdhara Realestates (P) Ltd	1359	10.1000	10.1000	10.1084	Bastu	A.R.A - IV, Kolkata	12-Feb-2016	190401478/2016	2251	Book No. I, CD Volume No. 1904 -2016, Page 58549 to 58581, L.R. Khatian No. 1662, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
137	Retrodesign Constructions LLP	1349	0.9113	11.3284	11.3282	Bastu	A.R.A - IV, Kolkata	5-Jul-2016	190404263/2016	2301	Book No. I, CD Volume No. 1904 -2016, Page 161480 to 161507, L.R. Khatian No. 1462, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
		1350	0.7656			Bastu					
		1359	5.3950			Bastu					
138		1352	0.7776			Bastu	A.R.A - IV, Kolkata	8-Aug-2016	190407484/2016		Book No. I, CD Volume No. 1904 -2016, Page 277841 to 277866, L.R. Khatian No. 1462, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
		1353	0.4883			Bastu					
139		1349	0.3037			A.R.A - IV, Kolkata	8-Aug-2016	190407481/2016	Book No. I, CD Volume No. 1904 -2016, Page 277867 to 277895, L.R. Khatian No. 1462, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)		
		1350	0.2551								
		1352	0.3887								
		1353	0.2441								
1359	1.7990	Bastu									
140	Rise Well Estates (P) Ltd	1342	5.8345	11.6690	11.6690	Bastu	A.R.A - II, Kolkata	6-Sep-2012	11438/2012	1857	Book No. I, CD Volume No. 45, Page 133 to 150 LR. Khatian No. 1547, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
141		1342	5.8345			Bastu	A.R.A - II, Kolkata	6-Sep-2012	11433/2012		Book No. I, CD Volume No. 45, Page 45 to 62, LR. Khatian No. 1547, Mouza Thakdari, P.S. Rajarhat, ADSR Bidhanagar, JL NO. 19, R.S 216, Touzi 145, Dist. 24 PGS (North)

SL NO.	COMPANY	DAG NO.	PURCHASED AREA (DECIMAL)	TOTAL AREA (DECIMAL)	MUTATED AREA (DECIMAL)	CLASSIFICATION	REGISTRY OFFICE	DATE OF REGISTRY	DEED NO.	L R KHATIAN NO.	REGISTRY DETAILS
142	Sanjay Jain	1338	4.0416	12.3966	12.4218	Bastu	ADSR, Bidhannagar	7-May-2010	4712/2010	1686	Book No. I, CD Volume No. 8, Page 336 to 361, L.R. Khatian No. 1117 to 1123, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145. Dist. 24 PGS (North)
143		1338	8.3550			Bastu	A.R.A - IV, Kolkata	12-Nov-2016	190410670/2016		Book No. I, CD Volume No. 1904 -2016, Page 395078 to 395098, L.R. Khatian No. 1687, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. R.S 216. Touzi 145 Dist. 24 PGS (North)
144	Santainath Infraprojects LLP	1358	4.2000	12.2000	12.1984	Bastu	A.R.A - II, Kolkata	29-Jun-2015	190206784/2015	2171	Book No. I, CD Volume No. 1902 -2015, Page 26161 to 26192, L.R. Khatian No. 69/1, 321/1 AND 869/1 Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
145		1358	4.0000			Bastu	A.R.A - II, Kolkata	30-Jun-2015	190206782/2015		Book No. I, CD Volume No. 1902 -2015, Page 24549 to 24574, L.R. Khatian No. 1510, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
146		1358	4.0000			Bastu	A.R.A - II, Kolkata	30-Jun-2015	190206783/2015		Book No. I, CD Volume No. 1902 -2015, Page 24523 to 24548, L.R. Khatian No. 1510, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
147	Santainath Real Estate LLP	1338	6.0000	12.0000	11.9914	Bastu	A.R.A - II, Kolkata	25-Apr-2015	04982/2015	2132	Book No. I, CD Volume No.28, Page 3164 to 3188, L.R. Khatian No. 1709, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
148		1348	6.0000			Bastu	A.R.A - II, Kolkata	25-Apr-2015	04974/2015		Book No. I, CD Volume No.28, Page 2987 to 3010, L.R. Khatian No. 1866, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
149	Sarvavarna Promoters LLP	1320	10.0000	10.0000	9.9996	Bastu	A.R.A - II, Kolkata	1-Jun-2015	190205865/2015	2143	Book No. I, CD Volume No. 1902 -2015, Page 11209 to 11236, L.R. Khatian No. 1759, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
