

## CONVEYANCE

1. **Date:** \_\_\_\_\_
2. **Place:** Kolkata
3. **Parties:**

- 3.1 **Aadharseela Dealers Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAJCA1846L**]
- 3.2 **Aadharseela Tie Up Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAJCA1847M**]
- 3.3 **Devpujan Realestate Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD4134D**]
- 3.4 **Megapix Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM2209C**]
- 3.5 **Power Point Buildcon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCP8476M**]
- 3.6 **Power Point Dealers Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCP8480R**]
- 3.7 **Power Point Reality Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCP8479E**]
- 3.8 **Power Point Tie Up Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCP8475J**]
- 3.9 **Shivpawan Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6851Q**]
- 3.10 **Shivpawan Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6840H**]
- 3.11 **Shivpawan Developers Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6849Q**]
- 3.12 **Shivpawan Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6841G**]
- 3.13 **Shivpawan Housing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6850R**]

- 3.14 **Shivpawan Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6843E**]
- 3.15 **Shivpawan Constructions Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6842F**]
- 3.16 **Shivratri Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS3160N**]
- 3.17 **Shivratri Promoters Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS3167M**]
- 3.18 **Sun View Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAPCS3385Q**]

All are represented by their authorized signatory \_\_\_\_\_, son of \_\_\_\_\_, by faith Hindu, by nationality Indian, by occupation \_\_\_\_\_, working for gain at \_\_\_\_\_, Kolkata \_\_\_\_\_, Post Office \_\_\_\_\_, Police Station \_\_\_\_\_, District \_\_\_\_\_, West Bengal (**PAN** \_\_\_\_\_)

(collectively **Owners**, which expression shall includes their successors-in-interest)

**And**

- 3.19 **Siddha Waterfront LLP** (formerly known as Siddha Town Khardah LLP), a limited liability partnership firm, incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 6<sup>th</sup> Floor, Siddha Park, 99A, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street, District Kolkata, West Bengal [**PAN ACJFS0719H**] represented by its authorized signatory \_\_\_\_\_, son of \_\_\_\_\_, by faith Hindu, by nationality Indian, by occupation \_\_\_\_\_, working for gain at \_\_\_\_\_, Kolkata \_\_\_\_\_, Post Office \_\_\_\_\_, Police Station \_\_\_\_\_, District \_\_\_\_\_, West Bengal (**PAN** \_\_\_\_\_)

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

**And**

- 3.20 **Blockdeal Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCB2202B**]
- 3.21 **Blockdeal Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCB2204H**]

- 3.22 **Blockdeal Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCB2203A**]
- 3.23 **Coolhut Buildcon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0099P**]
- 3.24 **Coolhut Builders Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0098N**]
- 3.25 **Coolhut Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0171L**]
- 3.26 **Coolhut Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0172K**]
- 3.27 **Coolhut Projects Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0095B**]
- 3.28 **Coolhut Promoters Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0170M**]
- 3.29 **Coolhut Properties Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0555N**]
- 3.30 **Coolhut Reality Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0096C**]
- 3.31 **Coolhut Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0169E**]
- 3.32 **Crossway Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAFCC1971L**]
- 3.33 **Crossway Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAFCC1973J**]
- 3.34 **Devpujan Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD4201F**]

- 3.35 **Devpujan Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD4133E**]
- 3.36 **Devpujan Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD4202G**]
- 3.37 **Dhanaasha Commercial Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAECD5686N**]
- 3.38 **Dhansilk Developers Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD5502D**]
- 3.39 **Dhansilk Housing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD5503C**]
- 3.40 **Dhansilk Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD5508K**]
- 3.41 **Dhansilk Projects Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD5505E**]
- 3.42 **Mangaldham Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4385K**]
- 3.43 **Mangaldham Constructions Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4390C**]
- 3.44 **Mangaldham Developers Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4391D**]
- 3.45 **Mangaldham Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4389F**]
- 3.46 **Mangaldham Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4386L**]
- 3.47 **Mangaldham Housing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4388E**]

- 3.48 **Panchmurti Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8337C**]
- 3.49 **Panchmurti Constructions Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8451K**]
- 3.50 **Panchmurti Hirise Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8335A**]
- 3.51 **Panchmurti Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8343J**]
- 3.52 **Panchmurti Promoters Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8340M**]
- 3.53 **Paramount Trexim Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCP8481Q**]
- 3.54 **Pawansathi Buildcon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8339N**]
- 3.55 **Pawansathi Builders Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8336D**]
- 3.56 **Pawansathi Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8338P**]
- 3.57 **Pawansathi Hirise Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8344R**]
- 3.58 **Pawansathi Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8345Q**]
- 3.59 **Pawanshiv Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8967J**]
- 3.60 **Pawanshiv Griha Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Sahapur, Police Station Park Street, District Kolkata [**PAN AAGCP8452L**]

- 3.61 **Pawanshiv Hirise Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8968H**]
- 3.62 **Pawanshiv Housing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8450J**]
- 3.63 **Power Point Tracom Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCP8478F**]
- 3.64 **Ratansidhi Commerce Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAGCR2955N**]
- 3.65 **Rudramukhi Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCR1052A**]
- 3.66 **Rudramukhi Constructions Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCR0927C**]
- 3.67 **Rudramukhi Hirise Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCR1051D**]
- 3.68 **Rudramukhi Promoters Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCR0929N**]
- 3.69 **Rudramukhi Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCR1050C**]
- 3.70 **Shivpawan Tradelink Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AASCS7523F**]
- 3.71 **Shivphal Mercantile Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AASCS7457C**]
- 3.72 **Shivratri Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS3159H**]

- 3.73 **Shivratri Projects Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS3168E**]
- 3.74 **Shivratri Reality Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS3166L**]
- 3.75 **Transways Projects Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAECT5775A**]
- 3.76 **Tropex Vanijya Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACCT4831H**]
- 3.77 **Vostro Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECV2101J**]
- 3.78 **Wonder Vyapaar Private limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAACW6476D**]
- 3.79 **Anjanidham Mercantile Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AALCA4011H**]
- 3.80 **Aravali Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AALCA1913A**]
- 3.81 **Astbhuja Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AALCA3617P**]
- 3.82 **Astbhuja Housing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AALCA3616N**]
- 3.83 **Blockdeal Hirise Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCB2117D**]
- 3.84 **Booster Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCB3089A**]
- 3.85 **Coolhut Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFC0176P**]



- 3.86 **Coolhut Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0174R**]
- 3.87 **Coolhut Hirise Private limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0175Q**]
- 3.88 **Coolhut Housing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0173J**]
- 3.89 **Coolhut Infrastructure Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0097D**]
- 3.90 **Crossway Realestate Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAFCC1974R**]
- 3.91 **Devpujan Hirise Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD4132F**]
- 3.92 **Devpujan Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD4130H**]
- 3.93 **Dhansilk Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD5510D**]
- 3.94 **Dhansilk Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD5504F**]
- 3.95 **Dhansubh Dealer Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAECD5687P**]
- 3.96 **Hopeful Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South Parganas, West Bengal [**PAN AADCH1420M**]
- 3.97 **Mangaldham Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4392A**]

- 3.98 **Mangaldham Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4387M**]
- 3.99 **Mastery Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAICM5323M**]
- 3.100 **Mastery Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South Parganas, West Bengal [**PAN AAICM5324N**]
- 3.101 **Mastery Housing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAICM5319H**]
- 3.102 **Pluto Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP9509C**]
- 3.103 **Pushadham Marketing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAHCP0516A**]
- 3.104 **Shivpawan Realestate Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6848R**]
- 3.105 **Shivratri Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS3156J**]
- 3.106 **Sidhimaya Vyapaar Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AASCS7455A**]
- 3.107 **Snowrise Tradelink Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS7522E**]
- 3.108 **Transways Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAECT5774B**]
- 3.109 **Transways Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAECT5777C**]

- 3.110 **Anjanidham Marketing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AALCA4010G**]
- 3.111 **Average Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AALCA4776H**]
- 3.112 **Average Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AALCA4772D**]
- 3.113 **Average Properties Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AALCA4769Q**]
- 3.114 **Average Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AALCA4775E**]
- 3.115 **Baglamukhi Vyapaar Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCB3895G**]
- 3.116 **Bangbhumii Shoppers Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCB3911M**]
- 3.117 **Circular Promoters Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0554P**]
- 3.118 **Crossway Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC1972K**]
- 3.119 **Dayasindhu Vinimay Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AECD5685R**]
- 3.120 **Dhanaseth Tradelink Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AECD5703G**]
- 3.121 **Dhansilk Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AECD5506H**]
- 3.122 **Fastener Realestate Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACCF1617P**]

- 3.123 **Fastener Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACCF1618C**]
- 3.124 **Fastener Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACCF1616N**]
- 3.125 **Giridhan Commercial Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCG0925Q**]
- 3.126 **Greatful Realestate Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCG1282Q**]
- 3.127 **Highpower Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1416M**]
- 3.128 **Highpower Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1417L**]
- 3.129 **Hopeful Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1418F**]
- 3.130 **Hopeful Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1419E**]
- 3.131 **Hopeful Housing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1411N**]
- 3.132 **Hopeful Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1415J**]
- 3.133 **Hopeful Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1412R**]
- 3.134 **Hopeful Projects Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1409G**]
- 3.135 **Hopeful Promoters Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1413Q**]

- 3.136 **Hopeful Realestate Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1414K**]
- 3.137 **Hopeful Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1410P**]
- 3.138 **Jatashiv Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACJ9695B**]
- 3.139 **Kalashsidhi Exports Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCK0826J**]
- 3.140 **Lifelong Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACCL4510B**]
- 3.141 **Lifelong Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACCL4509L**]
- 3.142 **Lifemake Mercantile Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACCL4349Q**]
- 3.143 **Linkrose Dealer Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACCL4337Q**]
- 3.144 **Linkrose Distributors Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACCL4336R**]
- 3.145 **Mangaldham Retailers Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4614P**]
- 3.146 **Mangalshiv Shoppers Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas [**PAN AAICM4612M**]
- 3.147 **Mastery Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM5322L**]
- 3.148 **Mastery Realestate Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM5317K**]

- 3.149 **Megapix Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM2867N**]
- 3.150 **Moonlife Vyapaar Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4640D**]
- 3.151 **Moonlike Dealer Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4615N**]
- 3.152 **Moonlike Distributors Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4639E**]
- 3.153 **Mridul Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM5107B**]
- 3.154 **Mridul Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM5108Q**]
- 3.155 **Mridul Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM5106A**]
- 3.156 **Palanhar Vyapaar Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP0517B**]
- 3.157 **Panchmahal Vinimay Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP0515D**]
- 3.158 **Panchratan Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP1053G**]
- 3.159 **Panchratan Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP1043Q**]
- 3.160 **Panchratan Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP1054B**]
- 3.161 **Panchratan Projects Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP1052H**]

- 3.162 **Panchratan Realestate Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP1042R**]
- 3.163 **Panchratan Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP1051E**]
- 3.164 **Parampita Business Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP0495Q**]
- 3.165 **Pluto Hirise Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8973L**]
- 3.166 **Prathampujay Vyapaar Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP0519R**]
- 3.167 **Primary Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP0891N**]
- 3.168 **Primary Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP0892R**]
- 3.169 **Rangarang Traders Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCR2957Q**]
- 3.170 **Roselife Mercantile Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCR2976M**]
- 3.171 **Roserise Vanijya Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCR2956R**]
- 3.172 **Shivbhakti Constructions Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6859G**]
- 3.173 **Shivmahima Vyapaar Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS7458P**]
- 3.174 **Shivpawan Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6839A**]

- 3.175 **Shivpawan Properties Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6846B**]
- 3.176 **Shivphal Vyapaar Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS7454B**]
- 3.177 **Teenlok Commercial Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECT5484A**]
- 3.178 **Teenlok Tradelink Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECT5467H**]
- 3.179 **Transways Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECT5776D**]

All are represented by their authorized signatory \_\_\_\_\_, son of \_\_\_\_\_, by faith Hindu, by nationality Indian, by occupation \_\_\_\_\_, working for gain at \_\_\_\_\_, Kolkata \_\_\_\_\_, Post Office \_\_\_\_\_, Police Station \_\_\_\_\_, District \_\_\_\_\_, West Bengal (**PAN** \_\_\_\_\_)

(collectively **Confirming Parties**, which expression shall include their successors-in-interest)

**And**

- 3.180 \_\_\_\_\_, \_\_\_\_\_ of \_\_\_\_\_, by faith \_\_\_\_\_, by nationality \_\_\_\_\_, by occupation \_\_\_\_\_, aged about \_\_\_\_\_ years, residing at \_\_\_\_\_, PIN-\_\_\_\_\_, Post Office \_\_\_\_\_, Police Station \_\_\_\_\_, District \_\_\_\_\_, \_\_\_\_\_ (**PAN** \_\_\_\_\_)

(**Buyer/Allottee**, include/s his/her heirs, executors, administrators, successors-in-interest and/or permitted assigns)

Owners, Promoter/Developer, Confirming Parties and Buyer/Allottee are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Apartment:** Residential Apartment No. \_\_\_\_\_, on the \_\_\_\_\_ floor, having carpet area of \_\_\_\_\_ (\_\_\_\_\_) square feet, more or less, with attached balcony measuring \_\_\_\_\_ (\_\_\_\_\_) square feet, more or less, and the said apartment with attached balcony collectively having built up area of \_\_\_\_\_ (\_\_\_\_\_) square feet, more or less, being more particularly described in the **Schedule B** below and the layout of the apartment is delineated in **Green** colour on the **Plan** annexed hereto and marked as **Annexure “2” (Said Apartment)**, in constructed Block/Building No. \_\_\_\_\_ (namely \_\_\_\_\_) (**Said Block/Building**), being part



of the Real Estate Project (defined in Clause 5.3 below) registered under the provisions of the West Bengal Housing Industry Regulation Act, 2017 (**Act**), the West Bengal Housing Industry Regulation Rules, 2018 (**Rules**) and the West Bengal Housing Industry Regulation Act, 2017 (**Regulations**) with the West Bengal Housing Industry Regulatory Authority (**Authority**) at Kolkata, on \_\_\_\_\_ under Registration No. \_\_\_\_\_, the Real Estate Project is constructed on land measuring 139.6832 (one hundred and thirty nine point six eight three two) decimal, [equivalent to 84.6565 (eighty four point six five six five) *cottah*], more or less, comprised in R.S. *Dag* Nos. 743, 744(P) and 750 corresponding L.R. *Dag* Nos. 1702, 1635 (P) & 1703 recorded in L.R. *Khatian* Nos. 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3823, 3824, 3825, 3826, 3827, 3833, 3834 & 3858 at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of Patulia *Gram Panchayet* (**PGP**) and R.S. *Dag* No. 737(P) corresponding L.R. *Dag* No. 1661(P), recorded in L.R. *Khatian* Nos. 3808, 3809 & 3828, at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of Khardaha Municipality Police Station Khardah, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas, as delineated in **Blue** colour boundary line on the **Plan** annexed hereto and marked as **Annexure “1”** and more particularly described in the **Schedule A-2** below (**Project Property**). The Real Estate Project has been developed as a phase (Phase II) of the Whole Project (defined in 5.10.1 (iii) below) named **Siddha Waterfront (Said Complex)**, constructed/being constructed on land measuring 1785.5994 (one thousand seven hundred eighty five point five nine nine four) decimal, [equivalent to 1082.1815 (one thousand eighty two point one eight one five) *cottah*], more or less, comprised in R.S. *Dag* Nos. 696(P), 697, 698, 699, 700, 743, 744(P), 749, 750, 754, 755, 756, 757, 758, 759, 760, 761, 762, 766(P), 768, 769, 770, 771, 772, 773, 774, 776, 777, 844(P), 845(P), 846, 847(P), 849, 850, 851, 853, 854, 855, 856, 857, 858, 767/1687, 770/1251, 770/1252, 771/1253, 777/1254 & 856/1260, corresponding to L.R. *Dag* Nos. 1595 (P), 1596, 1597, 1590, 1598, 1599, 1702, 1635 (P), 1704, 1703, 1705, 1706, 1707, 1708, 1715, 1709, 1588, 1589, 1591, 1594, 1585 (P), 1587, 1586, 1712, 1710, 1713, 1717, 1716, 1825, 1824, 1736 (P), 1734 (P), 1733, 1732 (P), 1718, 1719, 1724, 1722, 1723, 1557, 1735, 1555, 1554, 1583, 1720, 1711, 1714, 1726 & 1556, recorded in L.R. *Khatian* Nos. 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3754, 3755, 3756, 3757, 3758, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3766, 3799, 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3810, 3811, 3812, 3823, 3824, 3825, 3826, 3827, 3829, 3830, 3831, 3832, 3833, 3834, 3858, 3868, 3869, 3870, 3871, 3872, 3873, 3874, 3875, 3876, 3877, 3883, 3884, 3885, 3886, 3887, 3888, 3889, 3890, 3891, 3892, 3894, 3895, 3896, 3897, 3898, 3899, 3900, 3905, 3906, 3907, 3910, 3911, 3914, 3915, 3926, 3927, 3928, 3929, 3930, 3931, 3932, 3933, 3934, 3935, 3936, 3937, 3938, 3939, 3940, 3941, 3942, 3943, 3944, 3945, 3953, 3954, 3955, 3956, 3957, 3958, 3959, 3960, 3961, 3962, 3963, 3964, 3965, 3966, 3967, 3968, 3969, 3988, 3989, 3990, 3991, 3992, 3998, 4002, 4046, 4047, 4048, 4073, 4076, 4099, 4100, 4101, 4111, 4124, 4133, 4134, 4135, 4136, 4138, 4177, 4182, 4183, 4260, 4261, 4262, 4389, 4390, 4391, 4812, 4813, 4814, 4741, 4739, 4742, 4740, at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of PGP and R.S. *Dag* No. 737(P) corresponding to L.R. *Dag* No. 1661 (P), recorded in L.R. *Khatian* Nos. 3808, 3809, 3828, at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of Khardaha Municipality Police Station Khardah, Kolkata-700119, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas, which is more particularly described in the **Schedule A-1** below and is delineated in **Red** colour boundary line on the **Plan** annexed hereto and marked as **Annexure “1”** (“**Larger Property**”).

- 4.2 **Land Share:** Undivided, impartible, proportionate and variable share in the land underneath the Said Block/Building as be attributable and appurtenant to the Said Apartment (**Land Share**). The Land Share has been derived by taking into consideration the proportion which the area of the Said Apartment bears to the total area of the Said Block/Building.
- 4.3 **Said Parking Space:** The right to park in the parking space/s described in the **Schedule B** below (**Said Parking Space**), if any.

- 4.4 **Share In Common Areas:** Undivided, impartible, proportionate and variable share in the common areas of the Real Estate Project (**Share In Common Areas**), the said common areas of the Real Estate Project being described in the **Schedule C** below (**Common Areas**).
- 4.5 **Said Apartment And Appurtenances:** The subject matter of this Conveyance are 4.1, 4.2, 4.3 and 4.4 above, being the Said Apartment, the Land Share, the Said Parking Space (if any) and the Share In Common Areas, respectively, which are collectively described in the **Schedule B** below (collectively **Said Apartment And Appurtenances**).

## 5. Background

- 5.1 **Ownership of Larger Property:** The Owner Nos. 3.1 to 3.18 are the joint owners of the Project Property i.e. land measuring 139.6832 (one hundred and thirty nine point six eight three two) decimal, [equivalent to 84.6565 (eighty four point six five six five) *cottah*], more or less, comprised in R.S. *Dag* Nos. 743, 744(P) and 750 corresponding L.R. *Dag* Nos. 1702, 1635 (P) & 1703 recorded in L.R. *Khatian* Nos. 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3823, 3824, 3825, 3826, 3827, 3833, 3834 & 3858 at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of PGP and R.S. *Dag* No. 737(P) corresponding L.R. *Dag* No. 1661(P), recorded in L.R. *Khatian* Nos. 3808, 3809 & 3828, at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of Khardah Municipality Police Station Khardah, Sub-Registration District Sodepore (formerly Barrackpore), District North 24 Parganas **and** the Confirming Parties No. 3.20 to 3.179 are the joint owners of land measuring 1645.9162 (one thousand six hundred forty five point nine one six two) decimal, [equivalent to 997.5250 (nine hundred ninety seven point five two five zero) *cottah*], more or less, comprised in R.S. *Dag* Nos. 696(P), 697, 698, 699, 700, 749, 754, 755, 756, 757, 758, 759, 760, 761, 762, 766(P), 768, 769, 770, 771, 772, 773, 774, 776, 777, 844(P), 845(P), 846, 847(P), 849, 850, 851, 853, 854, 855, 856, 857, 858, 767/1687, 770/1251, 770/1252, 771/1253, 777/1254 & 856/1260, corresponding to L.R. *Dag* Nos. 1595 (P), 1596, 1597, 1598, 1599, 1704, 1705, 1706, 1707, 1708, 1715, 1709, 1588, 1589, 1591, 1594, 1585 (P), 1587, 1586, 1712, 1710, 1713, 1717, 1716, 1825, 1824, 1736 (P), 1734 (P), 1733, 1732 (P), 1718, 1719, 1724, 1722, 1723, 1557, 1735, 1555, 1554, 1583, 1720, 1711, 1714, 1726 & 1556, recorded in L.R. *Khatian* Nos. 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3754, 3755, 3756, 3757, 3758, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3766, 3799, 3801, 3810, 3811, 3812, 3829, 3830, 3831, 3832, 3833, 3834, 3868, 3869, 3870, 3871, 3872, 3873, 3874, 3875, 3876, 3877, 3883, 3884, 3885, 3886, 3887, 3888, 3889, 3890, 3891, 3892, 3894, 3895, 3896, 3897, 3898, 3899, 3900, 3905, 3906, 3907, 3910, 3911, 3914, 3915, 3926, 3927, 3928, 3929, 3930, 3931, 3932, 3933, 3934, 3935, 3936, 3937, 3938, 3939, 3940, 3941, 3942, 3943, 3944, 3945, 3953, 3954, 3955, 3956, 3957, 3958, 3959, 3960, 3961, 3962, 3963, 3964, 3965, 3966, 3967, 3968, 3969, 3988, 3989, 3990, 3991, 3992, 3998, 4002, 4046, 4047, 4048, 4073, 4076, 4099, 4100, 4101, 4111, 4124, 4133, 4134, 4135, 4136, 4138, 4177, 4182, 4183, 4260, 4261, 4262, 4389, 4390, 4391, 4812, 4813, 4814, 4741, 4739, 4742, 4740, at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of PGP, Police Station Khardah, Kolkata-700119, Sub-Registration District Sodepore (formerly Barrackpore), District North 24 Parganas (**Additional Complex Property**). The Project Property and the Additional Complex Property collectively being the Larger Property which is more particularly described in the **Schedule A-1** below.

The Owners and the Confirming Parties have purchased the Larger Property vide 249 (two hundred and forty nine) Deeds of Sale i.e. (1) Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4067 to 4082, being Deed No 13443, for the year 2012; (2) Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 54, at Pages 4321 to 4336, being Deed No 13449, for the year 2012; (3) Deed of Sale dated 29<sup>th</sup> September, 2012,

registered in the office of the A.R.A.-II, Kolkata, recorded in Book I, Volume No. 54, at Pages 4290 to 4305, being Deed No 13447, for the year 2012; **(4)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4118 to 4133, being Deed No 13446, for the year 2012; **(5)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 3822 to 2837, being Deed No 13435, for the year 2012; **(6)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4083 to 4098, being Deed No 13444, for the year 2012; **(7)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 54, at Pages 4191 to 4206, being Deed No 13453, for the year 2012; **(8)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 54, at Pages 4207 to 4222, being Deed No 13450, for the year 2012; **(9)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 54, at Pages 4371 to 4386, being Deed No 13439, for the year 2012; **(10)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 3994 to 4009, being Deed No 13438, for the year 2012; **(11)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 54, at Pages 4496 to 4511, being Deed No 13440, for the year 2012; **(12)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 3978 to 3993, being Deed No 13437, for the year 2012; **(13)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 54, at Pages 4247 to 4262, being Deed No 13442, for the year 2012; **(14)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4567 to 4582, being Deed No 13451, for the year 2012; **(15)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 3878 to 3893, being Deed No 13441, for the year 2012; **(16)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 60, at Pages 4531 to 4548, being Deed No 13403, for the year 2012; **(17)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 60, at Pages 4602 to 4619, being Deed No 13404, for the year 2012; **(18)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 628 to 645, being Deed No 13406, for the year 2012; **(19)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 60, at Pages 4513 to 4530, being Deed No 13398, for the year 2012; **(20)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 60, at Pages 4816 to 4833, being Deed No 13402, for the year 2012; **(21)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 64, at Pages 1611 to 1628, being Deed No 15912, for the year 2012; **(22)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 1283 to 1300, being Deed No 13417, for the year 2012; **(23)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 1124 to 1141, being Deed No 13418, for the year 2012; **(24)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 692 to 709, being Deed No 13409, for the year 2012; **(25)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 883 to 900, being Deed No 13405, for the year 2012; **(26)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 16 to 33, being Deed No 13421, for the year 2012; **(27)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 60, at Pages 5128 to 5145, being Deed No 13401, for the year 2012; **(28)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 1374 to 1391, being Deed No 13415, for the year 2012; **(29)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 951 to 968, being Deed No 13420, for the year 2012; **(30)** Deed of Sale dated 29<sup>th</sup>

September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 1074 to 1091, being Deed No 13419, for the year 2012; **(31)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 777 to 794, being Deed No 13410, for the year 2012; **(32)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 1412 to 1429, being Deed No 13422, for the year 2012; **(33)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 1356 to 1373, being Deed No 13416, for the year 2012; **(34)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 822 to 839, being Deed No 13423, for the year 2012; **(35)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 64, at Pages 1593 to 1610, being Deed No 15911, for the year 2012; **(36)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4134 to 4152, being Deed No 13381, for the year 2012; **(37)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4099 to 4117, being Deed No 13413, for the year 2012; **(38)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 3928 to 3946, being Deed No 13436, for the year 2012; **(39)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4529 to 4547, being Deed No 13414, for the year 2012; **(40)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 3838 to 3856, being Deed No 13434, for the year 2012; **(41)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4048 to 4066, being Deed No 13411, for the year 2012; **(42)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4321 to 4339, being Deed No 13378, for the year 2012; **(43)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4029 to 4047, being Deed No 13400, for the year 2012; **(44)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4548 to 4566, being Deed No 13424, for the year 2012; **(45)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4277 to 4295, being Deed No 13379, for the year 2012; **(46)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4010 to 4028, being Deed No 13399, for the year 2012; **(47)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 54, at Pages 4577 to 4595, being Deed No 13412, for the year 2012; **(48)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 54, at Pages 4736 to 4754, being Deed No 13407, for the year 2012; **(49)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 54, at Pages 4630 to 4648, being Deed No 13408, for the year 2012; **(50)** Deed of Sale dated 18<sup>th</sup> October, 2012, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 27, at Pages 1455 to 1468, being Deed No 11068, for the year 2012; **(51)** Deed of Sale dated 18<sup>th</sup> October, 2012, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 27, at Pages 1469 to 1482, being Deed No 11069, for the year 2012; **(52)** Deed of Sale dated 18<sup>th</sup> October, 2012, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 27, at Pages 1483 to 1496, being Deed No 11070, for the year 2012; **(53)** Deed of Sale dated 18<sup>th</sup> October, 2012, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 27, at Pages 1441 to 1454, being Deed No 11063, for the year 2012; **(54)** Deed of Sale dated 18<sup>th</sup> October, 2012, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 27, at Pages 1497 to 1510, being Deed No 11071, for the year 2012; **(55)** Deed of Sale dated 18<sup>th</sup> October, 2012, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 27, at Pages 1526 to 1540, being Deed No 11085, for the year 2012; **(56)** Deed of Sale dated 18<sup>th</sup> October, 2012, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 27, at Pages 1511 to 1525, being Deed No 11084, for the year 2012; **(57)** Deed of

Sale dated 5<sup>th</sup> January, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 4, at Pages 3971 to 3984, being Deed No 296, for the year 2013; **(58)** Deed of Sale dated 5<sup>th</sup> January, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 2, at Pages 530 to 543, being Deed No 298, for the year 2013; **(59)** Deed of Sale dated 10<sup>th</sup> January, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 29, at Pages 7424 to 7437, being Deed No 9555, for the year 2013; **(60)** Deed of Sale dated 10<sup>th</sup> January, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 24, at Pages 6795 to 6809, being Deed No 7359, for the year 2013; **(61)** Deed of Sale dated 10<sup>th</sup> January, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 8622 to 8635, being Deed No 7375, for the year 2013; **(62)** Deed of Sale dated 2<sup>nd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 5, at Pages 8969 to 8989, being Deed No 1614, for the year 2013; **(63)** Deed of Sale dated 2<sup>nd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 5, at Pages 9011 to 9031, being Deed No 1617, for the year 2013; **(64)** Deed of Sale dated 2<sup>nd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 5, at Pages 8990 to 9010, being Deed No 1615, for the year 2013; **(65)** Deed of Sale dated 2<sup>nd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 5, at Pages 8927 to 8947, being Deed No 1612, for the year 2013; **(66)** Deed of Sale dated 2<sup>nd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 5, at Pages 9032 to 9052, being Deed No 1618, for the year 2013; **(67)** Deed of Sale dated 2<sup>nd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 5, at Pages 8948 to 8968, being Deed No 1613, for the year 2013; **(68)** Deed of Sale dated 23<sup>rd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 9, at Pages 7348 to 7361, being Deed No 3065, for the year 2013; **(69)** Deed of Sale dated 23<sup>rd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 458 to 471, being Deed No 3066, for the year 2013; **(70)** Deed of Sale dated 23<sup>rd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 9, at Pages 7217 to 7230, being Deed No 3064, for the year 2013; **(71)** Deed of Sale dated 23<sup>rd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 9, at Pages 5800 to 5813, being Deed No 3067, for the year 2013; **(72)** Deed of Sale dated 26<sup>th</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 27, at Pages 43 to 67, being Deed No 8672, for the year 2013; **(73)** Deed of Sale dated 26<sup>th</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 27, at Pages 68 to 92, being Deed No 8673, for the year 2013; **(74)** Deed of Sale dated 26<sup>th</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 27, at Pages 18 to 42, being Deed No 8671, for the year 2013; **(75)** Deed of Sale dated 26<sup>th</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 27, at Pages 262 to 286, being Deed No 8674, for the year 2013; **(76)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 1829 to 1842, being Deed No 3130, for the year 2013; **(77)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 1843 to 1856, being Deed No 3131, for the year 2013; **(78)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2367 to 2380, being Deed No 3184, for the year 2013; **(79)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2234 to 2247, being Deed No 3183, for the year 2013; **(80)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2322 to 2336, being Deed No 3177, for the year 2013; **(81)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2307 to 2321, being Deed No 3176, for the year 2013; **(82)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2337 to 2351, being Deed No 3181, for the year 2013; **(83)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2352 to 2366, being Deed No 3182, for the year 2013; **(84)** Deed of Sale dated 2<sup>nd</sup>

March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2111 to 2125, being Deed No 3164, for the year 2013; **(85)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2292 to 2306, being Deed No 3175, for the year 2013; **(86)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2278 to 2291, being Deed No 3174, for the year 2013; **(87)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 31 to 44, being Deed No 3155, for the year 2013; **(88)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 11, at Pages 5358 to 5371, being Deed No 3168, for the year 2013; **(89)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 1997 to 2011, being Deed No 3153, for the year 2013; **(90)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2263 to 2277, being Deed No 3172, for the year 2013; **(91)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 1967 to 1981, being Deed No 3149, for the year 2013; **(92)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 1952 to 1966, being Deed No 3148, for the year 2013; **(93)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2069 to 2082, being Deed No 3163, for the year 2013; **(94)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2055 to 2068, being Deed No 3162, for the year 2013; **(95)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2040 to 2054, being Deed No 3160, for the year 2013; **(96)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2026 to 2039, being Deed No 3158, for the year 2013; **(97)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2012 to 2025, being Deed No 3154, for the year 2013; **(98)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2206 to 2220, being Deed No 3170, for the year 2013; **(99)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2191 to 2205, being Deed No 3169, for the year 2013; **(100)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 1787 TO 1801, being Deed No 3128, for the year 2013; **(101)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2221 to 2233, being Deed No 3171, for the year 2013; **(102)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 11, at Pages 5372 to 5384, being Deed No 3132, for the year 2013; **(103)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 1982 to 1996, being Deed No 3150, for the year 2013; **(104)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 1814 to 1828, being Deed No 3129, for the year 2013; **(105)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2692 to 2706, being Deed No 6086, for the year 2013; **(106)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2351 to 2365, being Deed No 6068, for the year 2013; **(107)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2647 to 2661, being Deed No 6083, for the year 2013; **(108)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2677 to 2691, being Deed No 6085, for the year 2013; **(109)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2617 to 2631, being Deed No 6081, for the year 2013; **(110)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2707 to 2721, being Deed No 6087, for the year 2013; **(111)** Deed of Sale dated 5<sup>th</sup> April,

2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2411 to 2425, being Deed No 6072, for the year 2013; **(112)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2557 to 2571, being Deed No 6078, for the year 2013; **(113)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 28, at Pages 4774 to 4788, being Deed No 9303, for the year 2013; **(114)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2261 to 2275, being Deed No 6061, for the year 2013; **(115)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2426 to 2440, being Deed No 6073, for the year 2013; **(116)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2246 to 2260, being Deed No 6057, for the year 2013; **(117)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2441 to 2455, being Deed No 6074, for the year 2013; **(118)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2572 to 2586, being Deed No 6077, for the year 2013; **(119)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2396 to 2410, being Deed No 6071, for the year 2013; **(120)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2632 to 2646, being Deed No 6082, for the year 2013; **(121)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2456 to 2470, being Deed No 6075, for the year 2013; **(122)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2722 to 2736, being Deed No 6088, for the year 2013; **(123)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2336 to 2350, being Deed No 6067, for the year 2013; **(124)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2291 to 2305, being Deed No 6062, for the year 2013; **(125)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2602 to 2616, being Deed No 6080, for the year 2013; **(126)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2542 to 2556, being Deed No 6076, for the year 2013; **(127)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2587 to 2601, being Deed No 6079, for the year 2013; **(128)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2231 to 2245, being Deed No 6056, for the year 2013; **(129)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2276 to 2290, being Deed No 6059, for the year 2013; **(130)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2381 to 2395, being Deed No 6070, for the year 2013; **(131)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2662 to 2676, being Deed No 6084, for the year 2013; **(132)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2321 to 2335, being Deed No 6066, for the year 2013; **(133)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 35, at Pages 5682 to 5697, being Deed No 12017, for the year 2013; **(134)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2306 to 2320, being Deed No 6063, for the year 2013; **(135)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3739 to 3953, being Deed No 6140, for the year 2013; **(136)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3072 to 3086, being Deed No 6112, for the year 2013; **(137)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3516 to 3530, being Deed No 6065, for the year 2013; **(138)** Deed of Sale dated 5<sup>th</sup> April,

2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3057 to 3071, being Deed No 6111, for the year 2013; **(139)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2737 to 2751, being Deed No 6089, for the year 2013; **(140)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3635 to 3649, being Deed No 6134, for the year 2013; **(141)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3938 to 3952, being Deed No 6149, for the year 2013; **(142)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3769 to 3783, being Deed No 6142, for the year 2013; **(143)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3196 to 3210, being Deed No 6120, for the year 2013; **(144)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3501 to 3515, being Deed No 6064, for the year 2013; **(145)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3145 to 3159, being Deed No 6117, for the year 2013; **(146)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2993 to 3007, being Deed No 6106, for the year 2013; **(147)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3795 to 3809, being Deed No 6145, for the year 2013; **(148)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3008 to 3022, being Deed No 6108, for the year 2013; **(149)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 28, at Pages 4672 to 4686, being Deed No 9302, for the year 2013; **(150)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3923 to 3937, being Deed No 6148, for the year 2013; **(151)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3698 to 3712, being Deed No 6138, for the year 2013; **(152)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3160 to 3174, being Deed No 6118, for the year 2013; **(153)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 21, at Pages 4812 to 4826, being Deed No 6507, for the year 2013; **(154)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3754 to 3768, being Deed No 6141, for the year 2013; **(155)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3115 to 3129, being Deed No 6115, for the year 2013; **(156)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3602 to 3616, being Deed No 6131, for the year 2013; **(157)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 28, at Pages 4639 to 4653, being Deed No 9300, for the year 2013; **(158)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 28, at Pages 4789 to 4803, being Deed No 9304, for the year 2013; **(159)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 6191 to 6205, being Deed No 6107, for the year 2013; **(160)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3572 to 3586, being Deed No 6129, for the year 2013; **(161)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3810 to 3824, being Deed No 6147, for the year 2013; **(162)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3587 to 3601, being Deed No 6130, for the year 2013; **(163)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3130 to 3144, being Deed No 6116, for the year 2013; **(164)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2752 to 2766, being Deed No 6090, for the year 2013; **(165)** Deed of Sale dated 5<sup>th</sup> April,



2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2366 to 2380, being Deed No 6069, for the year 2013; **(166)** Deed of Sale dated 11<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2366 to 2380, being Deed No 6285, for the year 2013; **(167)** Deed of Sale dated 2<sup>nd</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 21, at Pages 3030 to 3043, being Deed No 6443, for the year 2013; **(168)** Deed of Sale dated 2<sup>nd</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 21, at Pages 3016 to 3029, being Deed No 6442, for the year 2013; **(169)** Deed of Sale dated 10<sup>th</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 6865 to 6879, being Deed No 7294, for the year 2013; **(170)** Deed of Sale dated 10<sup>th</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 7052 to 7066, being Deed No 7303, for the year 2013; **(171)** Deed of Sale dated 10<sup>th</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 7234 to 7248, being Deed No 7312, for the year 2013; **(172)** Deed of Sale dated 10<sup>th</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 6759 to 6773, being Deed No 7289, for the year 2013; **(173)** Deed of Sale dated 10<sup>th</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 7135 to 7149, being Deed No 7308, for the year 2013; **(174)** Deed of Sale dated 10<sup>th</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 7087 to 7102, being Deed No 7305, for the year 2013; **(175)** Deed of Sale dated 10<sup>th</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 7119 to 7134, being Deed No 7307, for the year 2013; **(176)** Deed of Sale dated 10<sup>th</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 7103 to 7118, being Deed No 7306, for the year 2013; **(177)** Deed of Sale dated 15<sup>th</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 31, at Pages 1019 to 1031, being Deed No 10311, for the year 2013; **(178)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3443 to 3457, being Deed No 5944, for the year 2013; **(179)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3473 to 3487, being Deed No 5948, for the year 2013; **(180)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3458 to 3472, being Deed No 5946, for the year 2013; **(181)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3488 to 3502, being Deed No 5949, for the year 2013; **(182)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3503 to 3517, being Deed No 5950, for the year 2013; **(183)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3654 to 3668, being Deed No 6008, for the year 2013; **(184)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3639 to 3653, being Deed No 6007, for the year 2013; **(185)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3624 to 3638, being Deed No 6006, for the year 2013; **(186)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3609 to 3623, being Deed No 6005, for the year 2013; **(187)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3594 to 3608, being Deed No 6004, for the year 2013; **(188)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3579 to 3593, being Deed No 6003, for the year 2013; **(189)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3564 to 3578, being Deed No 6002, for the year 2013; **(190)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3549 to 3563, being Deed No 6001, for the year 2013; **(191)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3534 to 3548, being Deed No 6000, for the year 2013; **(192)** Deed of Sale dated 21<sup>st</sup>

May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3518 to 3533, being Deed No 5999, for the year 2013; **(193)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3897 to 3812, being Deed No 6019, for the year 2013; **(194)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3781 to 3796, being Deed No 6018, for the year 2013; **(195)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3765 to 3780, being Deed No 6017, for the year 2013; **(196)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3749 to 3764, being Deed No 6016, for the year 2013; **(197)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3733 to 3748, being Deed No 6015, for the year 2013; **(198)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3717 to 3732, being Deed No 6014, for the year 2013; **(199)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3701 to 3716, being Deed No 6013, for the year 2013; **(200)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3685 to 3700, being Deed No 6012, for the year 2013; **(201)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3669 to 3684, being Deed No 6011, for the year 2013; **(202)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3813 to 3828, being Deed No 6020, for the year 2013; **(203)** Deed of Sale dated 10<sup>th</sup> August, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 26, at Pages 5772 to 5787, being Deed No 8545, for the year 2013; **(204)** Deed of Sale dated 10<sup>th</sup> August, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 26, at Pages 5752 to 5756, being Deed No 8543, for the year 2013; **(205)** Deed of Sale dated 10<sup>th</sup> August, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 26, at Pages 5757 to 5771, being Deed No 8544, for the year 2013; **(206)** Deed of Sale dated 21<sup>st</sup> September, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 40, at Pages 1990 to 2012, being Deed No 13558, for the year 2013; **(207)** Deed of Sale dated 8<sup>th</sup> October, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 44, at Pages 432 to 451, being Deed No 14689, for the year 2013; **(208)** Deed of Sale dated 14<sup>th</sup> November, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 46, at Pages 5212 to 5227, being Deed No 15462, for the year 2013; **(209)** Deed of Sale dated 14<sup>th</sup> November, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 46, at Pages 5297 to 5312, being Deed No 15466, for the year 2013; **(210)** Deed of Sale dated 28<sup>th</sup> November, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 48, at Pages 4594 to 4608, being Deed No 15967, for the year 2013; **(211)** Deed of Sale dated 4<sup>th</sup> January, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 2, at Pages 726 to 740, being Deed No 272, for the year 2014; **(212)** Deed of Sale dated 4<sup>th</sup> January, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 5, at Pages 3330 to 3344, being Deed No 1079, for the year 2014; **(213)** Deed of Sale dated 4<sup>th</sup> January, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 2, at Pages 1035 to 1049, being Deed No 280, for the year 2014; **(214)** Deed of Sale dated 4<sup>th</sup> January, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 2, at Pages 741 to 755, being Deed No 273, for the year 2014; **(215)** Deed of Sale dated 16<sup>th</sup> January, 2014, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 4, at Pages 4792 to 4806, being Deed No 1583, for the year 2014; **(216)** Deed of Sale dated 16<sup>th</sup> January, 2014, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 4, at Pages 4821 to 4835, being Deed No 1585, for the year 2014; **(217)** Deed of Sale dated 13<sup>th</sup> February, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 11, at Pages 4376 to 4390, being Deed No 2538, for the year 2014; **(218)** Deed of Sale dated 13<sup>th</sup> February, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 11, at Pages 4340 to 4354, being Deed No 2539, for the year 2014; **(219)** Deed of Sale dated 13<sup>th</sup> February, 2014,

registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 11, at Pages 4391 to 4405, being Deed No 2537, for the year 2014; **(220)** Deed of Sale dated 19<sup>th</sup> April, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 4128 to 4142, being Deed No 4991, for the year 2014; **(221)** Deed of Sale dated 19<sup>th</sup> April, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 31, at Pages 3672 to 3687, being Deed No 6641, for the year 2014; **(222)** Deed of Sale dated 26<sup>th</sup> April, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 25, at Pages 662 to 676, being Deed No 5294, for the year 2014; **(223)** Deed of Sale dated 26<sup>th</sup> April, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 31, at Pages 3757 to 3771, being Deed No 6642, for the year 2014; **(224)** Deed of Sale dated 26<sup>th</sup> April, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 25, at Pages 600 to 614, being Deed No 5291, for the year 2014; **(225)** Deed of Sale dated 5<sup>th</sup> June, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 34, at Pages 1602 to 1618, being Deed No 7156, for the year 2014; **(226)** Deed of Sale dated 5<sup>th</sup> June, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 34, at Pages 1555 to 1570, being Deed No 7155, for the year 2014; **(227)** Deed of Sale dated 5<sup>th</sup> June, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 34, at Pages 1586 to 1601, being Deed No 7154, for the year 2014; **(228)** Deed of Sale dated 23<sup>rd</sup> June, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 41, at Pages 485 to 499, being Deed No 8437, for the year 2014; **(229)** Deed of Sale dated 18<sup>th</sup> October, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 65, at Pages 4172 to 4193, being Deed No 13339, for the year 2014; **(230)** Deed of Sale dated 10<sup>th</sup> December, 2014, registered in the office of the D.S.R.-I, North 24 Parganas, in Book I, Volume No. 55, at Pages 426 to 443, being Deed No 9873, for the year 2014; **(231)** Deed of Sale dated 10.12.14, registered in the office of the D.S.R.-I, North 24 Parganas, in Book I, Volume No. 55, at Pages 465 to 482, being Deed No 9875, for the year 2014; **(232)** Deed of Sale dated 10<sup>th</sup> December, 2014, registered in the office of the D.S.R.-I, North 24 Parganas, in Book I, Volume No. 55, at Pages 696 to 713, being Deed No 9883, for the year 2014; **(233)** Deed of Sale dated 10<sup>th</sup> December, 2014, registered in the office of the D.S.R.-I, North 24 Parganas, in Book I, Volume No. 55, at Pages 296 to 313, being Deed No 9866, for the year 2014; **(234)** Deed of Sale dated 10<sup>th</sup> December, 2014, registered in the office of the D.S.R.-I, North 24 Parganas, in Book I, Volume No. 55, at Pages 387 to 404, being Deed No 9871, for the year 2014; **(235)** Deed of Sale dated 27.04.15, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 1902-2015, at Pages 174657 to 174676, being Deed No 19021159, for the year 2015; **(236)** Deed of Sale dated 7<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 204126-204155, being Deed No 190405420, for the year 2016; **(237)** Deed of Sale dated 7<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 204208-204233, being Deed No 190405423, for the year 2016; **(238)** Deed of Sale dated 7<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 204182-204207, being Deed No 190405422, for the year 2016; **(239)** Deed of Sale dated 7<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 204156-204181, being Deed No 190405421, for the year 2016; **(240)** Deed of Sale dated 10<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 209822-209848, being Deed No 190405583, for the year 2016; **(241)** Deed of Sale dated 10<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 209795-209821, being Deed No 190405582, for the year 2016; **(242)** Deed of Sale dated 10<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 209731-209757, being Deed No 190405579, for the year 2016; **(243)** Deed of Sale dated 10<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 209704-209730, being Deed No 190405578, for the year 2016; **(244)** Deed of Sale dated 10<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 209767-209794, being Deed No 190405581, for the year 2016; **(245)** Deed of Sale dated 10<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV,