150	Satyam Vanijya (P) Ltd	1333	11.5254	11.5254	11.5254	Bastu	A.R.A - II, Kolkata	30-May-2015	190205767/2015	2142	Book No. I, CD Volume No. 1902 -2015, Page 8368 to 8395, L.R. Khatian No. 1728, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
151	Shivangan Agriculture (P) Ltd	1347	5.1875	10.3254	10.3255	Bastu	A.R.A - II, Kolkata	26-Nov-2013	15644/2013	1961	Book No. I, CD Volume No.47, Page 3313 to 3334, L.R. Khatian No. 1846, 1847 & 1848, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
		1356	0.1875			Bastu					
152		1347	4.5400			Bastu	A.R.A - II, Kolkata	26-Nov-2013	15643/2013		Book No. I, CD Volume No.47, Page 3293 to 3312, L.R. Khatian No. 788, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
		1356	0.1590			Bastu					
153		1356	0.2514			Bastu	A.R.A - IV, Kolkata	24-Jan-2017	190400559/2017		Book No. I, CD Volume No. 1904 -2017, Page 24518 to 24565, L.R. Khatian Nos. 160 & 550, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. R.S 216. Touzi 145 Dist. 24 PGS (North)

SL NO.	COMPANY	DAG NO.	PURCHASED AREA (DECIMAL)	TOTAL AREA (DECIMAL)	MUTATED AREA (DECIMAL)	CLASSIFICATION	REGISTRY OFFICE	DATE OF REGISTRY	DEED NO.	L R KHATIAN NO.	REGISTRY DETAILS
154	Shivangan Properties (P) Ltd	1335	10.0000	11.5000	11.5010	Bastu	A.R.A - II, Kolkata	13-Apr-2013	5294/2013.	1899	Book No. I, CD Volume No. 17, Page 3386 to 3410, L.R. Khatian No. 1658, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145, Dist. 24 PGS (North)
155		1333	1.5000			Bastu	A.R.A - IV, Kolkata	20-Apr-2017	190403567/2017		Book No. I, CD Volume No. 1904 -2017, Page 130317 to130350, L.R. Khatian No. 65, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. R.S 216. Touzi 145 Dist. 24 PGS (North)
156	Shivmani Conclave (P) Ltd	1338	0.2250	4.6260	4.6305	Bastu	A.R.A - IV, Kolkata	9-Oct-2015	190400992/2015	2267	Book No. I, CD Volume No. 1904 -2015, Page 32582 to 32613, L.R. Khatian No. 495, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
157		1347	1.9368			Bastu	A.R.A - IV, Kolkata	30-Mar-2017	190402901/2017		Book No. I, CD Volume No. 1904 -2017, Page 101699 to 101725, L.R. Khatian No. 1685, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. R.S 216. Touzi 145 Dist. 24 PGS (North)
158		1359	2.4642			Bastu	A.R.A - IV, Kolkata	19-Sep-2016	190408815/2016		Book No. I, CD Volume No. 1904 -2016, Page 328278 to 328311, L.R. Khatian No. 578/1, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. R.S 216. Touzi 145 Dist. 24 PGS (North)
159	Shivmani Promoters (P) Ltd	1359	9.8568	9.8568	9.8568	Bastu	A.R.A - IV, Kolkata	12-Feb-2016	190401434/2016	2258	Book No. I, CD Volume No. 1904 -2016, Page 54514 to 54542, L.R. Khatian No. 1662, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
160	Snowball Infraplaza (P) Ltd	1359	0.5772	7.1042	7.1053	Bastu	A.R.A - IV, Kolkata	21-Sep-2015	190400370/2015	2201	Book No. I, CD Volume No. 1904 -2015, Page 12705 to 12727, L.R. Khatian No. 1197, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
161		1359	1.1544			Bastu	A.R.A - IV, Kolkata	21-Sep-2015	190400372/2015		Book No. I, CD Volume No. 1904 -2015, Page 12751 to 12773, L.R. Khatian No. 1202, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
162		1359	1.1396			Bastu	A.R.A - IV, Kolkata	21-Sep-2015	190400373/2015		Book No. I, CD Volume No. 1904 -2015, Page 12797 to 12819, L.R. Khatian No. 1201, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
163		1359	0.5772			Bastu	A.R.A - IV, Kolkata	21-Sep-2015	190400377/2015		Book No. I, CD Volume No. 1904 -2015, Page 11916 to 11938, L.R. Khatian No. 1196, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