Kolkata, in Book I, Volume No. 1904-2016, at Pages 389857 to 389881, being Deed No 190410752, for the year 2016; **(246)** Deed of Sale dated 10<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 389882 to 389906, being Deed No 190410751, for the year 2016; **(247)** Deed of Sale dated 12<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 210652-210678, being Deed No 190405610, for the year 2016; **(248)** Deed of Sale dated 12<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 210679-210707, being Deed No 190405611, for the year 2016 **and (249)** Deed of Sale dated 12<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 210708–210735, being Deed No 190405612, for the year 2016. In this regard, it is clarified that by a Deed of Lease dated 28<sup>th</sup> April, 2016, registered in the office of the DSR-I, North 24 Parganas, in Book No. I, Volume No. 1501-2016, at Page 66752 – 66782, being Deed No. 150103081 for the year 2016, the Confirming Party No. 3.129 and 3.131 have leased out land measuring 20.5 (twenty point five) decimal, equivalent to 12.4243 (twelve point four two four three) *cottah*, comprised in R.S. *Dag* No. 856 corresponding to L.R. *Dag* No. 1735, which is a portion of the land comprised in the Larger Property to West Bengal State Electricity Distribution Company Limited in order to set up of a 33/11 KV Power Sub-station for the benefit and development of the Larger Property and better electricity facility to the locality. The details pertaining to the title of the Owners to the Larger Property are elucidated in the Title Reports issued by Messieurs Saha & Ray, Advocates, copies whereof have been uploaded on the website of the West Bengal Housing Industry Regulatory Authority (collectively “**Title Report**”).

- 5.2 **Development Agreement:** For the purpose of *inter-alia* developing and commercially exploiting the Project Property by construction of the Said Complex thereon and selling various apartments/spaces therein (**Apartments**), the Owners entrusted the work of development of the Project Property to the Promoter/Developer, on the terms and conditions recorded in 3 (three) separate development agreements i.e. **(1)** the Development Agreement dated 30<sup>th</sup> September, 2014, registered in the Office of the ARA II, Kolkata, in Book I, CD Volume No. 62, Pages 1810 to 1840, being Deed No. 12618 for the year 2014, **(2)** the Development Agreement dated 12<sup>th</sup> February, 2016, registered in the Office of the DSR I, North 24 Parganas, in Book I, CD Volume No. 1501-2016, Pages 19738 to 20067, being Deed No. 150101112 for the year 2016 and **(3)** the Development Agreement dated 22<sup>nd</sup> June, 2020, registered in the Office of the DSR I, North 24 Parganas, in Book I, Volume No. 1501-2020, Pages 89290 to 89361, being Deed No. 150103303 for the year 2020 (collectively “**Development Agreement**”). In terms of the Development Agreement, the Promoter/Developer has become entitled to sell, transfer, encumber or otherwise alienate or dispose off the Apartments, parking spaces and other saleable spaces in the Said Block /Building/Project Property/Larger Property and to appropriate the entire consideration therefor.
- 5.3 **Real Estate Project:** The Larger Property is earmarked for the purpose of building a residential project comprising multi-storied apartment buildings and car parking spaces and the said project shall be known as Siddha Waterfront (“**Said Complex**”). The development of the Said Complex known as ‘**Siddha Waterfront**’ *inter alia* consisting of **(I) Block/Building Nos. 1A** (namely Daisy), **1B** (namely Orchid), **1C** (namely Daffodil), **1D** (namely Jasmine), **1E** (namely Lilac), **1F** (namely Tulip), **1G** (namely Lily), **2A** (namely Lavender), **2B** (namely Marigold) and **2D** (namely Iris) *inter-alia* comprising of 10 (ten) Ground+ 14 (G+14) storied residential buildings, being constructed on a portion of the Larger Property, **(II) Block/Building No. 3**, *inter-alia* comprising of 1 (one) Basement + 1 (one) Ground + 1 (B+G+1) storied building for Multi-level Car Parking (**MLCP**), being constructed on a portion of the Larger Property, **(III) Block/Building No. 2C**, *inter-alia* comprising of 1 (one) Ground + two (G+2) storied building for Club, being constructed on a portion of the Larger Property, all the aforesaid development/constructions mentioned in

(I) to (III) above being developed as **Phase I** of the Said Complex/Whole Project (hereinafter called “**Phase I**”) and the said Phase I has been registered as a real estate project with the West Bengal Housing Industry Regulatory Authority at Kolkata under Registration No. HIRA/P/NOR/2018/000185; and (IV) **Block/Building Nos. 5** (namely Rose) and **6** (namely Sunflower), *inter-alia* comprising of 2 (two) Ground+ 12 (G+12) storied residential buildings to be constructed on a portion of the Project Property and **1 (one) Commercial Block/Building**, comprising of 1 (one) Ground+ 2 (G+2) storied commercial building also to be constructed on a portion of the Project Property, being developed as Siddha Waterfront **Phase II** of the Said Complex and (V) **Future Blocks/Buildings/Developments**, which may at the sole discretion of the Promoter, *inter-alia* comprise of residential/residential-cum-commercial/commercial multi-storied buildings/blocks, car parking spaces and/or other permissible developments, to be constructed/developed by the Promoter on the balance portion of the Larger Property (i.e. the Larger Property after excluding the lands parcels being developed as **Phase I and Phase II** of the Said Complex/Whole Project) and also the future vertical extension of 6 (six) floors over and above the above-mentioned building for MLCP (hereinafter collectively called **Future Development**), which shall be developed by the Promoter at its sole discretion, out of which **Block/Building Nos. 5** (namely Rose), **6** (namely Sunflower), *inter-alia* comprising of 2 (two) Ground+ 12 (G+12) storied residential buildings to be constructed on a portion of the Project Property and **1 (one) Commercial Block/Building** comprising of 1 (one) Ground+ 2 (G+2) storied commercial building also to be constructed on a portion of the Project Property are presently being developed as a phase (**Phase II**) of the Whole Project (as defined in Recital I (iii) below) and proposed as a “real estate project” by the Promoter and is being registered as a ‘real estate project’ (“**the Real Estate Project or Project**”) with the West Bengal Housing Industry Regulatory Authority (“**Authority**”), under the provisions of the Act, Rules and Regulations and other rules, regulations, circulars and rulings issued thereunder from time to time.

- 5.4 **Intimation to PGP and Sanction of Plans:** The Owners duly intimated the PGP about commencement of construction of the Project vide its letter dated \_\_\_\_\_. The Promoter/Developer has obtained the layout plan, sanctioned plan, specifications and approvals for the Real Estate Project (including for the Said Apartment and the Said Block/Building from the competent authority), which has been developed as a phase (**Phase I**) of the Whole Project (defined in Clause 5.10.1 (iii) below).
- 5.5 **Registration under the Act:** The Promoter/Developer has registered the Real Estate Project under the provisions of the Act with the Authority at Kolkata on \_\_\_\_\_ under Registration No. \_\_\_\_\_.
- 5.6 **Announcement of Sale:** The Promoter/Developer formulated a scheme and announced sale of Apartments and parking spaces to prospective purchasers (**Transferees**).
- 5.7 **Application and Allotment to Buyer/Allottee:** The Buyer/Allottee, intending to be Transferee, upon full satisfaction of the Owners’ title and the Promoter’s/Developer’s authority to sell, applied for purchase of the Said Apartment And Appurtenances and the Promoter/Developer has allotted the same to the Buyer/Allottee, who in due course entered into an agreement for sale dated \_\_\_\_\_ (**Said Agreement**) for purchase of the Said Apartment And Appurtenances, on the terms and conditions contained therein.
- 5.8 **Construction of Said Block/Building:** The Promoter/Developer has completed construction of the Said Block/Building.
- 5.9 **Conveyance to Buyer/Allottee:** In furtherance of the above, the Owners and the Promoter/Developer are completing the Conveyance of the Said Apartment And

Appurtenances in favour of the Buyer/Allottee, by these presents, on the terms and conditions contained herein.

5.10 **Acceptance of Conditions Precedent:** Notwithstanding anything contained in the Said Agreement, the Buyer/Allottee confirms that the Buyer/Allottee has accepted and agreed that the following are and shall be the conditions precedent to this Conveyance:

5.10.1 **Understanding of Scheme by Buyer/Allottee:** The undertaking and covenant of the Buyer/Allottee that the Buyer/Allottee has understood and accepted the under mentioned scheme of development as disclosed by the Promoter/Developer:

- (i) **Real Estate Project: (i) Block/Building Nos. 5** (namely Rose), **6** (namely Sunflower), *inter-alia* comprising of 2 (two) Ground+ 12 (G+12) storied residential buildings to be constructed on a portion of the Project Property and **(ii) 1 (one) Commercial Block/Building**, comprising of 1 (one) Ground+ 2 (G+2) storied commercial building also to be constructed on a portion of the Project Property, constitute the Real Estate Project in accordance with the provisions of the Act and Rules.
- (ii) **Scheme of Development of Larger Property:** The detailed scheme of development attached as **Annexure “1”** discloses the proposed designated uses of the buildings/structures and the phase/s of development on the Larger Property and is based on the current approved layout for the Project Property and the conceptual layout for the development of the Larger Property. The conceptual layout of the development on the Larger Property shall be finally developed by the Promoter/Developer at its sole discretion either in terms of the Plan in **Annexure “1”** or in such other manner as may be possible under the relevant /applicable laws.
- (iii) **Whole Project:** The Promoter/Developer is undertaking the development of the Larger Property in a phase-wise manner as mentioned in Clause 5.3 above (the phase-wise development of the entirety of the Larger Property as envisaged in the Said Agreement, Clause 5.3 above and as also mentioned/contemplated in the other portions of this Conveyance hereinafter referred to as **“the Whole Project”**).
- (iv) **Other Residential Component:** Apart from the Real Estate Project, the Promoter/Developer proposes to develop in one or more phases other residential buildings/structures along with its/their common areas, facilities and amenities in the Whole Project and upon the Larger Property (**Other Residential Component**) and the portion of the Larger Property upon which the Other Residential Component shall be developed in such manner as the Promoter/Developer may in its sole discretion deem fit.
- (v) **Other Residential Exclusive Amenities:** The Other Residential Component proposed to be developed as part of the Whole Project, may be provided with certain common areas, facilities and amenities (**Other Residential Exclusive Amenities**) and which may exclusively be made available to and usable by such person(s) as the Promoter/Developer may in its sole discretion deem fit including the allottees of the Other Residential Component and, may not be available to the Buyer/Allottee or any other buyer/occupants of apartments/flats in the Real Estate Project.
- (vi) **Non-Residential Component:** Further, the Promoter/Developer proposes to develop in one or more phases non-residential buildings/structures along with the Non-Residential Exclusive Amenities (defined below) upon the Larger Property

(**Non-Residential Component**) and the portion of the Larger Property upon which the Non-Residential Component shall be developed in such manner as the Promoter may in its sole discretion deem fit.

- (vii) **Non-Residential Exclusive Amenities:** On the Larger Property, the Promoter also proposes to develop certain common areas, facilities and amenities which may exclusively be made available to and useable by such person(s) as the Promoter may in its sole discretion deem fit including the allottee/s/occupants of such non-residential buildings/structures and such common areas, facilities and amenities may not be available for the use by the allottee/s of the Real Estate Project and the Other Residential Component (**Non-Residential Exclusive Amenities**).
- (viii) **Further Development:** The Promoter/Developer is entitled to amend, modify and/or substitute the proposed future and further development of the Larger Property, in full or in part, subject to the necessary permission/sanction being granted by the PGP and all other concerned authorities
- (ix) **Limited Areas And Facilities:** The Buyer/Allottee agrees that the Promoter/Developer shall be entitled to provide and designate certain common areas and facilities appurtenant to apartments/flats in the Real Estate Project as limited and exclusive common areas and facilities, the usage whereof shall be limited and exclusive to the buyer/s of such apartments/flats and to the exclusion of other buyers in the Real Estate Project (**Limited Areas And Facilities**). The Buyer/Allottee agrees to use only the Limited Areas And Facilities (if any) specifically identified for the Buyer/Allottee in the Said Apartment And Appurtenances and as more particularly described in the **Schedule B** hereunder written. The Buyer/Allottee agrees to not use the Limited Areas And Facilities identified for other buyer(s) nor shall the Buyer/Allottee have any claim of any nature whatsoever with respect to the Limited Areas And Facilities identified for other Buyer/Allottee and/or the usage thereof. In this regard it is made clear that (a) the allottee/buyer/s/occupants of the residential component of the Real Estate Project, including the Allottee/Buyer herein, shall not have any right to use the common areas, amenities and facilities identified exclusively for the allottee/s/occupants of the commercial component of the Real Estate Project and (b) similarly, the allottee/buyer/s/occupants of the commercial component of the Real Estate Project shall not have any right to use the common areas, amenities and facilities identified exclusively for the allottee/s/occupants of the residential component of the Real Estate Project.
- (x) **Common Areas:** The Common Areas in the Real Estate Project that may be usable by the Buyer/Allottee and other buyers on a non-exclusive basis are listed in the **Schedule C** hereunder written.
- (xi) **Whole Project Included Amenities:** The common areas, facilities and amenities in the Whole Project including the Real Estate Project that may be usable by the Buyer/Allottee and other buyers in the Whole Project on a non-exclusive basis (**Whole Project Included Amenities**) are listed in the **Schedule D** hereunder written. The Buyer/Allottee agrees and accepts that the Whole Project Included Amenities may be completed/provided only after completion of the Whole Project. The Buyer/Allottee agrees and accepts that it shall not be obligatory for the Promoter/Developer to complete the Whole Project Included Amenities (as listed in **Schedule D** below) in all respects prior to handing over of possession of the Said Apartment to the Buyer/Allottee and the Whole Project Included Amenities may be completed/provided only after completion of the Whole Project and the Buyer/Allottee expressly agrees not to raise any objection regarding the same and also

further waives the right, if any, to do so. The Confirming Parties are joining this Conveyance as Parties to *inter-alia* confirm the aforesaid scheme of usage of the Common Areas and the Whole Project Included Amenities, which shall be binding on all Parties to this Conveyance.

- (xii) **Maximum FAR:** The Promoter/Developer shall be entitled to utilize the Maximum FAR (Floor Area Ratio) or any part thereof, subject to the necessary permission/sanction being granted by the PGP and all other concerned authorities, and construct additional built-up area by way of – (i) additional apartments and/or additional floors on the Said Block/Building; and/or (ii) additional buildings on any part of the remaining portion of the Larger Property. For the purpose aforesaid, the Promoter/Developer will be entitled from time to time to vary, amend and/or alter the building plans in respect of the Said Block/Building without however, adversely affecting the Said Apartment being sold hereunder, and to carry out construction work accordingly. The Buyer/Allottee hereby irrevocably agrees and gives his/her/its express consent to the Promoter/Developer for carrying out amendments, alternations, modifications, and/or variations in the building plans of the Said Block/Building for the aforesaid purpose and to put up construction accordingly. This consent shall be considered to be the Buyer/Allottee's consent contemplated under the relevant provisions of the Act, Rules and Regulations. The Buyer/Allottee shall not raise any objection or cause any hindrance in the said development/construction by the Promoter/Developer whether on the grounds of noise or air pollution, inconvenience, annoyance or otherwise or on the ground that light and air and/or ventilation to the Said Apartment or any other part of the Said Block/Building being affected by such construction. The Buyer/Allottee hereby agrees to give all facilities and co-operation as the Promoter/Developer may require from time to time after taking possession of the Said Apartment, so as to enable the Promoter/Developer to complete the development smoothly and in the manner determined by the Promoter/Developer. It is expressly agreed by the Parties that the Promoter/Developer will be entitled to sell and transfer on ownership basis or otherwise and for its own benefit the additional apartments that may be constructed by the Promoter/Developer as aforesaid.
- (xiii) **Possession of Said Parking Space comprised in MLCP:** In the event the Said Parking Space (if any has been taken by the Allottee in this Conveyance) is situate in the MLCP, being Tower/Building No. 3A, located within the area of the Larger Property, then in such event the Allottee agrees and accepts that the physical possession of the Said Parking Space shall be given to the Allottees only after completion of construction of the MLCP/ Building No. 3A.

5.10.2 **Satisfaction of Buyer/Allottee:** The undertaking of the Buyer/Allottee to the Owners and the Promoter/Developer that the Buyer/Allottee is acquainted with, fully aware of and are thoroughly satisfied about the title of the Owners, right and entitlement of the Promoter/Developer in the Project Property, the sanctioned plans, all background papers, the right of the Owners and the Promoter/Developer to grant this Conveyance, the scheme of development described above and the extent of the rights being granted in favour of the Buyer/Allottee and the negative covenants mentioned above and/or elsewhere in this Conveyance and the Buyer/Allottee hereby accepts the same and shall not raise any objection with regard thereto.

5.10.3 **Rights Confined to Said Apartment And Appurtenances:** The undertaking of the Buyer/Allottee to the Owners and the Promoter/Developer that the right, title and interest of the Buyer/Allottee is confined only to the Said Apartment And Appurtenances and the Promoter/Developer is entitled to deal with and dispose off all other portions of the Project



Property/Larger Property and the Said Block/Building to third parties at the sole discretion of the Promoter/Developer, which the Buyer/Allottee hereby accepts and to which the Buyer/Allottee, under no circumstances, shall be entitled to raise any objection.

## 6. Transfer

6.1 **Hereby Made:** The Owners and the Promoter/Developer, with the confirmation of the Confirming Parties, hereby sell, convey and transfer to and unto the Buyer/Allottee, absolutely and forever, free from all encumbrances of any and every nature whatsoever, the Said Apartment And Appurtenances, described in the **Schedule B** below, being:

6.1.1 **Said Apartment:** The Said Apartment, being Residential Apartment No. \_\_\_\_\_ on the \_\_\_\_\_ floor, having carpet area of \_\_\_\_\_ (\_\_\_\_\_) square feet, more or less, with attached balcony measuring \_\_\_\_\_ (\_\_\_\_\_) square feet, more or less, and the Said Apartment with attached balcony collectively having built up area of \_\_\_\_\_ (\_\_\_\_\_) square feet, more or less, being more particularly described in the **Schedule B** below and the layout of the Said Apartment is delineated in **Green** colour on the **Plan** annexed hereto and marked as **Annexure “2”**, constructed in the Block/Building No. \_\_\_\_\_ (namely \_\_\_\_\_), being part of the Real Estate Project registered under the provisions of the Act, the Rules and the Regulations with the Authority at Kolkata on \_\_\_\_\_ under Registration No. \_\_\_\_\_, the Real Estate Project is constructed on the Project Property as delineated in **Blue** colour boundary line on the **Plan** annexed hereto and marked as **Annexure “1”** hereto and more particularly described in the **Schedule A-2** below. The Real Estate Project has been developed as a phase (Phase II) of the Whole Project named **Siddha Waterfront**, constructed/being constructed on the Larger Property delineated in **Red** colour boundary line on the **Plan** annexed hereto and marked as **Annexure “1”** and described in the **Schedule A-1** below.

6.1.2 **Land Share:** The Land Share, being undivided, impartible, proportionate and variable share in the land underneath the Said Block/Building as be attributable and appurtenant to the Said Apartment. The Land Share has been derived by taking into consideration the proportion which the area of the Said Apartment bears to the total area of the Said Block/Building.

6.1.3 **Said Parking Space:** The Parking Space, being the right to park in the parking space/s described in the **Schedule B** below, if any.

6.1.4 **Share In Common Areas:** The Share In Common Areas, being the undivided, impartible, proportionate and variable share in the Common Areas of the Real Estate Project, the said Common Areas of the Real Estate Project being described in **Schedule C** below.

## 7. Consideration and Payment

7.1 **Consideration:** The aforesaid conveyance of the Said Apartment And Appurtenances is being made by the Owners and the Promoter/Developer in consideration of a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_), paid by the Buyer/Allottee to the Owners and the Promoter/Developer, receipt of which the Promoter/Developer hereby and by the Memo and Receipt of Consideration by Owners and Promoter/Developer below, admit and acknowledge.

## 8. Terms of Transfer

- 8.1 **Title, Sanctioned Plans and Construction:** The Buyer/Allottee has examined or caused to be examined the following and the Buyer/Allottee is fully satisfied about the same and shall not be entitled to and covenants not to raise any requisition, query, clarification or objection regarding the same and also further waives the right, if any, to do so:
- (a) The right, title, interest and authority of the Owners and the Promoter/Developer in respect of the Project Property, the Said Block/Building and the Said Apartment And Appurtenances;
  - (b) The sanctioned plans sanctioned by the PGP;
  - (c) The construction and completion of the Said Block/Building, the Common Areas, the Said Apartment and the Said Parking Space (if any) including the quality, specifications, materials, workmanship and structural stability thereof.
- 8.2 **Measurement:** The Buyer/Allottee has measured the area of the Said Apartment and is satisfied regarding the same and agrees and covenants not to ask for any details or question the computation of area or make any claims in respect thereof.
- 8.3 **Clarification on GST Input Credit:** The Buyer/Allottee understands, confirms and accepts that the Consideration of the Said Apartment And Appurtenances has been arrived at after adjusting the full GST input credit to be passed on to the Buyer/Allottee and the Buyer/Allottee consequently shall not be entitled to and covenant not to raise any manner of dispute, claim and/or demand against the Owners and/or the Promoter/Developer in this regard.
- 8.4 **Salient Terms:** The transfer of the Said Apartment And Appurtenances being effected by this Conveyance is:
- 8.4.1 **Conveyance:** sale within the meaning of the Transfer of Property Act, 1882.
  - 8.4.2 **Absolute:** absolute, irreversible and in perpetuity.
  - 8.4.3 **Free from Encumbrances:** free from all encumbrances of any and every nature whatsoever including but not limited to *lis pendens*, attachments, liens, charges, mortgages, trusts, *debentures*, reversionary rights, residuary rights, claims and statutory prohibitions.
  - 8.4.4 **Benefit of Common Areas:** subject to the terms and conditions of this Conveyance, together with proportionate ownership, benefit of user and enjoyment of the Common Areas described in the **Schedule C** below, in common with the other co-owners of the Said Block/Building, including the Owners and the Promoter/Developer (if the Owners and/or the Promoter/Developer retain any Apartment in the Said Block/Building).
- 8.5 **Subject to:** The sale of the Said Apartment And Appurtenances being effected by this Conveyance is subject to:
- 8.5.1 **Payment of Rates & Taxes:** the Buyer/Allottee regularly and punctually paying costs, expenses, deposits and charges for Municipal Tax, surcharge, levies, cess, etc. (collectively **Rates & Taxes**), as be assessed for the Said Apartment And Appurtenances.
  - 8.5.2 **Payment of Monthly Subscription, User Charge for Said Club:** the Buyer/Allottee regularly and punctually paying the monthly subscription of the Said Club and user charge for use of facilities at the recreational club, as determined by the Promoter/Developer.

- 8.5.3 **Payment of Maintenance Charge:** the Buyer/Allottee regularly and punctually paying proportionate share (**Maintenance Charge**) in the common expenses for maintenance and upkeep of the Common Areas, indicatively described in the **Schedule F** below (collectively **Common Expenses/Maintenance Charge**).
- 8.5.4 **Observance of Covenants:** the Buyer/Allottee observing, performing and accepting the stipulations, regulations and covenants (collectively **Covenants**), described in the **Schedule E** below.
- 8.5.5 **Indemnification by Buyer/Allottee:** indemnification by the Buyer/Allottee about the Buyer/Allottee faithfully and punctually observing and performing all covenants, stipulations and obligations required to be performed by the Buyer/Allottee hereunder. The Buyer/Allottee agrees to keep indemnified the Owners and the Promoter/Developer and/or their successors-in-interest, of, from and against any losses, damages, costs, charges and expenses which may be suffered by the Owners and the Promoter/Developer and/or their successors-in-interest by reason of any default of the Buyer/Allottee.

## 9. Possession

- 9.1 **Delivery of Possession:** *Khas*, vacant, peaceful, satisfactory, acceptable and physical possession of the Said Apartment And Appurtenances has been handed over by the Promoter/Developer to the Buyer/Allottee, which the Buyer/Allottee admits, acknowledges and accepts.

## 10. Outgoings

- 10.1 **Payment of Outgoings:** All municipal taxes on the Said Apartment And Appurtenances, relating to the period till the date of expiry of the notice of possession of the Said Apartment And Appurtenances to the Buyer/Allottee (**Date Of Possession**), whether as yet demanded or not, shall be borne, paid and discharged by the Promoter/Developer and all liabilities, outgoings, charges, taxes and levies relating to the Said Apartment And Appurtenances from the Date Of Possession shall be borne, paid and discharged by the Buyer/Allottee.

## 11. Holding Possession

- 11.1 **Buyer/Allottee Entitled:** The Owners and the Promoter/Developer hereby covenant that the Buyer/Allottee shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Apartment And Appurtenances and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Buyer/Allottee, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Owners and the Promoter/Developer or any person lawfully or equitably claiming any right or estate therein from, under or in trust from the Owners and the Promoter/Developer.

## 12. Further Acts

- 12.1 **Owners and Promoter/Developer to do:** The Owners and the Promoter/Developer hereby covenant that the Owners and the Promoter/Developer or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Buyer/Allottee and/or successors-in-interest of the Buyer/Allottee, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Buyer/Allottee to the Said Apartment And Appurtenances.

12.2 **Promoter/Developer to do:** The Promoter/Developer hereby covenants that the Promoter/Developer or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Buyer/Allottee and/or successors-in-interest of the Buyer/Allottee, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Buyer/Allottee to the Said Apartment And Appurtenances.

### 13. Defect Liability:

13.1 The Promoter/Developer shall rectify all reasonable construction related defects in the Said Apartment, if any, brought to the notice of the Promoter/Developer, at its own cost and effort, within five calendar years from the date of completion certificate, issued by the PGP.

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

13.3 It is clarified that the above said responsibility of the Promoter/Developer shall not cover defects, damage, or malfunction resulting from (a) misuse (b) unauthorised modifications or repairs done by the Buyer/Allottee or his/her/their/its nominee/agent (c) cases of force majeure (d) failure to maintain the amenities/equipment (e) accident and (f) negligent use.

13.4 Warranty for all consumables or equipments used such as generators, lifts, fittings and fixtures, will be as provided by the respective manufacturers on their standard terms. Provided that where the manufacturer warranty as shown by the Promoter/Developer to the Buyer/Allottee end before the defect liability period and such warranties are covered under the maintenance of the Said Complex and if the annual maintenance contracts are not done/renewed by the Buyer/Allottee, the Promoter shall not be responsible for any defects occurring due to the same. The Real Estate Project/Project Property as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipment, fixtures and fittings shall be maintained and covered by maintenance / warranty contracts so as it be sustainable and in proper working condition to continue warranty in both the Apartments and the Common Areas wherever applicable. The Buyer/Allottee has been made aware and the Buyer/Allottee expressly agrees that the regular wear and tear of the Real Estate Project/Project Property excludes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20° Centigrade and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect. It is expressly agreed that before any liability of defect is claimed by or on behalf of Buyer/Allottee it shall be necessary to appoint an expert/surveyor to be nominated by the Architect of the Real Estate Project/Project Property, who shall survey and assess the same and then submit a report to state the defects in material used in the structure of the Said Apartment and in the workmanship executed.

### 14. General

- 14.1 **Conclusion of Contract:** The Parties have concluded the contract in respect of the Said Apartment And Appurtenances by this Conveyance after having exhaustively and comprehensively satisfied each other with regard to their respective rights, duties and obligations, statutory as well as contractual. Hence, any claim, under law or equity, shall be barred and shall not be maintainable by the Parties against each other in future.
- 14.2 **Overriding Effect:** It is clarified that this Conveyance shall supersede and/or shall have overriding effect on the agreement for sale and/or any other documents executed prior to the date of this Conveyance.
- 15. Interpretation**
- 15.1 **Number:** Words denoting the singular number include, where the context permits and requires, the plural number and vice-versa.
- 15.2 **Headings:** The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
- 15.3 **Definitions:** Words and phrases have been defined in the Conveyance by bold print and by putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.
- 15.4 **Documents:** A reference to a document includes an amendment and supplement to, or replacement or novation of that document.

**SCHEDULE ‘A-1’  
(Larger Property)**

Land measuring 1785.5994 (one thousand seven hundred eighty five point five nine nine four) decimal, [equivalent to 1082.1815 (one thousand eighty two point one eight one five) *cottah*], more or less, comprised in R.S. *Dag* Nos. 696(P), 697, 698, 699, 700, 743, 744(P), 749, 750, 754, 755, 756, 757, 758, 759, 760, 761, 762, 766(P), 768, 769, 770, 771, 772, 773, 774, 776, 777, 844(P), 845(P), 846, 847(P), 849, 850, 851, 853, 854, 855, 856, 857, 858, 767/1687, 770/1251, 770/1252, 771/1253, 777/1254 & 856/1260, corresponding to L.R. *Dag* Nos. 1595 (P), 1596, 1597, 1590, 1598, 1599, 1702, 1635 (P), 1704, 1703, 1705, 1706, 1707, 1708, 1715, 1709, 1588, 1589, 1591, 1594, 1585 (P), 1587, 1586, 1712, 1710, 1713, 1717, 1716, 1825, 1824, 1736 (P), 1734 (P), 1733, 1732 (P), 1718, 1719, 1724, 1722, 1723, 1557, 1735, 1555, 1554, 1583, 1720, 1711, 1714, 1726 & 1556, recorded in L.R. *Khatian* Nos. 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3754, 3755, 3756, 3757, 3758, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3766, 3799, 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3810, 3811, 3812, 3823, 3824, 3825, 3826, 3827, 3829, 3830, 3831, 3832, 3833, 3834, 3858, 3868, 3869, 3870, 3871, 3872, 3873, 3874, 3875, 3876, 3877, 3883, 3884, 3885, 3886, 3887, 3888, 3889, 3890, 3891, 3892, 3894, 3895, 3896, 3897, 3898, 3899, 3900, 3905, 3906, 3907, 3910, 3911, 3914, 3915, 3926, 3927, 3928, 3929, 3930, 3931, 3932, 3933, 3934, 3935, 3936, 3937, 3938, 3939, 3940, 3941, 3942, 3943, 3944, 3945, 3953, 3954, 3955, 3956, 3957, 3958, 3959, 3960, 3961, 3962, 3963, 3964, 3965, 3966, 3967, 3968, 3969, 3988, 3989, 3990, 3991, 3992, 3998, 4002, 4046, 4047, 4048, 4073, 4076, 4099, 4100, 4101, 4111, 4124, 4133, 4134, 4135, 4136, 4138, 4177, 4182, 4183, 4260, 4261, 4262, 4389, 4390, 4391, 4812, 4813, 4814, 4741, 4739, 4742 and 4740, at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of Patulia *Gram Panchayat* and R.S. *Dag* No. 737(P) corresponding to L.R. *Dag* No. 1661 (P), recorded in L.R. *Khatian* Nos. 3808, 3809 and 3828, at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of Khardaha Municipality, Police Station Khardah, Kolkata-700119, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas, delineated in colour **Red** boundary line on the **Plan** annexed hereto and marked as **Annexure “1”** and butted and bounded as follows:

- On the North** : RS *Dag* Nos. 858, 856/1260, 859, 852, 1241, 766 (P), 767, 1250, 1248, 1247, 763, 762(P), 679, 696 (P), 701/1645, 702/930, 744, 737/1663, 737/1661
- On the East** : R.S. *Dag* Nos. 856/1260, 844 (P), 848, 753, 751 & 742 and By Panchayat Road.
- On the South** : RS *Dag* Nos. 844, 845(P), 848, 778, 780, 784, 775, 753, 751, 740, 742 737/1799
- On the West** : By Old Calcutta Road and R.S. *Dag* Nos. 737/1661, 744, 745, 701/1654, 702/930, 852, 775

### SCHEDULE ‘A-2’

#### (Project Property)

Land measuring 139.6832 (one hundred and thirty nine point six eight three two) decimal, [equivalent to 84.6565 (eighty four point six five six five) *cottah*], more or less, comprised in R.S. *Dag* Nos. 743, 744(P) and 750 corresponding L.R. *Dag* Nos. 1702, 1635 (P) & 1703 recorded in L.R. *Khatian* Nos. 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3823, 3824, 3825, 3826, 3827, 3833, 3834 & 3858 at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of Patulia *Gram Panchayet* and R.S. *Dag* No. 737(P) corresponding L.R. *Dag* No. 1661(P), recorded in L.R. *Khatian* Nos. 3808, 3809 & 3828, at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of Khardaha Municipality Police Station Khardah, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Blue** thereon, as **Annexure “1”**.

### SCHEDULE ‘B’

#### (Said Apartment And Appurtenances)

- (a) The Said Apartment, being Residential Apartment No. \_\_\_\_\_ on the \_\_\_\_\_ floor, having carpet area of \_\_\_\_\_ (\_\_\_\_\_) square feet, more or less, with attached balcony measuring \_\_\_\_\_ (\_\_\_\_\_) square feet, more or less, and the Said Apartment with attached balcony collectively having built up area of \_\_\_\_\_ (\_\_\_\_\_) square feet, more or less, constructed in the Block/Building No. \_\_\_\_\_ (namely \_\_\_\_\_). The layout of the Said Apartment is delineated in **Green** colour on the **Plan** annexed hereto and marked as **Annexure “2”**;
- (b) The Land Share, being undivided, impartible, proportionate and variable share in the land underneath the Said Block/Building, as be attributable and appurtenant to the Said Apartment;
- (c) The Said Parking Space, being the right to park \_\_\_\_\_ (\_\_\_\_\_) medium sized car in open space, adjacent to the Block/Building No. \_\_\_\_\_, admeasuring \_\_\_\_\_ (\_\_\_\_\_) in the Said Complex; or The Said Parking Space, being the right to park \_\_\_\_\_ (\_\_\_\_\_) medium sized car in covered space, in the ground level of the Block/Building No. \_\_\_\_\_, admeasuring \_\_\_\_\_ (\_\_\_\_\_) in the Said Complex; or The Said Parking Space, being the right to park \_\_\_\_\_ (\_\_\_\_\_) two-wheeler in open space, adjacent to the Block/ Building No. \_\_\_\_\_, admeasuring \_\_\_\_\_ (\_\_\_\_\_) in the Said Complex; or The Said Parking Space, being the right to park \_\_\_\_\_ (\_\_\_\_\_) two-wheeler in covered space, in the ground level of the Block/Building No. \_\_\_\_\_, admeasuring \_\_\_\_\_ (\_\_\_\_\_) in the Said Complex; or The Said Parking Space, being the right to park \_\_\_\_\_ (\_\_\_\_\_) \_\_\_\_\_

medium sized car in the multi-level car parking space, of the Block/Building No. \_\_\_\_\_ admeasuring \_\_\_\_\_ (\_\_\_\_\_) square feet in the Said Complex; **and**

- (d) The Share In Common Areas, being the undivided, impartible, proportionate and variable share and/or interest in the Common Areas of the Real Estate Project described in the **Schedule C** below, as be attributable and appurtenant to the Said Apartment.

### **SCHEDULE ‘C’**

(Common Areas Of the Real Estate Project)  
**(Which Are Part Of the Real Estate Project)**

- Entrance Lobby at the ground level of the Said Block/Building
- Lift machine room(s) and lift well(s) of the Said Block/Building
- Water supply pipeline in the Said Block/Building (save those inside any Apartment)
- Wiring, fittings and accessories for lighting of lobbies, staircase(s) and other common areas of the Said Block/Building
- Intercom Network in the Said Block/Building
- Broadband connection in the Said Block/Building, if any
- Lift(s) and allied machineries in the Said Block/ Building
- Roof Area
- CCTV
- Lobbies on all floors and staircase(s) of the Said Block/Building
- Water reservoirs/tanks of the Said Block/Building
- Drainage and sewage pipeline in the Said Block/Building (save those inside any Apartment)
- Electricity meter(s) for common installations and space for their installation
- Network of Cable TV/DTH in the Said Block/Building, if any
- Fire fighting system in the Said Block/Building
- External walls of the Said Block/Building
- Stair Room
- 

### **SCHEDULE ‘D’**

**(Whole Project Included Amenities)**

*(Being description of the common areas, facilities and amenities in the Whole Project that may be used by the Buyer/Allottee on a non-exclusive basis along with buyer(s)/occupants in the Whole Project)*

Sl. No.	Whole Project Included Amenities
1	Club
2	Driveways, fire tender paths, walkways and landscaped green areas

3	Central drainage & sewage pipeline and central water supply pipeline
4	All other areas, facilities and amenities for common use and enjoyment of Said Complex
5	Ingress and Egress Easement Right through Old Calcutta Road situated in R.S. <i>Dag</i> No. 744 corresponding to L.R. <i>Dag</i> No. 1635

**SCHEDULE ‘E’  
(Covenants)**

The Buyer/Allottee covenants with the Promoter/Developer (which expression includes the body of apartment owners of the Real Estate Project under the West Bengal Apartment Ownership Act, 1972 (“**Association**”), wherever applicable) and admits and accepts that:

1. **Satisfaction of Buyer/Allottee:** The Buyer/Allottee is acquainted with, fully aware of and is thoroughly satisfied about the title of the Owners, right and entitlement of the Promoter/Developer, the sanctioned plans, all the background papers, the right of the Owners and the Promoter/Developer to enter into this Conveyance, the scheme of development described in this Conveyance and the extent of the rights being granted in favour of the Buyer/Allottee and the negative covenants mentioned in this Conveyance and the Buyer/Allottee hereby accepts the same and shall not raise any objection with regard thereto.
2. **Buyer/Allottee Aware of and Satisfied with Common Areas and Specifications:** The Buyer/Allottee, upon full satisfaction and with complete knowledge of the Common Areas, quality, specifications, materials, workmanship and structural stability thereof and all other ancillary matters, is entering into this Conveyance. The Buyer/Allottee has examined and is acquainted with the Said Complex and has agreed that the Buyer/Allottee shall neither have nor shall claim any right over any portion of the Said Block/Building and/or the Said Complex and/or the Larger Property and/or the Whole Project **save and except** the Said Apartment And Appurtenances.
3. **Facility Manager:** The Promoter/Developer shall hand over management and upkeep of all Common Areas to a professional facility management organization (**Facility Manager**). In this regard, it is clarified that (1) the Facility Manager shall operate, manage and render specified day to day services with regard to the Common Areas of the Said Complex (2) the Facility Manager shall levy and collect the Common Expenses/Maintenance Charges (3) the Buyer/Allottee shall be bound to pay the Common Expenses/Maintenance Charges to the Facility Manager (4) the Facility Manager, being a professional commercial organization, will not be required to render any accounts to the Buyer/Allottee and it shall be deemed that the Facility Manager is rendering the services to the Buyer/Allottee for commercial considerations (5) the Facility Manager shall merely be the service provider for rendition of services with regard to the Common Areas and no superior rights with regard to the Common Areas shall vest in the Facility Manager **and** (6) the Facility Manager may be replaced by consent of 80% (eighty percent) or more of the buyers of the Said Complex/Whole Project.
4. **Buyer/Allottee to Mutate and Pay Rates & Taxes:** The Buyer/Allottee shall (1) pay the PGPTax, surcharge, levies, cess etc. (proportionately for the Said Block /Building and/or the Said Complex and wholly for the Said Apartment And Appurtenances and until the Said Apartment And Appurtenances is separately mutated and assessed in favour of the Buyer/Allottee, on the basis of the bills to be raised by the Promoter/Developer/the Association (upon formation)/the Apex Body (upon formation), such bills being conclusive proof of the liability of the Buyer/Allottee in respect thereof **and** (2) have mutation completed at the earliest. The Buyer/Allottee further admits and accepts that the Buyer/Allottee shall not claim any deduction or abatement in the bills of the Promoter/Developer/the Facility Manager or the Association (upon formation)/the Apex Body (upon formation).