164		1359	1.2284			Bastu	A.R.A - IV, Kolkata	21-Sep-2015	190400375/2015		Book No. I, CD Volume No. 1904 -2015, Page 11962 to 11984, L.R. Khatian No. 1195, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
165		1359	1.1396			Bastu	A.R.A - IV, Kolkata	17-Mar-2015	190402658/2016		Book No. I, CD Volume No. 1904 -2016, Page 101590 to 101616, L.R. Khatian No. 1199, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19. R.S 216. Touzi 145 Dist. 24 PGS (North)

SL NO.	COMPANY	DAG NO.	PURCHASED AREA (DECIMAL)	TOTAL AREA (DECIMAL)	MUTATED AREA (DECIMAL)	CLASSIFICATION	REGISTRY OFFICE	DATE OF REGISTRY	DEED NO.	L R KHATIAN NO.	REGISTRY DETAILS
166		1352	0.3888			Bastu	A.R.A - IV, KOLKATA	7-May-2016	190404267/ 2016		EXCHANGE DEED - Book No. I, CD Volume No. 1904 -2016, Page 161408 to 161428, L.R. Khatian No. 1462 & 2201, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
		1353	0.2441			Bastu					
167		1353	0.0777			Bastu	A.R.A - IV, KOLKATA	2-Feb-2017	190400837/2017		Book No. I, CD Volume No. 1904 -2017, Page 34341 to 34365, L.R. Khatian No. 1668, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
		1359	0.5772			Bastu					
168	Snowball Skyscraper (P) Ltd	1359	10.1000	10.1000	10.1084	Bastu	A.R.A - IV, Kolkata	12-Feb-2016	190401446/2016	2257	Book No. I, CD Volume No. 1904 -2016, Page 54162 to 54195, L.R. Khatian No. 1662, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
169	Soly Dealers (P) Ltd	1338	6.0650	12.1300	12.1203	Bastu	ADSR, Bidhannagar	22-Sep-2010	09776/2010	1713	Book No. I, CD Volume No. 16, Page 2936 to 2956, L.R. Khatian No. 287, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
170		1338	6.0650			Bastu	ADSR, Bidhannagar	22-Sep-2010	09771/2010		Book No. I, CD Volume No. 16, Page 2811 to 2831, L.R. Khatian No. 287, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
171	Standard Commosales (P) Ltd	1320	1.0842	11.6862	11.6810	Bastu	A.R.A - II, Kolkata	25-Oct-2011	13821/2011	1760	Book No. I, CD Volume No. 54, Page 1754 to 1771, L.R. Khatian No. 84, Hal Kh. 595/1 Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145 Dist. 24 PGS (North)
		1336	1.0842			Bastu					
712		1320	2.1658			Bastu	A.R.A - II, Kolkata	20-Jan-2012	00743/2012		Book No. I, CD Volume No. 3, Page 3616 to 3631, L.R. Khatian No. 200, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145 Dist. 24 PGS (North)
173		1345	0.8468			Bastu	A.R.A - II, Kolkata	21-Sep-2012	11944/2012		Book No. I, CD Volume No. 47, Page 2994 to 3016, L.R. Khatian No. 1005, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145 Dist. 24 PGS (North)
174		1320	1.0842			Bastu	ADSR, Bidhannagar	4-Jul-2012	08604/2012		Book No. I, CD Volume No. 12, Page 7867 to 7881, L.R. Khatian No. 84, Hal Kh. 428/1 Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145 Dist. 24 PGS (North)
		1336	1.0842			Bastu					
175		1320	1.0842			Bastu	ADSR, Bidhannagar	4-Jul-2012	08605/2012		Book No. I, CD Volume No. 12, Page 7882 to 7898, Sub. Khatian No. 84, Hal Kh. 476 Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145 Dist. 24 PGS (North)
		1336	1.0842			Bastu					
176		1320	1.0842			Bastu	A.R.A - II, Kolkata	24-Jun-2013	09245/2013		Book No. I, CD Volume No. 28, Page 2885 to 2907, L.R. Khatian No. 1032/1, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145, Dist. 24 PGS (North)
		1336	1.0842			Bastu					

SL NO.	COMPANY	DAG NO.	PURCHASED AREA (DECIMAL)	TOTAL AREA (DECIMAL)	MUTATED AREA (DECIMAL)	CLASSIFICATION	REGISTRY OFFICE	DATE OF REGISTRY	DEED NO.	L R KHATIAN NO.	REGISTRY DETAILS