5. **Buyer/Allottee to Pay Common Expenses/Maintenance Charges:** The Buyer/Allottee shall pay the Common Expenses/Maintenance Charges, on the basis of the bills to be raised by the Promoter/Developer/the Facility Manager/the Association (upon formation)/the Apex Body (upon formation), such bills being conclusive proof of the liability of the Buyer/Allottee in respect thereof. The Buyer/Allottee further admits and accepts that (1) the Buyer/Allottee shall not claim any deduction or abatement in the bills relating to Common Expenses/Maintenance Charges and (2) the Common Expenses/Maintenance Charges shall be subject to variation from time to time, at the sole discretion of the Promoter/Developer/the Facility Manager/the Association (upon formation)/the Apex Body (upon formation). In regard to the Common Expenses/Maintenance Charges it is clarified that notwithstanding anything contained in the Said Agreement (defined in Clause 5.7 above), including the Maintenance Charges for Common Areas specified in Schedule C of the Said Agreement, the Buyer agrees and accepts that the CAM charges paid by the Buyer to the Promoter/Developer at and/or before the date of execution of this Deed of Conveyance (**Maintenance Deposit**) shall always be treated as Maintenance Deposit, which shall be held by the Promoter/Developer, as security for payment of Common Expenses/Maintenance Charges and in the event of any non-payment/default by the Buyer in paying the Common Expenses/Maintenance Charge, the Promoter/Developer shall be entitled to deduct from the Maintenance Deposit the amount in default. Immediately upon such deduction, the Buyer shall deposit with the Promoter/Developer an amount equivalent to such deduction so that the Maintenance Deposit remains intact at all times.
6. **Buyer/Allottee to Pay Interest for Delay and/or Default:** The Buyer/Allottee shall, without raising any objection in any manner whatsoever and without claiming any deduction or abatement whatsoever, pay all bills raised by the Promoter/Developer /the Facility Manager/the Association (upon formation), within 7 (seven) days of presentation thereof, failing which the Buyer/Allottee shall pay interest @ 2% (two percent) per month or part thereof (compoundable monthly), for the period of delay, computed from the date the payment became due till the date of payment, to the Promoter/Developer /the Facility Manager/the Association (upon formation), as the case may be. The Buyer/Allottee also admits and accepts that in the event such bills remain outstanding for more than 2 (two) months, all common services shall be discontinued to the Buyer/Allottee and the Buyer/Allottee shall be disallowed from using the Common Areas Of the Real Estate Project/Whole Project Included Amenities.
7. **Promoter/Developer's Charge/Lien:** The Promoter/Developer shall have first charge and/or lien over the Said Apartment And Appurtenances for all amounts due and payable by the Buyer/Allottee to the Promoter/Developer **provided however** if the Said Apartment And Appurtenances is purchased with assistance of a financial institution, then such charge/lien of the Promoter/Developer shall stand extinguished on the financial institution clearing all dues of the Promoter/Developer.
8. **No Obstruction by Buyer/Allottee to Further Construction:** Subject to compliance with Section 14 of the Act, the Promoter/Developer shall be entitled to construct further floors on and above the top roof of the Said Block/Building and/or make other constructions elsewhere on the Said Complex and/or Whole Project and the Buyer/Allottee shall not obstruct or object to the same notwithstanding any inconveniences that may be suffered by the Buyer/Allottee due to and arising out of the said construction/developmental activity. The Buyer/Allottee also admits and accepts that the Promoter/Developer and/or employees and/or agents and/or contractors of the Promoter/Developer shall be entitled to use and utilize the Common Areas for movement of building materials and for other purposes and the Buyer/Allottee shall not raise any objection in any manner whatsoever with regard thereto.

9. **No Rights of or Obstruction by Buyer/Allottee:** All open areas in the Project Property proposed to be used for open car parking spaces do not form part of the Common Areas within the meaning of this Conveyance and the Promoter/Developer shall have absolute right to sell, transfer and/or otherwise deal with and dispose off the same or any part thereof.
10. **Variable Nature of Land Share and Share In Common Areas:** The Buyer/Allottee fully comprehends and accepts that (1) the Share In Common Areas is a notional proportion that the Said Apartment bears to the currently proposed area of the Said Block/Building/Real Estate Project (2) if the area of the Said Block/Building/ Real Estate Project is recomputed by the Promoter/Developer, then the Share In Common Areas shall vary accordingly and proportionately and the Buyer/Allottee shall not question any variation (including diminution) therein (3) the Buyer/Allottee shall not demand any refund of the Consideration paid by the Buyer/Allottee on the ground of or by reason of any variation of the Share In Common Areas and (4) the Share In Common Areas are not divisible and partible and the Buyer/Allottee shall accept (without demur) the proportionate share with regard to various matters, as be determined by the Promoter/Developer, in its absolute discretion.
11. **Buyer/Allottee to Participate in Formation of Association and Apex Body:** The Buyer/Allottee admits and accepts that the Buyer/Allottee and other intending buyers of apartments in the Said Complex shall form the Association and the Buyer/Allottee shall become a member thereof. Further, the Association shall be bound to form a common maintenance body with all similar associations of all building/s in the Other Residential Component for supervision of maintenance of the facilities common for occupants of the Said Complex (**Apex Body**). The Buyer/Allottee shall bear and pay the proportionate expenses of the Association and the Apex Body and shall acquire and hold membership with voting rights and in this regard the Buyer/Allottee shall sign, execute and deliver necessary applications and all other papers, declarations and documents as may be required. Notwithstanding formation of the Association and the Apex Body, the Facility Manager shall look after the maintenance of the Common Areas. Each apartment owner will be entitled to cast a vote irrespective of his/her/its size of Apartment. The Buyer/Allottee further admits and accepts that the Buyer/Allottee shall ensure and not object to the Association joining the Apex Body. In this regard and notwithstanding anything to the contrary mentioned in this Conveyance it is made clear that the Promoter/Developer shall at its discretion have the liberty to form the Association after the entirety of the Whole Project is completed and the Buyer/Allottee shall not raise any objection in any manner whatsoever in connection with the aforesaid discretionary right of the Promoter/Developer.
12. **Obligations of Buyer/Allottee:** The Buyer/Allottee shall:
- (a) **Co-operate in Management and Maintenance:** co-operate in the management and maintenance of the Said Block/Building, the Real Estate Project, the Whole Project and the Said Complex by the Promoter/Developer/the Facility Manager/the Association (upon formation)/the Apex Body (upon formation).
  - (b) **Observing Rules:** observe the rules framed from time to time by the Promoter/Developer/the Facility Manager/the Association (upon formation)/the Apex Body (upon formation) for the beneficial common enjoyment of the Said Block /Building, the Real Estate Project, the Whole Project and the Said Complex.
  - (c) **Paying Electricity Charges:** pay for electricity and other utilities consumed in or relating to the Said Apartment And Appurtenances, wholly and the Common Areas, proportionately, from the Date Of Possession.
  - (d) **Meter and Cabling:** be obliged to draw electric 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/Developer or to the other apartment owners. The main electric meter shall be installed only at the common meter space in the Said Complex. The Buyer/Allottee shall under no circumstances be entitled to affix, draw or string wires, cables or pipes from, to or through any part or portion of the Said Block /Building, the Project Property, and outside walls of the Said Block /Building **save** in the manner indicated by the Promoter/Developer/the Facility Manager/the Association (upon formation). The Promoter/Developer shall endeavor to provide T.V. cable line or DTH connection with cabling but set top boxes shall have to be purchased by the Buyer/Allottee.

- (e) **Residential Use:** use the Said Apartment for residential purpose only. Under no circumstances shall the Buyer/Allottee use or allow the Said Apartment to be used for commercial, industrial or other non-residential purposes. The Promoter/Developer shall also not use or allow the Said Apartment to be used as a religious establishment, hotel, hostel, boarding house, restaurant, nursing home, club, school or other public gathering place.
- (f) **No Alteration:** not alter, modify or in any manner change the (1) elevation and exterior colour scheme of the Said Apartment and the Said Block /Building and (2) design and/or the colour scheme of the windows, grills and the main door of the Said Apartment. In the event the Buyer/Allottee makes any alterations/changes, the Buyer/Allottee shall compensate the Promoter/Developer /the Association (upon formation) (as the case may be) as estimated by the Promoter/Developer /the Association (upon formation) for restoring it to its original state.
- (g) **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 Appurtenances or the Common Areas or the Said Block /Building. The Buyer/Allottee shall not install any dish-antenna on the balcony and/or windows of the Said Block /Building and/or on any external part of the Said Block /Building and/or the roof thereof. The Buyer/Allottee shall not install grills on the railings of the balcony and/or outside the windows, in any form or manner. The Buyer/Allottee shall install pipelines and ledge only at such places, as be specified and prescribed by the Promoter/Developer. Grills may only be installed by the Buyer/Allottee on the inner side of the doors and windows of the Said Apartment. The Buyer/Allottee shall further install such type of air-conditioners (window or split) and at such places, as be specified and prescribed by the Promoter/Developer, it being clearly understood by the Buyer/Allottee that no out-door units of split air-conditioners will be installed on the external walls of the Said Block /Building and no window air-conditioners will be installed by cutting open any wall. If split air-conditioners are specified and prescribed to be installed, the Buyer/Allottee shall install the out-door unit of the same either inside the Buyer/Allottee's own balcony or on common ledge provided for the same, in which case the out-door unit will be installed only on such ledge and at no other place. The Buyer/Allottee shall also not install any collapsible gate on the main door/entrance of the Said Apartment. The Buyer/Allottee accepts that the aforesaid covenants regarding grills, air-conditioners, collapsible gates etc. are for maintaining uniformity and aesthetic beauty of the Said Complex, which is beneficial to all.
- (h) **No Sub-Division:** not sub-divide the Said Apartment And Appurtenances and the Common Areas, under any circumstances.
- (i) **No Changing Name:** not change/alter/modify the names of the Said Block /Building and the Said Complex from that mentioned in this Conveyance.

- (j) **Trade Mark Restriction:** not to use the name/mark **Siddha** in any form or manner, in any medium (real or virtual), for any purpose or reason whatsoever **save and except** for the purpose of address of the Said Apartment and if the Buyer/Allottee does so, the Buyer/Allottee shall be liable to pay damages to the Promoter/Developer and shall further be liable for prosecution for use of the mark **Siddha**.
- (k) **No Nuisance and Disturbance:** not use the Said Apartment or the Common Areas or the Said 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 Said Block /Building and/or the neighbouring 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 other persons.
- (l) **No Storage:** not store or cause to be stored and not place or cause to be placed any goods, articles or things in the Common Areas.
- (m) **No Obstruction to Promoter/Developer/Facility Manager/Association/ Apex Body:** not obstruct the Promoter/Developer/the Facility Manager/the Association (upon formation)/the Apex Body (upon formation) in their acts relating to the Common Areas and not obstruct the Promoter/Developer in constructing on other portions of the Said Block/Building and/or the Said Complex/Whole Project/Project Property and selling or granting rights to any person on any part of the Said Block /Building/Said Complex/Whole Project/Project Property (excepting the Said Apartment and the Said Parking Space, if any).
- (n) **No Obstruction of Common Areas:** not obstruct pathways and passages or use the same for any purpose other than for ingress to and egress from the Said Apartment and the Said Parking Space, if any.
- (o) **No Violating Rules:** not violate any of the rules and/or regulations laid down by the Promoter/Developer/the Facility Manager/the Association (upon formation)/the Apex Body (upon formation) for the use of the Common Areas.
- (p) **No Throwing Refuse:** not 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.
- (q) **No Injurious Activities:** not carry on or cause to be carried on any obnoxious or injurious activity in or through the Said Apartment, the Said Parking Space, if any or the Common Areas.
- (r) **No Storing Hazardous Articles:** not keep or store any offensive, combustible, obnoxious, hazardous or dangerous articles in the Said Apartment and the Said Parking Space, if any.
- (s) **No Signage:** not put up or affix any sign board, name plate or other things or other similar articles in the Common Areas or outside walls of the Said Apartment/Said Block /Building/Said Complex **save** at the place or places provided therefor **provided that** this shall not prevent the Buyer/Allottee from displaying a standardized name plate outside the main door of the Apartment.

- (t) **No Floor Damage:** not keep any heavy articles or things that are likely to damage the floors or install and operate any machine or equipment **save** usual home appliances.
  - (u) **No Installing Generator:** not install or keep or run any generator in the Said Apartment and the Said Parking Space, if any.
  - (v) **No Use of Machinery:** not install or operate any machinery or equipment except home appliances.
  - (w) **No Misuse of Water:** not misuse or permit to be misused the water supply to the Said Apartment.
  - (x) **No Damage to Common Areas:** not damage the Common Areas in any manner and if such damage is caused by the Buyer/Allottee and/or family members, invitees or servants of the Buyer/Allottee, the Buyer/Allottee shall compensate for the same.
  - (y) **No Hanging Clothes:** not hang or cause to be hung clothes from the balconies of the Said Apartment.
  - (z) **Fire Safety and Air Conditioning Equipment:** not object to any fire safe equipment including fire sprinklers and Air Conditioning equipment being installed inside the Said Apartment and/or the Common Areas, as per statutory requirements. The Buyer/Allottee hereby understands and accepts that as per the present statutory requirements/fire norms, the fire extinguisher pipe line/fire sprinklers cannot be concealed within any wall and/or ceiling of the Said Apartment and consequently all fire extinguisher pipe line/fire sprinklers installed in the Said Apartment shall always remain exposed and the Buyer/Allottee shall not raise any objection in any manner whatsoever with regard thereto and further the Buyer/Allottee hereby confirms that the Buyer/Allottee shall not violate any terms of the statutory requirements/fire norms.
- 12.1 **Notification Regarding Letting/Transfer:** If the Buyer/Allottee lets out or sells the Said Apartment And Appurtenances, the Buyer/Allottee shall immediately notify the Facility Manager/the Association (upon formation)/the Apex Body (upon formation) of the tenant's address and telephone number. Further, prior to any sale and/or transfer of the Said Apartment And Appurtenances by the Allottee to any third party, the Buyer/Allottee shall obtain a No Objection Certificate (**Maintenance NOC**) from the Facility Manager/the Association (upon formation)/the Apex Body (upon formation), which shall only be issued to the Buyer/Allottee after payment of all outstanding Common Expenses/Maintenance Charges, if any.
- 12.2 **No Objection to Construction:** The Buyer/Allottee has accepted the scheme of the Promoter/Developer to construct/develop the Said Complex/Whole Project in phases and to construct on other portions of the Larger Property and hence the Buyer/Allottee has no objection to the continuance of construction in the other portions of the Larger Property/the Said Complex, even after the date of possession notice. The Buyer/Allottee shall not raise any objection to any inconvenience that may be suffered by the Buyer/Allottee due to and arising out of the said construction/developmental activity.
- 12.3 **No Right in Other Areas:** The Buyer/Allottee shall not have any right in the other portions of the Larger Property/the Said Complex and the Buyer/Allottee shall not raise any dispute or make any claim with regard to the Promoter/Developer either constructing or not constructing on the said other portions of the Larger Property/the Said Complex.
- 12.4 **Roof Rights:** A demarcated portion of the top roof of the Said Block /Building shall remain common to all owners of the Said Block/Building (**Common Roof**) and all common installations such as water tank and lift machine room shall be situated in the Common Roof

and the balance of the top roof of the Said Block /Building shall belong to the Promoter/Developer with right of exclusive transfer and the Buyer/Allottee specifically agrees not to do any act which prevents or hinders such transfer. Notwithstanding the demarcation of the top roof of the Said Block /Building as aforesaid, the Promoter/Developer shall always have the right of further construction on the entirety of the top roof and the Buyer/Allottee specifically agrees not to do any act which prevents or hinders such construction. After such construction, the roof above such construction shall again have a Common Roof for common use of all owners of the Said Block /Building.

12.5 **Hoardings:** The Promoter/Developer shall be entitled to put hoarding/boards of their Brand Name (including any brand name the Promoter/Developer is permitted to use), in the form of Neon Signs, MS Letters, Vinyl & Sun Boards and/or such other form as the Promoter/Developer may in its sole discretion deem fit on the Larger Property and on the façade, terrace, compound wall or other part of the buildings as may be developed from time to time. The Promoter/Developer shall also be entitled to place, select, decide hoarding/board sites.

12.6 **Transfer of Common Areas to Association:** Notwithstanding anything elsewhere to the contrary herein contained, it is expressly agreed understood and clarified that if at any time, under the provisions of the applicable laws, the Common Areas and all deposits relating thereto and/or the common areas within the MLCP and/or the land comprised in the Project Property and/or Larger Property or any part thereof are required to be transferred to the association of buyers, then the Promoter/Developer and/or the Owners, as per their respective entitlements, shall be entitled to do so and the Buyer/Allottee shall do all acts, deeds and things and sign, execute and deliver all papers documents etc., as be required therefor and if any stamp duty, registration fee, legal fees, other expenses, etc., is payable therefor, then the same shall be borne and discharged by the buyers of the Project (including the Buyer/Allottee herein) proportionately and the Promoter/Developer and/or the Owners shall not be liable therefor in any manner whatsoever and the Buyer/Allottee and the other buyers shall keep the Promoter/Developer and the Owners fully indemnified with regard thereto.

13. **Said Club:**

13.1 The Promoter/Developer has decided to provide several amenities and facilities in a social and recreational club within the Said Complex (**Said Club**), intended for use and enjoyment of all buyers of the Whole Project. It is clarified that (1) the decision of the Promoter/Developer as to what amenities and facilities shall be included in the Said Club shall be final and binding on the Buyer/Allottee (2) the Buyer/Allottee hereby unconditionally accepts the proposed usage of the Said Club by the other allottees of the Whole Project and shall not, under any circumstances, raise any objection or hindrance to the other allottees of the Whole Project using all or part of the amenities and facilities provided in the Said Club.

13.2 **Membership Obligation of Buyer/Allottee:** Membership of the Said Club being compulsory for all buyers of the Whole Project, the Buyer/Allottee [which expression, in the context of the Said Club, means only 1 (one) person if the number of Buyer/Allottee(s) is more than 1 (one), as be nominated *inter se* among the Buyer/Allottee], the Buyer/Allottee agrees to become a member of the Said Club, on the preliminary terms and conditions recorded herein. The Buyer/Allottee understands and accepts that (1) detailed terms and conditions of membership and rules and regulations governing use of the Said Club and its facilities will be formulated by the Club Manager (defined below) in due course and circulated to members before the Said Club is made operational (2) all members (including the Buyer/Allottee) will be required to abide by these terms and conditions and rules and regulations **and** (3) the acceptance by the Buyer/Allottee of the club scheme shall be a condition precedent to completion of sale of the Said Apartment And Appurtenances in terms of this Conveyance.

- 13.3 **Membership Scheme of Said Club:** The Buyer/Allottee understands and accepts that (1) membership of the Said Club shall be open only to the buyers of the Whole Project/Said Complex (2) each apartment is entitled to 1 (one) membership, irrespective of the number of owners of such apartment (3) membership is open only to individuals (i.e. no corporate membership) and if the Buyer/Allottee is body corporate, it will be required to nominate 1 (one) occupier of the Said Apartment, who, for all purposes, shall be treated as the member of the Said Club (4) the Said Club can be used by the member and his/her immediate family i.e. spouse and dependent children below 21 (twenty one) years subject to a maximum of 4 (four) dependents (5) members may, subject to the reservation of rights of admission and club rules, bring in guests on payment of guest fees (6) in the event of sale/transfer of the Said Apartment, the membership will stand terminated and the Buyer/Allottee shall be granted a new membership at the then applicable terms and as per the rules and regulations of the Said Club then in force **and** (7) if the Buyer/Allottee lets out his/her apartment, he/she may request a temporary suspension of his/her usage right of the Said Club and permission for usage of the Said Club by the tenant under his/her membership; if such permission is granted, the tenant may use the Said Club only during the tenure of the tenancy subject to payment of all charges as would have been payable by the Buyer/Allottee.
- 13.4 **Facilities of Said Club:** The Buyer/Allottee understands and accepts that the Promoter/Developer shall have the sole rights and discretions in planning the details and facilities of the Said Club and the same may also be varied at the sole discretion of the Promoter/Developer.
- 13.5 **Commencement of Operation of Said Club:** The Promoter/Developer reasonably expects that the Said Club shall be made operational after the entirety of the Real Estate Project is completed and made ready. The Buyer/Allottee understands and accepts that the date of possession of the Said Apartment and/or Completion Date of the Said Block/Building has no connection and correlation with the Said Club becoming operational and the Buyer/Allottee shall not raise any claim or objection in this regard.
- 13.6 **Club Manager:** The Buyer/Allottee understands and accepts that the Said Club (at the sole discretion of the Promoter/Developer) shall be managed and operated professionally through a club operation and management agency (**Club Manager**), to be exclusively engaged by the Promoter/Developer, at its sole discretion. Notwithstanding formation of the Association and the Apex Body, the Club Manager shall at all times continue to look after the maintenance and running of the Said Club. The Buyer/Allottee further understands and accepts that the Club Manager can only be changed and/or replaced at the sole discretion of the Promoter/Developer and the Buyer/Allottee shall have no right to replace the Club Manager.
- 13.7 **Membership Fee, Security Deposit and Monthly Subscription:** The Buyer/Allottee understands and accepts that (1) the Buyer/Allottee does not have to pay any membership fee for membership of the Said Club as the Consideration includes the membership fee but future transferees of the Buyer/Allottee may have to pay separate amounts towards membership fee (2) the Buyer/Allottee may have to pay a one-time interest free security deposit for use of credit facilities at the Said Club and (3) the Buyer/Allottee will have to pay a fixed monthly subscription for membership of the Said Club, irrespective of whether the Buyer/Allottee resides at the Said Apartment, which shall be determined at the time of opening of the Said Club, at the sole discretion of the Promoter/Developer and this shall be in addition to the Common Expenses/Maintenance Charges.
- 13.8 **User Charge:** The Buyer/Allottee understands and accepts that (1) some facilities of the Said Club will be available for use free of charge by members while other facilities will be on a pay by use basis **and** (2) the rate, schedule etc. will be determined at the time of the opening of the Said Club, at the sole discretion of the Club Manager.