177	Subhdhan Commodeal (P) Ltd	1338	6.3000	11.3842	11.3754	Bastu	ADSR, Bidhannagar	30-Jul-2010	07868/2010	1710	Book No. I, CD Volume No. 13, Page 6048 to 6062, L.R. Khatian No. 1620 (earlier 1332, 1337, 1329, 1331, 1330), Mouza – Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145, Dist. 24 PGS (North)
178		1338	4.0000			Bastu	ADSR, Bidhannagar	3-Aug-2010	07907/2010		Book No. I, CD Volume No. 13, Page 6890 to 6903, L.R. Khatian No. 1646 (earlier 965), Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, Touzi 145 Dist. 24 PGS (North)
179		1320	1.0842			Bastu	A.R.A - IV, Kolkata	7-Jul-2017	190406974/2017		Book No. I, CD Volume No. 1904 -2017, Page 251591 to 251625, L.R. Khatian No. 559, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
180	Subhshiv Developers (P) Ltd	1359	10.1000	10.1000	10.0936	Bastu	A.R.A - IV, Kolkata	12-Feb-2016	190401571/2016	2263	Book No. I, CD Volume No. 1904 -2016, Page 57058 to 57090, L.R. Khatian No. 1662, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
181	Suman Jain	1338	4.3134	4.3134	4.3215	Bastu	A.R.A - IV, Kolkata	27-Oct-2016	190410199/2016	2378	Book No. I, CD Volume No. 1904 -2016, Page 378211 to 378231, L.R. Khatian No. 1686, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
182	Suntown Constructions LLP	1351	2.3330	9.0104	9.0108	Bastu	A.R.A - II, Kolkata	21-Aug-2015	190209104/2015	2174	Book No. I, CD Volume No. 1902 -2015, Page 115396 to 115424, L.R. Khatian No. 695, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
183		1350	1.7490			Bastu	A.R.A - II, Kolkata	21-Aug-2015	190209103/2015		Book No. I, CD Volume No. 1902 -2015, Page 115373 to 115395, L.R. Khatian No. 695, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
184		1359	4.9284			Bastu	A.R.A - IV, Kolkata	19-Sep-2016	190408804/2016		Book No. I, CD Volume No. 1904 -2016, Page 329176 to 329195, L.R. Khatian No. 578/1 & 2174, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
185	Suntown Projects LLP	1342	6.0000	12.0000	12.0006	Bastu	A.R.A - II, Kolkata	25-Apr-2015	05498/2015	2134	Book No. I, CD Volume No. 31, Page 2376 to 2403, L.R. Khatian No. 1711, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
186		1348	6.0000			Bastu	A.R.A - II, Kolkata	25-Apr-2015	05496/2015		Book No. I, CD Volume No. 31, Page 2330 to 2352, L.R. Khatian No. 1866, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
187	Thakdari Developers LLP	1333	1.3000	5.5000	5.5005	Bastu	A.R.A - II, Kolkata	1-Jun-2015	190205844/2015	2144	Book No. I, CD Volume No. 1902 -2015, Page 10507 to 10532, L.R. Khatian No. 1900, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)
188		1338	4.2000			Bastu	A.R.A - II, Kolkata	1-Jun-2015	190205843/2015		Book No. I, CD Volume No. 1902 -2015, Page 10482 to 10506, L.R. Khatian No. 1775, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216. Touzi 145 Dist. 24 PGS (North)

SL NO.	COMPANY	DAG NO.	PURCHASED AREA (DECIMAL)	TOTAL AREA (DECIMAL)	MUTATED AREA (DECIMAL)	CLASSIFICATION	REGISTRY OFFICE	DATE OF REGISTRY	DEED NO.	L R KHATIAN NO.	REGISTRY DETAILS
189	Thakdari Real Estate LLP	1342	6.0000	12.0000	11.9962	Bastu	A.R.A - II, Kolkata	25-Apr-2015	05499/2015	2136	Book No. I, CD Volume No. 31, Page 2404 to 2431, L.R. Khatian No. 1711, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
190		1348	6.0000			Bastu	A.R.A - II, Kolkata	25-Apr-2015	05500/2015		Book No. I, CD Volume No. 31, Page 2432 to 2454, L.R. Khatian No. 1866, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
191	Upfront Builders (P) Ltd	1338	7.2080	11.3486	11.3565	Bastu	A.R.A - IV, Kolkata	9-Mar-2016	190402549/2016	2269	Book No. I, CD Volume No. 1904 -2016, Page 89432 to 89465, L.R. Khatian No. 2175, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