**SCHEDULE ‘F’**  
**(Common Expenses)**

1. **Common Utilities:** All charges, costs and deposits for supply, operation and maintenance of common utilities.
2. **Electricity:** All charges for the electricity consumed for the operation of the common lighting, machinery and equipment of the Said Block /Building and the Said Complex and the road network, STP etc.
3. **Association:** Establishment and all other capital and operational expenses of the Association of buyers.
4. **Litigation:** All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common Areas.
5. **Maintenance:** All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the Common Areas [including the exterior or interior (but not inside any apartment) walls of the SaidBlock / Building] and the road network, STP etc.
6. **Operational:** All expenses for running and operating all machinery, equipments and installations comprised in the Common Areas, including elevators, diesel generator set, changeover switch, pump and other common installations including their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the Common Areas and the road network.
7. **Rates and Taxes:** Municipal Tax, surcharge, Water Tax and other levies in respect of the Said Block /Building and the Said Complex **save** those separately assessed on the Buyer/Allottee.
8. **Staff:** The salaries of and all other expenses on the staff to be employed for the common purposes, viz. manager, caretaker, clerk, security personnel, liftmen, sweepers, plumbers, electricians, gardeners etc. including their perquisites, bonus and other emoluments and benefits.
9. **Fire Fighting:** Costs of operating and maintaining the fire-fighting equipment and personnel, if any.



**16. Execution and Delivery**

16.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

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**Authorized Signatory  
[Owner]**

**Siddha Waterfront LLP**

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**Authorized Signatory  
[Promoter/Developer]**

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**Authorized Signatory  
[Confirming Parties]**

\_\_\_\_\_

[Allottee]

**Drafted by:**

Advocate at High Court, Calcutta

**Witnesses:**

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Father's Name: \_\_\_\_\_

Father's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Receipt of Consideration**

Received from the within named Buyer/Allottee the within mentioned sum of **Rs.** \_\_\_\_\_ /- (**Rupees** \_\_\_\_\_) towards full and final payment of the Consideration for the Said Apartment And Appurtenances described in **Schedule B** above.

\_\_\_\_\_

**Authorized Signatory**

**[Owner]**

**Siddha Waterfront LLP**

\_\_\_\_\_

**Authorized Signatory**

**[Promoter/Developer]**

**Witnesses:**

Signature\_\_\_\_\_

Signature\_\_\_\_\_

Name : \_\_\_\_\_

Name : \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020

**Between**

**Aadharseela Dealers Private Limited & Ors.  
... Owners**

**And**

**Siddha Waterfront LLP  
... Promoter**

**And**

**Blockdeal Infracon Private Limited & Ors.  
... Confirming Parties**

**And**

\_\_\_\_\_  
**... Buyer/Allottee**

**Conveyance**

**Apartment No. \_\_\_\_\_, \_\_\_\_\_<sup>th</sup> Floor, Block/Building No. \_ (\_\_\_\_)  
\_\_\_\_(\_\_\_\_) Covered / Open / Two- Wheeler / MLCP Car Park  
*Siddha Waterfront*  
**North 24 Parganas****

**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> Floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001

## CONVEYANCE

1. **Date:** \_\_\_\_\_
2. **Place:** Kolkata
3. **Parties:**

- 3.1 **Aadharseela Dealers Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAJCA1846L**]
- 3.2 **Aadharseela Tie Up Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAJCA1847M**]
- 3.3 **Devpujan Realestate Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AECD4134D**]
- 3.4 **Megapix Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM2209C**]
- 3.5 **Power Point Buildcon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCP8476M**]
- 3.6 **Power Point Dealers Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCP8480R**]
- 3.7 **Power Point Reality Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCP8479E**]
- 3.8 **Power Point Tie Up Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCP8475J**]
- 3.9 **Shivpawan Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6851Q**]
- 3.10 **Shivpawan Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6840H**]
- 3.11 **Shivpawan Developers Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6849Q**]
- 3.12 **Shivpawan Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6841G**]
- 3.13 **Shivpawan Housing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6850R**]

- 3.14 **Shivpawan Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6843E**]
- 3.15 **Shivpawan Constructions Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6842F**]
- 3.16 **Shivratri Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS3160N**]
- 3.17 **Shivratri Promoters Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS3167M**]
- 3.18 **Sun View Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAPCS3385Q**]

All are represented by their authorized signatory \_\_\_\_\_, son of \_\_\_\_\_, by faith Hindu, by nationality Indian, by occupation \_\_\_\_\_, working for gain at \_\_\_\_\_, Kolkata \_\_\_\_\_, Post Office \_\_\_\_\_, Police Station \_\_\_\_\_, District \_\_\_\_\_, West Bengal (**PAN** \_\_\_\_\_)

(collectively **Owners**, which expression shall includes their successors-in-interest)

**And**

- 3.19 **Siddha Waterfront LLP** (formerly known as Siddha Town Khardah LLP), a limited liability partnership firm, incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 6<sup>th</sup> Floor, Siddha Park, 99A, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street, District Kolkata, West Bengal [**PAN ACJFS0719H**] represented by its authorized signatory \_\_\_\_\_, son of \_\_\_\_\_, by faith Hindu, by nationality Indian, by occupation \_\_\_\_\_, working for gain at \_\_\_\_\_, Kolkata \_\_\_\_\_, Post Office \_\_\_\_\_, Police Station \_\_\_\_\_, District \_\_\_\_\_, West Bengal (**PAN** \_\_\_\_\_)

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

**And**

- 3.20 **Blockdeal Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCB2202B**]
- 3.21 **Blockdeal Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCB2204H**]

- 3.22 **Blockdeal Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCB2203A**]
- 3.23 **Coolhut Buildcon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0099P**]
- 3.24 **Coolhut Builders Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0098N**]
- 3.25 **Coolhut Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0171L**]
- 3.26 **Coolhut Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0172K**]
- 3.27 **Coolhut Projects Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0095B**]
- 3.28 **Coolhut Promoters Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0170M**]
- 3.29 **Coolhut Properties Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0555N**]
- 3.30 **Coolhut Reality Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0096C**]
- 3.31 **Coolhut Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0169E**]
- 3.32 **Crossway Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAFCC1971L**]
- 3.33 **Crossway Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAFCC1973J**]
- 3.34 **Devpujan Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD4201F**]



- 3.35 **Devpujan Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD4133E**]
- 3.36 **Devpujan Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD4202G**]
- 3.37 **Dhanaasha Commercial Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAECD5686N**]
- 3.38 **Dhansilk Developers Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD5502D**]
- 3.39 **Dhansilk Housing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD5503C**]
- 3.40 **Dhansilk Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD5508K**]
- 3.41 **Dhansilk Projects Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD5505E**]
- 3.42 **Mangaldham Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4385K**]
- 3.43 **Mangaldham Constructions Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4390C**]
- 3.44 **Mangaldham Developers Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4391D**]
- 3.45 **Mangaldham Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4389F**]
- 3.46 **Mangaldham Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4386L**]
- 3.47 **Mangaldham Housing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4388E**]

- 3.48 **Panchmurti Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8337C**]
- 3.49 **Panchmurti Constructions Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8451K**]
- 3.50 **Panchmurti Hirise Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8335A**]
- 3.51 **Panchmurti Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8343J**]
- 3.52 **Panchmurti Promoters Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8340M**]
- 3.53 **Paramount Trexim Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCP8481Q**]
- 3.54 **Pawansathi Buildcon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8339N**]
- 3.55 **Pawansathi Builders Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8336D**]
- 3.56 **Pawansathi Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8338P**]
- 3.57 **Pawansathi Hirise Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8344R**]
- 3.58 **Pawansathi Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8345Q**]
- 3.59 **Pawanshiv Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8967J**]
- 3.60 **Pawanshiv Griha Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Sahapur, Police Station Park Street, District Kolkata [**PAN AAGCP8452L**]

- 3.61 **Pawanshiv Hirise Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8968H**]
- 3.62 **Pawanshiv Housing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8450J**]
- 3.63 **Power Point Tracom Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCP8478F**]
- 3.64 **Ratansidhi Commerce Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAGCR2955N**]
- 3.65 **Rudramukhi Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCR1052A**]
- 3.66 **Rudramukhi Constructions Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCR0927C**]
- 3.67 **Rudramukhi Hirise Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCR1051D**]
- 3.68 **Rudramukhi Promoters Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCR0929N**]
- 3.69 **Rudramukhi Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCR1050C**]
- 3.70 **Shivpawan Tradelink Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AASCS7523F**]
- 3.71 **Shivphal Mercantile Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AASCS7457C**]
- 3.72 **Shivratri Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS3159H**]

- 3.73 **Shivratri Projects Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS3168E**]
- 3.74 **Shivratri Reality Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS3166L**]
- 3.75 **Transways Projects Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAECT5775A**]
- 3.76 **Tropex Vanijya Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACCT4831H**]
- 3.77 **Vostro Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECV2101J**]
- 3.78 **Wonder Vyapaar Private limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAACW6476D**]
- 3.79 **Anjanidham Mercantile Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AALCA4011H**]
- 3.80 **Aravali Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AALCA1913A**]
- 3.81 **Astbhuja Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AALCA3617P**]
- 3.82 **Astbhuja Housing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AALCA3616N**]
- 3.83 **Blockdeal Hirise Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCB2117D**]
- 3.84 **Booster Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCB3089A**]
- 3.85 **Coolhut Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFC0176P**]

- 3.86 **Coolhut Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0174R**]
- 3.87 **Coolhut Hirise Private limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0175Q**]
- 3.88 **Coolhut Housing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0173J**]
- 3.89 **Coolhut Infrastructure Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0097D**]
- 3.90 **Crossway Realestate Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAFCC1974R**]
- 3.91 **Devpujan Hirise Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD4132F**]
- 3.92 **Devpujan Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD4130H**]
- 3.93 **Dhansilk Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD5510D**]
- 3.94 **Dhansilk Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD5504F**]
- 3.95 **Dhansubh Dealer Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAECD5687P**]
- 3.96 **Hopeful Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South Parganas, West Bengal [**PAN AADCH1420M**]
- 3.97 **Mangaldham Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4392A**]

- 3.98 **Mangaldham Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4387M**]
- 3.99 **Mastery Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAICM5323M**]
- 3.100 **Mastery Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South Parganas, West Bengal [**PAN AAICM5324N**]
- 3.101 **Mastery Housing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAICM5319H**]
- 3.102 **Pluto Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP9509C**]
- 3.103 **Pushapdham Marketing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAHCP0516A**]
- 3.104 **Shivpawan Realestate Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6848R**]
- 3.105 **Shivratri Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS3156J**]
- 3.106 **Sidhimaya Vyapaar Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AASCS7455A**]
- 3.107 **Snowrise Tradelink Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS7522E**]
- 3.108 **Transways Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAECT5774B**]
- 3.109 **Transways Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas, West Bengal [**PAN AAECT5777C**]

- 3.110 **Anjanidham Marketing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AALCA4010G**]
- 3.111 **Average Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AALCA4776H**]
- 3.112 **Average Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AALCA4772D**]
- 3.113 **Average Properties Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AALCA4769Q**]
- 3.114 **Average Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AALCA4775E**]
- 3.115 **Baglamukhi Vyapaar Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCB3895G**]
- 3.116 **Bangbhumii Shoppers Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCB3911M**]
- 3.117 **Circular Promoters Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC0554P**]
- 3.118 **Crossway Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCC1972K**]
- 3.119 **Dayasindhu Vinimay Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD5685R**]
- 3.120 **Dhanaseth Tradelink Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD5703G**]
- 3.121 **Dhansilk Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECD5506H**]
- 3.122 **Fastener Real Estate Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACCF1617P**]

- 3.123 **Fastener Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACCF1618C**]
- 3.124 **Fastener Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACCF1616N**]
- 3.125 **Giridhan Commercial Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCG0925Q**]
- 3.126 **Greatful Realestate Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCG1282Q**]
- 3.127 **Highpower Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1416M**]
- 3.128 **Highpower Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1417L**]
- 3.129 **Hopeful Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1418F**]
- 3.130 **Hopeful Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1419E**]
- 3.131 **Hopeful Housing Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1411N**]
- 3.132 **Hopeful Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1415J**]
- 3.133 **Hopeful Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1412R**]
- 3.134 **Hopeful Projects Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1409G**]
- 3.135 **Hopeful Promoters Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1413Q**]



- 3.136 **Hopeful Realestate Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1414K**]
- 3.137 **Hopeful Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCH1410P**]
- 3.138 **Jatashiv Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACJ9695B**]
- 3.139 **Kalashsidhi Exports Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCK0826J**]
- 3.140 **Lifelong Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACCL4510B**]
- 3.141 **Lifelong Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACCL4509L**]
- 3.142 **Lifemake Mercantile Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACCL4349Q**]
- 3.143 **Linkrose Dealer Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACCL4337Q**]
- 3.144 **Linkrose Distributors Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AACCL4336R**]
- 3.145 **Mangaldham Retailers Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4614P**]
- 3.146 **Mangalshiv Shoppers Private Limited**, a company governed by the Companies Act, 2013, having its registered office at Flat No.4B, 4th Floor, Surya Homes, 376A, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata-700038, District South 24 Parganas [**PAN AAICM4612M**]
- 3.147 **Mastery Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM5322L**]
- 3.148 **Mastery Realestate Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM5317K**]

- 3.149 **Megapix Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM2867N**]
- 3.150 **Moonlife Vyapaar Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4640D**]
- 3.151 **Moonlike Dealer Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4615N**]
- 3.152 **Moonlike Distributors Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM4639E**]
- 3.153 **Mridul Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM5107B**]
- 3.154 **Mridul Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM5108Q**]
- 3.155 **Mridul Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAICM5106A**]
- 3.156 **Palanhar Vyapaar Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP0517B**]
- 3.157 **Panchmahal Vinimay Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP0515D**]
- 3.158 **Panchratan Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP1053G**]
- 3.159 **Panchratan Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP1043Q**]
- 3.160 **Panchratan Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP1054B**]
- 3.161 **Panchratan Projects Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP1052H**]

- 3.162 **Panchratan Realestate Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP1042R**]
- 3.163 **Panchratan Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP1051E**]
- 3.164 **Parampita Business Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP0495Q**]
- 3.165 **Pluto Hirise Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCP8973L**]
- 3.166 **Prathampujay Vyapaar Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP0519R**]
- 3.167 **Primary Enclave Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP0891N**]
- 3.168 **Primary Heights Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAHCP0892R**]
- 3.169 **Rangarang Traders Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCR2957Q**]
- 3.170 **Roselife Mercantile Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCR2976M**]
- 3.171 **Roserise Vanijya Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAGCR2956R**]
- 3.172 **Shivbhakti Constructions Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6859G**]
- 3.173 **Shivmahima Vyapaar Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS7458P**]
- 3.174 **Shivpawan Nirman Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6839A**]

- 3.175 **Shivpawan Properties Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS6846B**]
- 3.176 **Shivphal Vyapaar Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AASCS7454B**]
- 3.177 **Teenlok Commercial Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECT5484A**]
- 3.178 **Teenlok Tradelink Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECT5467H**]
- 3.179 **Transways Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAECT5776D**]

All are represented by their authorized signatory \_\_\_\_\_, son of \_\_\_\_\_, by faith Hindu, by nationality Indian, by occupation \_\_\_\_\_, working for gain at \_\_\_\_\_, Kolkata \_\_\_\_\_, Post Office \_\_\_\_\_, Police Station \_\_\_\_\_, District \_\_\_\_\_, West Bengal (**PAN** \_\_\_\_\_)

(collectively **Confirming Parties**, which expression shall include their successors-in-interest)

**And**

- 3.180 \_\_\_\_\_, \_\_\_\_\_ of \_\_\_\_\_, by faith \_\_\_\_\_, by nationality \_\_\_\_\_, by occupation \_\_\_\_\_, aged about \_\_\_\_\_ years, residing at \_\_\_\_\_, PIN-\_\_\_\_\_, Post Office \_\_\_\_\_, Police Station \_\_\_\_\_, District \_\_\_\_\_, \_\_\_\_\_ (**PAN** \_\_\_\_\_)

(**Buyer/Allottee**, include/s his/her heirs, executors, administrators, successors-in-interest and/or permitted assigns)

Owners, Promoter/Developer, Confirming Parties and Buyer/Allottee are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Unit:** Commercial Space No. \_\_\_\_\_, on the \_\_\_\_\_ floor, having carpet area of \_\_\_\_\_ (\_\_\_\_\_) square feet, more or less, corresponding to having built up area of \_\_\_\_\_ (\_\_\_\_\_) square feet, more or less, being more particularly described in the **Schedule B** below and the layout of the unit is delineated in **Green** colour on the **Plan** annexed hereto and marked as **Annexure “2” (Said Unit)**, in constructed Block/Building No. \_\_\_\_\_ (namely \_\_\_\_\_) (**Said Block/Building**), being part of the Real Estate Project (defined in Clause 5.3 below) registered under the provisions of the West Bengal

Housing Industry Regulation Act, 2017 (**Act**), the West Bengal Housing Industry Regulation Rules, 2018 (**Rules**) and the West Bengal Housing Industry Regulation Act, 2017 (**Regulations**) with the West Bengal Housing Industry Regulatory Authority (**Authority**) at Kolkata on \_\_\_\_\_ under Registration No. \_\_\_\_\_, the Real Estate Project is constructed on land measuring 139.6832 (one hundred and thirty nine point six eight three two) decimal, [equivalent to 84.6565 (eighty four point six five six five) *cottah*], more or less, comprised in R.S. *Dag* Nos. 743, 744(P) and 750 corresponding L.R. *Dag* Nos. 1702, 1635 (P) & 1703 recorded in L.R. *Khatian* Nos. 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3823, 3824, 3825, 3826, 3827, 3833, 3834 & 3858 at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of Patulia *Gram Panchayet* (**PGP**) and R.S. *Dag* No. 737(P) corresponding L.R. *Dag* No. 1661(P), recorded in L.R. *Khatian* Nos. 3808, 3809 & 3828, at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of Khardah Municipality Police Station Khardah, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas, as delineated in **Blue** colour boundary line on the **Plan** annexed hereto and marked as **Annexure “I”** and more particularly described in the **Schedule A-2** below (**Project Property**). The Real Estate Project has been developed as a phase (Phase II) of the Whole Project (defined in 5.10.1 (iii) below) named **Siddha Waterfront (Said Complex)**, constructed/being constructed on land measuring 1785.5994 (one thousand seven hundred eighty five point five nine nine four) decimal, [equivalent to 1082.1815 (one thousand eighty two point one eight one five) *cottah*], more or less, comprised in R.S. *Dag* Nos. 696(P), 697, 698, 699, 700, 743, 744(P), 749, 750, 754, 755, 756, 757, 758, 759, 760, 761, 762, 766(P), 768, 769, 770, 771, 772, 773, 774, 776, 777, 844(P), 845(P), 846, 847(P), 849, 850, 851, 853, 854, 855, 856, 857, 858, 767/1687, 770/1251, 770/1252, 771/1253, 777/1254 & 856/1260, corresponding to L.R. *Dag* Nos. 1595 (P), 1596, 1597, 1590, 1598, 1599, 1702, 1635 (P), 1704, 1703, 1705, 1706, 1707, 1708, 1715, 1709, 1588, 1589, 1591, 1594, 1585 (P), 1587, 1586, 1712, 1710, 1713, 1717, 1716, 1825, 1824, 1736 (P), 1734 (P), 1733, 1732 (P), 1718, 1719, 1724, 1722, 1723, 1557, 1735, 1555, 1554, 1583, 1720, 1711, 1714, 1726 & 1556, recorded in L.R. *Khatian* Nos. 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3754, 3755, 3756, 3757, 3758, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3766, 3799, 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3810, 3811, 3812, 3823, 3824, 3825, 3826, 3827, 3829, 3830, 3831, 3832, 3833, 3834, 3858, 3868, 3869, 3870, 3871, 3872, 3873, 3874, 3875, 3876, 3877, 3883, 3884, 3885, 3886, 3887, 3888, 3889, 3890, 3891, 3892, 3894, 3895, 3896, 3897, 3898, 3899, 3900, 3905, 3906, 3907, 3910, 3911, 3914, 3915, 3926, 3927, 3928, 3929, 3930, 3931, 3932, 3933, 3934, 3935, 3936, 3937, 3938, 3939, 3940, 3941, 3942, 3943, 3944, 3945, 3953, 3954, 3955, 3956, 3957, 3958, 3959, 3960, 3961, 3962, 3963, 3964, 3965, 3966, 3967, 3968, 3969, 3988, 3989, 3990, 3991, 3992, 3998, 4002, 4046, 4047, 4048, 4073, 4076, 4099, 4100, 4101, 4111, 4124, 4133, 4134, 4135, 4136, 4138, 4177, 4182, 4183, 4260, 4261, 4262, 4389, 4390, 4391, 4812, 4813, 4814, 4741, 4739, 4742, 4740, at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of PGP and R.S. *Dag* No. 737(P) corresponding to L.R. *Dag* No. 1661 (P), recorded in L.R. *Khatian* Nos. 3808, 3809, 3828, at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of Khardah Municipality Police Station Khardah, Kolkata-700119, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas, which is more particularly described in the **Schedule A-1** below and is delineated in **Red** colour boundary line on the **Plan** annexed hereto and marked as **Annexure “1” (“Larger Property”)**.

- 4.2 **Land Share:** Undivided, impartible, proportionate and variable share in the land underneath the Said Block/Building as be attributable and appurtenant to the Said Unit (**Land Share**). The Land Share has been derived by taking into consideration the proportion which the area of the Said Unit bears to the total area of the Said Block/Building.
- 4.3 **Said Parking Space:** The right to park in the parking space/s described in the **Schedule B** below (**Said Parking Space**), if any.

- 4.4 **Share In Common Areas:** Undivided, impartible, proportionate and variable share in the common areas of the Said Block/Building (**Share In Common Areas**), the said common areas of the Said Block/Building being described in the **Schedule C** below (**Common Areas**).
- 4.5 **Said Unit And Appurtenances:** The subject matter of this Conveyance are 4.1, 4.2, 4.3 and 4.4 above, being the Said Unit, the Land Share, the Said Parking Space (if any) and the Share In Common Areas, respectively, which are collectively described in the **Schedule B** below (collectively **Said Unit And Appurtenances**).

## 5. Background

- 5.1 **Ownership of Larger Property:** The Owner Nos. 3.1 to 3.18 are the joint owners of the Project Property i.e. land measuring 139.6832 (one hundred and thirty nine point six eight three two) decimal, [equivalent to 84.6565 (eighty four point six five six five) *cottah*], more or less, comprised in R.S. *Dag* Nos. 743, 744(P) and 750 corresponding L.R. *Dag* Nos. 1702, 1635 (P) & 1703 recorded in L.R. *Khatian* Nos. 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3823, 3824, 3825, 3826, 3827, 3833, 3834 & 3858 at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of PGP and R.S. *Dag* No. 737(P) corresponding L.R. *Dag* No. 1661(P), recorded in L.R. *Khatian* Nos. 3808, 3809 & 3828, at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of Khardah Municipality Police Station Khardah, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas **and** the Confirming Parties No. 3.20 to 3.179 are the joint owners of land measuring 1645.9162 (one thousand six hundred forty five point nine one six two) decimal, [equivalent to 997.5250 (nine hundred ninety seven point five two five zero) *cottah*], more or less, comprised in R.S. *Dag* Nos. 696(P), 697, 698, 699, 700, 749, 754, 755, 756, 757, 758, 759, 760, 761, 762, 766(P), 768, 769, 770, 771, 772, 773, 774, 776, 777, 844(P), 845(P), 846, 847(P), 849, 850, 851, 853, 854, 855, 856, 857, 858, 767/1687, 770/1251, 770/1252, 771/1253, 777/1254 & 856/1260, corresponding to L.R. *Dag* Nos. 1595 (P), 1596, 1597, 1590, 1598, 1599, 1704, 1705, 1706, 1707, 1708, 1715, 1709, 1588, 1589, 1591, 1594, 1585 (P), 1587, 1586, 1712, 1710, 1713, 1717, 1716, 1825, 1824, 1736 (P), 1734 (P), 1733, 1732 (P), 1718, 1719, 1724, 1722, 1723, 1557, 1735, 1555, 1554, 1583, 1720, 1711, 1714, 1726 & 1556, recorded in L.R. *Khatian* Nos. 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3754, 3755, 3756, 3757, 3758, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3766, 3799, 3801, 3810, 3811, 3812, 3829, 3830, 3831, 3832, 3833, 3834, 3868, 3869, 3870, 3871, 3872, 3873, 3874, 3875, 3876, 3877, 3883, 3884, 3885, 3886, 3887, 3888, 3889, 3890, 3891, 3892, 3894, 3895, 3896, 3897, 3898, 3899, 3900, 3905, 3906, 3907, 3910, 3911, 3914, 3915, 3926, 3927, 3928, 3929, 3930, 3931, 3932, 3933, 3934, 3935, 3936, 3937, 3938, 3939, 3940, 3941, 3942, 3943, 3944, 3945, 3953, 3954, 3955, 3956, 3957, 3958, 3959, 3960, 3961, 3962, 3963, 3964, 3965, 3966, 3967, 3968, 3969, 3988, 3989, 3990, 3991, 3992, 3998, 4002, 4046, 4047, 4048, 4073, 4076, 4099, 4100, 4101, 4111, 4124, 4133, 4134, 4135, 4136, 4138, 4177, 4182, 4183, 4260, 4261, 4262, 4389, 4390, 4391, 4812, 4813, 4814, 4741, 4739, 4742, 4740, at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of PGP, Police Station Khardah, Kolkata-700119, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas (**Additional Complex Property**). The Project Property and the Additional Complex Property collectively being the Larger Property which is more particularly described in the **Schedule A-1** below.

The Owners and the Confirming Parties have purchased the Larger Property vide 249 (two hundred and forty nine) Deeds of Sale i.e. (1) Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4067 to 4082, being Deed No 13443, for the year 2012; (2) Deed of Sale dated 29<sup>th</sup> September, 2012,

registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 54, at Pages 4321 to 4336, being Deed No 13449, for the year 2012; **(3)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, recorded in Book I, Volume No. 54, at Pages 4290 to 4305, being Deed No 13447, for the year 2012; **(4)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4118 to 4133, being Deed No 13446, for the year 2012; **(5)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 3822 to 2837, being Deed No 13435, for the year 2012; **(6)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4083 to 4098, being Deed No 13444, for the year 2012; **(7)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 54, at Pages 4191 to 4206, being Deed No 13453, for the year 2012; **(8)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 54, at Pages 4207 to 4222, being Deed No 13450, for the year 2012; **(9)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 54, at Pages 4371 to 4386, being Deed No 13439, for the year 2012; **(10)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 3994 to 4009, being Deed No 13438, for the year 2012; **(11)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 54, at Pages 4496 to 4511, being Deed No 13440, for the year 2012; **(12)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 3978 to 3993, being Deed No 13437, for the year 2012; **(13)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 54, at Pages 4247 to 4262, being Deed No 13442, for the year 2012; **(14)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4567 to 4582, being Deed No 13451, for the year 2012; **(15)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 3878 to 3893, being Deed No 13441, for the year 2012; **(16)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 60, at Pages 4531 to 4548, being Deed No 13403, for the year 2012; **(17)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 60, at Pages 4602 to 4619, being Deed No 13404, for the year 2012; **(18)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 628 to 645, being Deed No 13406, for the year 2012; **(19)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 60, at Pages 4513 to 4530, being Deed No 13398, for the year 2012; **(20)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 60, at Pages 4816 to 4833, being Deed No 13402, for the year 2012; **(21)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 64, at Pages 1611 to 1628, being Deed No 15912, for the year 2012; **(22)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 1283 to 1300, being Deed No 13417, for the year 2012; **(23)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 1124 to 1141, being Deed No 13418, for the year 2012; **(24)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 692 to 709, being Deed No 13409, for the year 2012; **(25)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 883 to 900, being Deed No 13405, for the year 2012; **(26)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 16 to 33, being Deed No 13421, for the year 2012; **(27)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 60, at Pages 5128 to 5145, being Deed No 13401, for the year 2012; **(28)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered

in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 1374 to 1391, being Deed No 13415, for the year 2012; **(29)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 951 to 968, being Deed No 13420, for the year 2012; **(30)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 1074 to 1091, being Deed No 13419, for the year 2012; **(31)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 777 to 794, being Deed No 13410, for the year 2012; **(32)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 1412 to 1429, being Deed No 13422, for the year 2012; **(33)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 1356 to 1373, being Deed No 13416, for the year 2012; **(34)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 61, at Pages 822 to 839, being Deed No 13423, for the year 2012; **(35)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 64, at Pages 1593 to 1610, being Deed No 15911, for the year 2012; **(36)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4134 to 4152, being Deed No 13381, for the year 2012; **(37)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4099 to 4117, being Deed No 13413, for the year 2012; **(38)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 3928 to 3946, being Deed No 13436, for the year 2012; **(39)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4529 to 4547, being Deed No 13414, for the year 2012; **(40)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 3838 to 3856, being Deed No 13434, for the year 2012; **(41)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4048 to 4066, being Deed No 13411, for the year 2012; **(42)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4321 to 4339, being Deed No 13378, for the year 2012; **(43)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4029 to 4047, being Deed No 13400, for the year 2012; **(44)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4548 to 4566, being Deed No 13424, for the year 2012; **(45)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4277 to 4295, being Deed No 13379, for the year 2012; **(46)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 55, at Pages 4010 to 4028, being Deed No 13399, for the year 2012; **(47)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 54, at Pages 4577 to 4595, being Deed No 13412, for the year 2012; **(48)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 54, at Pages 4736 to 4754, being Deed No 13407, for the year 2012; **(49)** Deed of Sale dated 29<sup>th</sup> September, 2012, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 54, at Pages 4630 to 4648, being Deed No 13408, for the year 2012; **(50)** Deed of Sale dated 18<sup>th</sup> October, 2012, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 27, at Pages 1455 to 1468, being Deed No 11068, for the year 2012; **(51)** Deed of Sale dated 18<sup>th</sup> October, 2012, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 27, at Pages 1469 to 1482, being Deed No 11069, for the year 2012; **(52)** Deed of Sale dated 18<sup>th</sup> October, 2012, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 27, at Pages 1483 to 1496, being Deed No 11070, for the year 2012; **(53)** Deed of Sale dated 18<sup>th</sup> October, 2012, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 27, at Pages 1441 to 1454, being Deed No 11063, for the year 2012; **(54)** Deed of Sale dated 18<sup>th</sup> October, 2012,



registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 27, at Pages 1497 to 1510, being Deed No 11071, for the year 2012; **(55)** Deed of Sale dated 18<sup>th</sup> October, 2012, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 27, at Pages 1526 to 1540, being Deed No 11085, for the year 2012; **(56)** Deed of Sale dated 18<sup>th</sup> October, 2012, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 27, at Pages 1511 to 1525, being Deed No 11084, for the year 2012; **(57)** Deed of Sale dated 5<sup>th</sup> January, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 4, at Pages 3971 to 3984, being Deed No 296, for the year 2013; **(58)** Deed of Sale dated 5<sup>th</sup> January, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 2, at Pages 530 to 543, being Deed No 298, for the year 2013; **(59)** Deed of Sale dated 10<sup>th</sup> January, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 29, at Pages 7424 to 7437, being Deed No 9555, for the year 2013; **(60)** Deed of Sale dated 10<sup>th</sup> January, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 24, at Pages 6795 to 6809, being Deed No 7359, for the year 2013; **(61)** Deed of Sale dated 10<sup>th</sup> January, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 8622 to 8635, being Deed No 7375, for the year 2013; **(62)** Deed of Sale dated 2<sup>nd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 5, at Pages 8969 to 8989, being Deed No 1614, for the year 2013; **(63)** Deed of Sale dated 2<sup>nd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 5, at Pages 9011 to 9031, being Deed No 1617, for the year 2013; **(64)** Deed of Sale dated 2<sup>nd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 5, at Pages 8990 to 9010, being Deed No 1615, for the year 2013; **(65)** Deed of Sale dated 2<sup>nd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 5, at Pages 8927 to 8947, being Deed No 1612, for the year 2013; **(66)** Deed of Sale dated 2<sup>nd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 5, at Pages 9032 to 9052, being Deed No 1618, for the year 2013; **(67)** Deed of Sale dated 2<sup>nd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 5, at Pages 8948 to 8968, being Deed No 1613, for the year 2013; **(68)** Deed of Sale dated 23<sup>rd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 9, at Pages 7348 to 7361, being Deed No 3065, for the year 2013; **(69)** Deed of Sale dated 23<sup>rd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 458 to 471, being Deed No 3066, for the year 2013; **(70)** Deed of Sale dated 23<sup>rd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 9, at Pages 7217 to 7230, being Deed No 3064, for the year 2013; **(71)** Deed of Sale dated 23<sup>rd</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 9, at Pages 5800 to 5813, being Deed No 3067, for the year 2013; **(72)** Deed of Sale dated 26<sup>th</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 27, at Pages 43 to 67, being Deed No 8672, for the year 2013; **(73)** Deed of Sale dated 26<sup>th</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 27, at Pages 68 to 92, being Deed No 8673, for the year 2013; **(74)** Deed of Sale dated 26<sup>th</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 27, at Pages 18 to 42, being Deed No 8671, for the year 2013; **(75)** Deed of Sale dated 26<sup>th</sup> February, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 27, at Pages 262 to 286, being Deed No 8674, for the year 2013; **(76)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 1829 to 1842, being Deed No 3130, for the year 2013; **(77)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 1843 to 1856, being Deed No 3131, for the year 2013; **(78)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2367 to 2380, being Deed No 3184, for the year 2013; **(79)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2234 to 2247, being Deed No 3183, for the year 2013; **(80)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2322 to 2336, being Deed No 3177, for the year 2013; **(81)** Deed of Sale dated 2<sup>nd</sup>

March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2307 to 2321, being Deed No 3176, for the year 2013; **(82)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2337 to 2351, being Deed No 3181, for the year 2013; **(83)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2352 to 2366, being Deed No 3182, for the year 2013; **(84)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2111 to 2125, being Deed No 3164, for the year 2013; **(85)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2292 to 2306, being Deed No 3175, for the year 2013; **(86)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2278 to 2291, being Deed No 3174, for the year 2013; **(87)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 31 to 44, being Deed No 3155, for the year 2013; **(88)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 11, at Pages 5358 to 5371, being Deed No 3168, for the year 2013; **(89)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 1997 to 2011, being Deed No 3153, for the year 2013; **(90)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2263 to 2277, being Deed No 3172, for the year 2013; **(91)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 1967 to 1981, being Deed No 3149, for the year 2013; **(92)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 1952 to 1966, being Deed No 3148, for the year 2013; **(93)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2069 to 2082, being Deed No 3163, for the year 2013; **(94)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2055 to 2068, being Deed No 3162, for the year 2013; **(95)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2040 to 2054, being Deed No 3160, for the year 2013; **(96)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2026 to 2039, being Deed No 3158, for the year 2013; **(97)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2012 to 2025, being Deed No 3154, for the year 2013; **(98)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2206 to 2220, being Deed No 3170, for the year 2013; **(99)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2191 to 2205, being Deed No 3169, for the year 2013; **(100)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 1787 TO 1801, being Deed No 3128, for the year 2013; **(101)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 2221 to 2233, being Deed No 3171, for the year 2013; **(102)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 11, at Pages 5372 to 5384, being Deed No 3132, for the year 2013; **(103)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 1982 to 1996, being Deed No 3150, for the year 2013; **(104)** Deed of Sale dated 2<sup>nd</sup> March, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 10, at Pages 1814 to 1828, being Deed No 3129, for the year 2013; **(105)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2692 to 2706, being Deed No 6086, for the year 2013; **(106)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2351 to 2365, being Deed No 6068, for the year 2013; **(107)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2647 to 2661, being Deed No 6083, for the year 2013; **(108)** Deed of Sale dated 5<sup>th</sup> April,

2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2677 to 2691, being Deed No 6085, for the year 2013; **(109)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2617 to 2631, being Deed No 6081, for the year 2013; **(110)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2707 to 2721, being Deed No 6087, for the year 2013; **(111)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2411 to 2425, being Deed No 6072, for the year 2013; **(112)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2557 to 2571, being Deed No 6078, for the year 2013; **(113)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 28, at Pages 4774 to 4788, being Deed No 9303, for the year 2013; **(114)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2261 to 2275, being Deed No 6061, for the year 2013; **(115)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2426 to 2440, being Deed No 6073, for the year 2013; **(116)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2246 to 2260, being Deed No 6057, for the year 2013; **(117)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2441 to 2455, being Deed No 6074, for the year 2013; **(118)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2572 to 2586, being Deed No 6077, for the year 2013; **(119)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2396 to 2410, being Deed No 6071, for the year 2013; **(120)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2632 to 2646, being Deed No 6082, for the year 2013; **(121)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2456 to 2470, being Deed No 6075, for the year 2013; **(122)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2722 to 2736, being Deed No 6088, for the year 2013; **(123)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2336 to 2350, being Deed No 6067, for the year 2013; **(124)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2291 to 2305, being Deed No 6062, for the year 2013; **(125)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2602 to 2616, being Deed No 6080, for the year 2013; **(126)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2542 to 2556, being Deed No 6076, for the year 2013; **(127)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2587 to 2601, being Deed No 6079, for the year 2013; **(128)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2231 to 2245, being Deed No 6056, for the year 2013; **(129)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2276 to 2290, being Deed No 6059, for the year 2013; **(130)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2381 to 2395, being Deed No 6070, for the year 2013; **(131)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2662 to 2676, being Deed No 6084, for the year 2013; **(132)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2321 to 2335, being Deed No 6066, for the year 2013; **(133)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 35, at Pages 5682 to 5697, being Deed No 12017, for the year 2013; **(134)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2306 to 2320, being Deed No 6063, for the year 2013; **(135)** Deed of Sale dated 5<sup>th</sup> April,

2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3739 to 3953, being Deed No 6140, for the year 2013; **(136)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3072 to 3086, being Deed No 6112, for the year 2013; **(137)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3516 to 3530, being Deed No 6065, for the year 2013; **(138)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3057 to 3071, being Deed No 6111, for the year 2013; **(139)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2737 to 2751, being Deed No 6089, for the year 2013; **(140)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3635 to 3649, being Deed No 6134, for the year 2013; **(141)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3938 to 3952, being Deed No 6149, for the year 2013; **(142)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3769 to 3783, being Deed No 6142, for the year 2013; **(143)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3196 to 3210, being Deed No 6120, for the year 2013; **(144)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3501 to 3515, being Deed No 6064, for the year 2013; **(145)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3145 to 3159, being Deed No 6117, for the year 2013; **(146)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2993 to 3007, being Deed No 6106, for the year 2013; **(147)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3795 to 3809, being Deed No 6145, for the year 2013; **(148)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3008 to 3022, being Deed No 6108, for the year 2013; **(149)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 28, at Pages 4672 to 4686, being Deed No 9302, for the year 2013; **(150)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3923 to 3937, being Deed No 6148, for the year 2013; **(151)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3698 to 3712, being Deed No 6138, for the year 2013; **(152)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3160 to 3174, being Deed No 6118, for the year 2013; **(153)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 21, at Pages 4812 to 4826, being Deed No 6507, for the year 2013; **(154)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3754 to 3768, being Deed No 6141, for the year 2013; **(155)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3115 to 3129, being Deed No 6115, for the year 2013; **(156)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3602 to 3616, being Deed No 6131, for the year 2013; **(157)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 28, at Pages 4639 to 4653, being Deed No 9300, for the year 2013; **(158)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 28, at Pages 4789 to 4803, being Deed No 9304, for the year 2013; **(159)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 6191 to 6205, being Deed No 6107, for the year 2013; **(160)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3572 to 3586, being Deed No 6129, for the year 2013; **(161)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3810 to 3824, being Deed No 6147, for the year 2013; **(162)** Deed of Sale dated 5<sup>th</sup> April,

2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3587 to 3601, being Deed No 6130, for the year 2013; **(163)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 3130 to 3144, being Deed No 6116, for the year 2013; **(164)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2752 to 2766, being Deed No 6090, for the year 2013; **(165)** Deed of Sale dated 5<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2366 to 2380, being Deed No 6069, for the year 2013; **(166)** Deed of Sale dated 11<sup>th</sup> April, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 20, at Pages 2366 to 2380, being Deed No 6285, for the year 2013; **(167)** Deed of Sale dated 2<sup>nd</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 21, at Pages 3030 to 3043, being Deed No 6443, for the year 2013; **(168)** Deed of Sale dated 2<sup>nd</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 21, at Pages 3016 to 3029, being Deed No 6442, for the year 2013; **(169)** Deed of Sale dated 10<sup>th</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 6865 to 6879, being Deed No 7294, for the year 2013; **(170)** Deed of Sale dated 10<sup>th</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 7052 to 7066, being Deed No 7303, for the year 2013; **(171)** Deed of Sale dated 10<sup>th</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 7234 to 7248, being Deed No 7312, for the year 2013; **(172)** Deed of Sale dated 10<sup>th</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 6759 to 6773, being Deed No 7289, for the year 2013; **(173)** Deed of Sale dated 10<sup>th</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 7135 to 7149, being Deed No 7308, for the year 2013; **(174)** Deed of Sale dated 10<sup>th</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 7087 to 7102, being Deed No 7305, for the year 2013; **(175)** Deed of Sale dated 10<sup>th</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 7119 to 7134, being Deed No 7307, for the year 2013; **(176)** Deed of Sale dated 10<sup>th</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 7103 to 7118, being Deed No 7306, for the year 2013; **(177)** Deed of Sale dated 15<sup>th</sup> May, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 31, at Pages 1019 to 1031, being Deed No 10311, for the year 2013; **(178)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3443 to 3457, being Deed No 5944, for the year 2013; **(179)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3473 to 3487, being Deed No 5948, for the year 2013; **(180)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3458 to 3472, being Deed No 5946, for the year 2013; **(181)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3488 to 3502, being Deed No 5949, for the year 2013; **(182)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3503 to 3517, being Deed No 5950, for the year 2013; **(183)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3654 to 3668, being Deed No 6008, for the year 2013; **(184)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3639 to 3653, being Deed No 6007, for the year 2013; **(185)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3624 to 3638, being Deed No 6006, for the year 2013; **(186)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3609 to 3623, being Deed No 6005, for the year 2013; **(187)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3594 to 3608, being Deed No 6004, for the year 2013; **(188)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3579 to 3593, being Deed No 6003, for the year 2013; **(189)** Deed of Sale dated 21<sup>st</sup>