192		1349, 1350 & 1351	1.1961			Bastu	A.R.A - IV, Kolkata	17-Mar-2016	190402657/2016		Book No. I, CD Volume No. 1904 -2016, Page 101617 to 101644, L.R. Khatian No. 1199, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
193		1349, 1350 & 1351	0.5940			Bastu	A.R.A - IV, Kolkata	24-Mar-2016	190402921/2016		Book No. I, CD Volume No. 1904 -2016, Page 109576 to 109609, L.R. Khatian No. 1198, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
194		1349, 1350, 1351 & 1359	2.3505			Bastu	A.R.A - IV, Kolkata	2-May-2017	190406119/2017		Book No. I, CD Volume No. 1904 -2017, Page 229574 to 229603, L.R. Khatian No. 1200, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
195	Vedini Infracon LLP	1338	6.0000	12.0000	11.9848	Bastu	A.R.A - II, Kolkata	25-Apr-2015	04981/2015	2133	Book No. I, CD Volume No.28, Page 3139 to 3163, L.R. Khatian No. 1709, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
196		1345	3.0000			Bastu	A.R.A - II, Kolkata	25-Apr-2015	04972/2015		Book No. I, CD Volume No.28, Page 2940 to 2963, L.R. Khatian No. 1760, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
197		1348	3.0000			Bastu	A.R.A - II, Kolkata	25-Apr-2015	04977/2015		Book No. I, CD Volume No.28, Page 3059 to 3082, L.R. Khatian No. 1866, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
198	Winsome Estates (P) Ltd	1342	5.8310	11.6620	11.6620	Bastu	A.R.A - II, Kolkata	6-Sep-2012	11435/2012	1856	Book No. I, CD Volume No. 45, Page 81 to 98, LR. Khatian No. 1547, Mouza Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
199		1342	5.8310			Bastu	A.R.A - II, Kolkata	6-Sep-2012	11434/2012		Book No. I, CD Volume No. 45, Page 63 to 80, LR. Khatian No. 1547, Mouza Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
200	Workswell Infra LLP	1339	12.3550	12.3550	12.3573	Bastu	A.R.A - IV, Kolkata	6-Dec-2016	190411188/2016	2344	Book No. I, CD Volume No. 1904 -2016, Page 409467 to 409492, L.R. Khatian No. 2110, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)

SL NO.	COMPANY	DAG NO.	PURCHASED AREA (DECIMAL)	TOTAL AREA (DECIMAL)	MUTATED AREA (DECIMAL)	CLASSIFICATION	REGISTRY OFFICE	DATE OF REGISTRY	DEED NO.	L R KHATIAN NO.	REGISTRY DETAILS
201	Worldwyn Estates (P) Ltd	1345	9.3844	9.3844	9.3844	Bastu	A.R.A - II, Kolkata	6-Sep-2012	11436/2012	1858	Book No. I, CD Volume No. 45, Page 99 to 115, L.R. Khatian No. 1544, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
202		1345				Bastu	A.R.A - II, Kolkata	6-Sep-2012	11437/2012		Book No. I, CD Volume No. 45, Page 116 to 132, L.R. Khatian No. 1544, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
203		1345				Bastu	A.R.A - II, Kolkata	6-Sep-2012	11439/2012		Book No. I, CD Volume No. 45, Page 151 to 167, L.R. Khatian No. 1544, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
204	Yashvi Real Estates LLP	446	3.4000	12.2000	12.2010	Bastu	A.R.A - II, Kolkata	12-Dec-2014	15494/2014	2108	Book No. I, CD Volume No. 77, Page 3760 to 3783, L.R. Khatian No. 404, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
205		446	3.4000			Bastu	A.R.A - II, Kolkata	12-Dec-2014	15496/2014		Book No. I, CD Volume No. 77, Page 3808 to 3831, L.R. Khatian No. 552, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
206		446	3.4000			Bastu	A.R.A - II, Kolkata	12-Dec-2014	15497/2014		Book No. I, CD Volume No. 77, Page 3832 to 3853, L.R. Khatian No. 412, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
207		1345	2.0000			Bastu	A.R.A - II, Kolkata	24-Aug-2015	190209232/2015		Book No. I, CD Volume No. 1902 -2015, Page 116429 to 116454, L.R. Khatian No. 1858, Mouza - Thakdari, P.S. Rajarhat, ADSR Bidhannagar, JL NO. 19, R.S 216, Touzi 145 Dist. 24 PGS (North)
			904.9424	904.9424	904.9732						