May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3564 to 3578, being Deed No 6002, for the year 2013; **(190)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3549 to 3563, being Deed No 6001, for the year 2013; **(191)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3534 to 3548, being Deed No 6000, for the year 2013; **(192)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3518 to 3533, being Deed No 5999, for the year 2013; **(193)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3897 to 3812, being Deed No 6019, for the year 2013; **(194)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3781 to 3796, being Deed No 6018, for the year 2013; **(195)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3765 to 3780, being Deed No 6017, for the year 2013; **(196)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3749 to 3764, being Deed No 6016, for the year 2013; **(197)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3733 to 3748, being Deed No 6015, for the year 2013; **(198)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3717 to 3732, being Deed No 6014, for the year 2013; **(199)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3701 to 3716, being Deed No 6013, for the year 2013; **(200)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3685 to 3700, being Deed No 6012, for the year 2013; **(201)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3669 to 3684, being Deed No 6011, for the year 2013; **(202)** Deed of Sale dated 21<sup>st</sup> May, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 20, at Pages 3813 to 3828, being Deed No 6020, for the year 2013; **(203)** Deed of Sale dated 10<sup>th</sup> August, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 26, at Pages 5772 to 5787, being Deed No 8545, for the year 2013; **(204)** Deed of Sale dated 10<sup>th</sup> August, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 26, at Pages 5752 to 5756, being Deed No 8543, for the year 2013; **(205)** Deed of Sale dated 10<sup>th</sup> August, 2013, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 26, at Pages 5757 to 5771, being Deed No 8544, for the year 2013; **(206)** Deed of Sale dated 21<sup>st</sup> September, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 40, at Pages 1990 to 2012, being Deed No 13558, for the year 2013; **(207)** Deed of Sale dated 8<sup>th</sup> October, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 44, at Pages 432 to 451, being Deed No 14689, for the year 2013; **(208)** Deed of Sale dated 14<sup>th</sup> November, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 46, at Pages 5212 to 5227, being Deed No 15462, for the year 2013; **(209)** Deed of Sale dated 14<sup>th</sup> November, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 46, at Pages 5297 to 5312, being Deed No 15466, for the year 2013; **(210)** Deed of Sale dated 28<sup>th</sup> November, 2013, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 48, at Pages 4594 to 4608, being Deed No 15967, for the year 2013; **(211)** Deed of Sale dated 4<sup>th</sup> January, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 2, at Pages 726 to 740, being Deed No 272, for the year 2014; **(212)** Deed of Sale dated 4<sup>th</sup> January, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 5, at Pages 3330 to 3344, being Deed No 1079, for the year 2014; **(213)** Deed of Sale dated 4<sup>th</sup> January, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 2, at Pages 1035 to 1049, being Deed No 280, for the year 2014; **(214)** Deed of Sale dated 4<sup>th</sup> January, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 2, at Pages 741 to 755, being Deed No 273, for the year 2014; **(215)** Deed of Sale dated 16<sup>th</sup> January, 2014, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 4, at Pages 4792 to 4806, being Deed No

1583, for the year 2014; **(216)** Deed of Sale dated 16<sup>th</sup> January, 2014, registered in the office of the A.D.S.R.-Barrackpore, in Book I, Volume No. 4, at Pages 4821 to 4835, being Deed No 1585, for the year 2014; **(217)** Deed of Sale dated 13<sup>th</sup> February, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 11, at Pages 4376 to 4390, being Deed No 2538, for the year 2014; **(218)** Deed of Sale dated 13<sup>th</sup> February, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 11, at Pages 4340 to 4354, being Deed No 2539, for the year 2014; **(219)** Deed of Sale dated 13<sup>th</sup> February, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 11, at Pages 4391 to 4405, being Deed No 2537, for the year 2014; **(220)** Deed of Sale dated 19<sup>th</sup> April, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 23, at Pages 4128 to 4142, being Deed No 4991, for the year 2014; **(221)** Deed of Sale dated 19<sup>th</sup> April, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 31, at Pages 3672 to 3687, being Deed No 6641, for the year 2014; **(222)** Deed of Sale dated 26<sup>th</sup> April, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 25, at Pages 662 to 676, being Deed No 5294, for the year 2014; **(223)** Deed of Sale dated 26<sup>th</sup> April, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 31, at Pages 3757 to 3771, being Deed No 6642, for the year 2014; **(224)** Deed of Sale dated 26<sup>th</sup> April, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 25, at Pages 600 to 614, being Deed No 5291, for the year 2014; **(225)** Deed of Sale dated 5<sup>th</sup> June, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 34, at Pages 1602 to 1618, being Deed No 7156, for the year 2014; **(226)** Deed of Sale dated 5<sup>th</sup> June, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 34, at Pages 1555 to 1570, being Deed No 7155, for the year 2014; **(227)** Deed of Sale dated 5<sup>th</sup> June, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 34, at Pages 1586 to 1601, being Deed No 7154, for the year 2014; **(228)** Deed of Sale dated 23<sup>rd</sup> June, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 41, at Pages 485 to 499, being Deed No 8437, for the year 2014; **(229)** Deed of Sale dated 18<sup>th</sup> October, 2014, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 65, at Pages 4172 to 4193, being Deed No 13339, for the year 2014; **(230)** Deed of Sale dated 10<sup>th</sup> December, 2014, registered in the office of the D.S.R.-I, North 24 Parganas, in Book I, Volume No. 55, at Pages 426 to 443, being Deed No 9873, for the year 2014; **(231)** Deed of Sale dated 10.12.14, registered in the office of the D.S.R.-I, North 24 Parganas, in Book I, Volume No. 55, at Pages 465 to 482, being Deed No 9875, for the year 2014; **(232)** Deed of Sale dated 10<sup>th</sup> December, 2014, registered in the office of the D.S.R.-I, North 24 Parganas, in Book I, Volume No. 55, at Pages 696 to 713, being Deed No 9883, for the year 2014; **(233)** Deed of Sale dated 10<sup>th</sup> December, 2014, registered in the office of the D.S.R.-I, North 24 Parganas, in Book I, Volume No. 55, at Pages 296 to 313, being Deed No 9866, for the year 2014; **(234)** Deed of Sale dated 10<sup>th</sup> December, 2014, registered in the office of the D.S.R.-I, North 24 Parganas, in Book I, Volume No. 55, at Pages 387 to 404, being Deed No 9871, for the year 2014; **(235)** Deed of Sale dated 27.04.15, registered in the office of the A.R.A.-II, Kolkata, in Book I, Volume No. 1902-2015, at Pages 174657 to 174676, being Deed No 190211159, for the year 2015; **(236)** Deed of Sale dated 7<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 204126-204155, being Deed No 190405420, for the year 2016; **(237)** Deed of Sale dated 7<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 204208-204233, being Deed No 190405423, for the year 2016; **(238)** Deed of Sale dated 7<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 204182-204207, being Deed No 190405422, for the year 2016; **(239)** Deed of Sale dated 7<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 204156-204181, being Deed No 190405421, for the year 2016; **(240)** Deed of Sale dated 10<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 209822-209848, being Deed No 190405583, for the year 2016; **(241)** Deed of Sale dated 10<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 209795-209821, being

Deed No 190405582, for the year 2016; **(242)** Deed of Sale dated 10<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 209731-209757, being Deed No 190405579, for the year 2016; **(243)** Deed of Sale dated 10<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 209704-209730, being Deed No 190405578, for the year 2016; **(244)** Deed of Sale dated 10<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 209767-209794, being Deed No 190405581, for the year 2016; **(245)** Deed of Sale dated 10<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 389857 to 389881, being Deed No 190410752, for the year 2016; **(246)** Deed of Sale dated 10<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 389882 to 389906, being Deed No 190410751, for the year 2016; **(247)** Deed of Sale dated 12<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 210652-210678, being Deed No 190405610, for the year 2016; **(248)** Deed of Sale dated 12<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 210679-210707, being Deed No 190405611, for the year 2016 **and** **(249)** Deed of Sale dated 12<sup>th</sup> June, 2016, registered in the office of the A.R.A.-IV, Kolkata, in Book I, Volume No. 1904-2016, at Pages 210708--210735, being Deed No 190405612, for the year 2016. In this regard, it is clarified that by a Deed of Lease dated 28<sup>th</sup> April, 2016, registered in the office of the DSR-I, North 24 Parganas, in Book No. I, Volume No. 1501-2016, at Page 66752 – 66782, being Deed No. 150103081 for the year 2016, the Confirming Party No. 3.129 and 3.131 have leased out land measuring 20.5 (twenty point five) decimal, equivalent to 12.4243 (twelve point four two four three) *cottah*, comprised in R.S. *Dag* No. 856 corresponding to L.R. *Dag* No. 1735, which is a portion of the land comprised in the Larger Property to West Bengal State Electricity Distribution Company Limited in order to set up of a 33/11KV Power Sub-station for the benefit and development of the Larger Property and better electricity facility to the locality. The details pertaining to the title of the Owners to the Larger Property are elucidated in the Title Reports issued by Messieurs Saha & Ray, Advocates, copies whereof have been uploaded on the website of the West Bengal Housing Industry Regulatory Authority (collectively “**Title Report**”).

- 5.2 **Development Agreement:** For the purpose of *inter-alia* developing and commercially exploiting the Project Property by construction of the Said Complex thereon and selling various apartments/units/spaces therein (**Units**), the Owners entrusted the work of development of the Project Property to the Promoter/Developer, on the terms and conditions recorded in 3 (three) separate development agreements i.e. **(1)** the Development Agreement dated 30<sup>th</sup> September, 2014, registered in the Office of the ARA II, Kolkata, in Book I, CD Volume No. 62, Pages 1810 to 1840, being Deed No. 12618 for the year 2014, **(2)** the Development Agreement dated 12<sup>th</sup> February, 2016, registered in the Office of the DSR I, North 24 Parganas, in Book I, CD Volume No. 1501-2016, Pages 19738 to 20067, being Deed No. 150101112 for the year 2016 and **(3)** the Development Agreement dated 22<sup>nd</sup> June, 2020, registered in the Office of the DSR I, North 24 Parganas, in Book I, CD Volume No. 1501-2020, Pages 89290 to 89361\_, being Deed No. 150103303 for the year 2020 (collectively “**Development Agreement**”). In terms of the Development Agreement, the Promoter/Developer has become entitled to sell, transfer, encumber or otherwise alienate or dispose off the Units, parking spaces and other saleable spaces in the Said Block /Building/Project Property/Larger Property and to appropriate the entire consideration therefor.
- 5.3 **Real Estate Project:** The Larger Property is earmarked for the purpose of building a residential/commercial project comprising multi-storied apartment/unit buildings and car parking spaces and the said project shall be known as Siddha Waterfront (“**Said Complex**”). The development of the Said Complex known as ‘**Siddha Waterfront**’ *inter alia* consisting of **(I) Block/Building Nos. 1A** (namely Daisy), **1B** (namely Orchid), **1C**



(namely Daffodil), **1D** (namely Jasmine), **1E** (namely Lilac), **1F** (namely Tulip), **1G** (namely Lily), **2A** (namely Lavender), **2B** (namely Marigold) and **2D** (namely Iris) *inter-alia* comprising of 10 (ten) Ground+ 14 (G+14) storied residential buildings, being constructed on a portion of the Larger Property, **(II) Block/Building No. 3**, *inter-alia* comprising of 1 (one) Basement + 1 (one) Ground + 1 (B+G+1) storied building for Multi-level Car Parking (**MLCP**), being constructed on a portion of the Larger Property, **(III) Block/Building No. 2C**, *inter-alia* comprising of 1 (one) Ground + two (G+2) storied building for Club, being constructed on a portion of the Larger Property, all the aforesaid development/constructions mentioned in **(I) to (III)** above being developed as **Phase I** of the Said Complex/Whole Project (hereinafter called “**Phase I**”) and the said Phase I has been registered as a real estate project with the West Bengal Housing Industry Regulatory Authority at Kolkata under Registration No. HIRA/P/NOR/2018/000185; **and (IV) Block/Building Nos. 5** (namely Rose) and **6** (namely Sunflower), *inter-alia* comprising of 2 (two) Ground+ 12 (G+12) storied residential buildings to be constructed on a portion of the Project Property and **1 (one) Commercial Block/Building**, comprising of 1 (one) Ground+ 2 (G+2) storied commercial building also to be constructed on a portion of the Project Property, being developed as Siddha Waterfront **Phase II** of the Said Complex **and (V) Future** Blocks/Buildings/Developments, which may at the sole discretion of the Promoter, *inter-alia* comprise of residential/residential-cum-commercial/commercial multi-storied buildings/blocks, car parking spaces and/or other permissible developments, to be constructed/developed by the Promoter on the balance portion of the Larger Property (i.e. the Larger Property after excluding the lands parcels being developed as **Phase I and Phase II** of the Said Complex/Whole Project) and also the future vertical extension of 6 (six) floors over and above the above-mentioned building for MLCP (hereinafter collectively called **Future Development**), which shall be developed by the Promoter at its sole discretion, out of which **Block/Building Nos. 5** (namely Rose), **6** (namely Sunflower), *inter-alia* comprising of 2 (two) Ground+ 12 (G+12) storied residential buildings to be constructed on a portion of the Project Property and **1 (one) Commercial Block/Building** comprising of 1 (one) Ground+ 2 (G+2) storied commercial building also to be constructed on a portion of the Project Property are presently being developed as a phase (**Phase II**) of the Whole Project (as defined in Recital I (iii) below) and proposed as a “real estate project” by the Promoter and is being registered as a ‘real estate project’ (“**the Real Estate Project or Project**”) with the West Bengal Housing Industry Regulatory Authority (“**Authority**”), under the provisions of the Act, Rules and Regulations and other rules, regulations, circulars and rulings issued thereunder from time to time.

- 5.4 **Intimation to PGP and Sanction of Plans:** The Owners duly intimated the PGP about commencement of construction of the Project vide its letter dated \_\_\_\_\_. The Promoter/Developer has obtained the layout plan, sanctioned plan, specifications and approvals for the Real Estate Project (including for the Said Unit and the Said Block/Building from the competent authority), which has been developed as a phase (**Phase I**) of the Whole Project (defined in Clause 5.10.1 (iii) below).
- 5.5 **Registration under the Act:** The Promoter/Developer has registered the Real Estate Project under the provisions of the Act with the Authority at Kolkata on \_\_\_\_\_ under Registration No. \_\_\_\_\_.
- 5.6 **Announcement of Sale:** The Promoter/Developer formulated a scheme and announced sale of Units and parking spaces to prospective purchasers (**Transferees**).
- 5.7 **Application and Allotment to Buyer/Allottee:** The Buyer/Allottee, intending to be Transferee, upon full satisfaction of the Owners’ title and the Promoter’s/Developer’s authority to sell, applied for purchase of the Said Unit And Appurtenances and the Promoter/Developer has allotted the same to the Buyer/Allottee, who in due course entered

into an agreement for sale dated \_\_\_\_\_ (**Said Agreement**) for purchase of the Said Unit And Appurtenances, on the terms and conditions contained therein.

- 5.8 **Construction of Said Block/Building:** The Promoter/Developer has completed construction of the Said Block/Building.
- 5.9 **Conveyance to Buyer/Allottee:** In furtherance of the above, the Owners and the Promoter/Developer are completing the Conveyance of the Said Unit And Appurtenances in favour of the Buyer/Allottee, by these presents, on the terms and conditions contained herein.
- 5.10 **Acceptance of Conditions Precedent:** Notwithstanding anything contained in the Said Agreement, the Buyer/Allottee confirms that the Buyer/Allottee has accepted and agreed that the following are and shall be the conditions precedent to this Conveyance:
- 5.10.1 **Understanding of Scheme by Buyer/Allottee:** The undertaking and covenant of the Buyer/Allottee that the Buyer/Allottee has understood and accepted the under mentioned scheme of development as disclosed by the Promoter/Developer:
- (i) **Real Estate Project: (i) Block/Building Nos. 5** (namely Rose), **6** (namely Sunflower), *inter-alia* comprising of 2 (two) Ground+ 12 (G+12) storied residential buildings to be constructed on a portion of the Project Property and **(ii) 1 (one) Commercial Block/Building**, comprising of 1 (one) Ground+ 2 (G+2) storied commercial building also to be constructed on a portion of the Project Property, constitute the Real Estate Project in accordance with the provisions of the Act and Rules.
  - (ii) **Scheme of Development of Larger Property:** The detailed scheme of development attached as **Annexure “1”** discloses the proposed designated uses of the buildings/structures and the phase/s of development on the Larger Property and is based on the current approved layout for the Project Property and the conceptual layout for the development of the Larger Property. The conceptual layout of the development on the Larger Property shall be finally developed by the Promoter/Developer at its sole discretion either in terms of the Plan in **Annexure “1”** or in such other manner as may be possible under the relevant /applicable laws.
  - (iii) **Whole Project:** The Promoter/Developer is undertaking the development of the Larger Property in a phase-wise manner as mentioned in Clause 5.3 above (the phase-wise development of the entirety of the Larger Property as envisaged in the Said Agreement, Clause 5.3 above and as also mentioned/contemplated in the other portions of this Conveyance hereinafter referred to as “**the Whole Project**”).
  - (iv) **Other Residential Component:** Apart from the Real Estate Project, the Promoter/Developer proposes to develop in one or more phases other residential buildings/structures along with its/their common areas, facilities and amenities in the Whole Project and upon the Larger Property (**Other Residential Component**) and the portion of the Larger Property upon which the Other Residential Component shall be developed in such manner as the Promoter/Developer may in its sole discretion deem fit.
  - (v) **Other Residential Exclusive Amenities:** The Other Residential Component proposed to be developed as part of the Whole Project, may be provided with certain common areas, facilities and amenities (“**Other Residential Exclusive Amenities**”) and which may exclusively be made available to and usable by such person(s) as the Promoter/Developer may in its sole discretion deem fit including the

allottees of the Other Residential Component and, shall not be available to the Buyer/Allottee herein or any other allottees/occupants of units forming part of the commercial component of the Real Estate Project/Said Complex.

- (vi) **Non-Residential Component:** Further, the Promoter/Developer proposes to develop in one or more phases non-residential buildings/structures along with the Non-Residential Exclusive Amenities (defined below) upon the Larger Property (**Non-Residential Component**) and the portion of the Larger Property upon which the Non-Residential Component shall be developed in such manner as the Promoter may in its sole discretion deem fit.
- (vii) **Non-Residential Exclusive Amenities:** On the Larger Property, the Promoter also proposes to develop certain common areas, facilities and amenities which may exclusively be made available to and useable by such person(s) as the Promoter may in its sole discretion deem fit including the allottee/s/occupants of such non-residential buildings/structures and such common areas, facilities and amenities may not be available for the use by the allottee/s of the Real Estate Project and the Other Residential Component (**Non-Residential Exclusive Amenities**).
- (viii) **Further Development:** The Promoter/Developer is entitled to amend, modify and/or substitute the proposed future and further development of the Larger Property, in full or in part, subject to the necessary permission/sanction being granted by the PGP and all other concerned authorities
- (ix) **Limited Areas And Facilities:** The Buyer/Allottee agrees that the Promoter/Developer shall be entitled to provide and designate certain common areas and facilities appurtenant to apartments/units/flats in the Real Estate Project as limited and exclusive common areas and facilities, the usage whereof shall be limited and exclusive to the buyer/s of such apartments/units/flats and to the exclusion of other buyers in the Real Estate Project (**Limited Areas And Facilities**). The Buyer/Allottee agrees to use only the Limited Areas And Facilities (if any) specifically identified for the Buyer/Allottee in the Said Unit And Appurtenances and as more particularly described in the **Schedule B** hereunder written. The Buyer/Allottee agrees to not use the Limited Areas And Facilities identified for other buyer(s) nor shall the Buyer/Allottee have any claim of any nature whatsoever with respect to the Limited Areas And Facilities identified for other Buyer/Allottee and/or the usage thereof. In this regard it is made clear that (a) the allottee/buyer/s/occupants of the residential component of the Real Estate Project, including the Allottee/Buyer herein, shall not have any right to use the common areas, amenities and facilities identified exclusively for the allottee/s/occupants of the commercial component of the Real Estate Project and (b) similarly, the allottee/buyer/s/occupants of the commercial component of the Real Estate Project shall not have any right to use the common areas, amenities and facilities identified exclusively for the allottee/s/occupants of the residential component of the Real Estate Project.
- (x) **Common Areas:** The Common Areas in the Said Block/Building that may be usable by the Buyer/Allottee and other buyers on a non-exclusive basis are listed in the **Schedule C** hereunder written. As mentioned hereinabove, other than the rights of the Buyer/Allottee in respect of the Common Areas (described in Schedule C below) as expressly specified in this Conveyance, the Buyer/Allottee shall have no manner of right or interest in the common areas, amenities and facilities comprised in the Real Estate Project and/or the Whole Project; provided however that the Buyer/Allottee shall have the right to use (i) the driveways, fire tender paths, walkways and landscaped green areas of the Said Block/Building and (ii) the central

drainage & sewage pipeline and central water supply pipeline. The Confirming Parties are joining this Conveyance as Parties to *inter-alia* confirm the aforesaid scheme of usage of the common areas, which shall be binding on all Parties to this Conveyance.

- (xi) **Maximum FAR:** The Promoter/Developer shall be entitled to utilize the Maximum FAR (Floor Area Ratio) or any part thereof, subject to the necessary permission/sanction being granted by the PGP and all other concerned authorities, and construct additional built-up area by way of – (i) additional apartments/units and/or additional floors on the Said Block/Building; and/or (ii) additional buildings on any part of the remaining portion of the Larger Property. For the purpose aforesaid, the Promoter/Developer will be entitled from time to time to vary, amend and/or alter the building plans in respect of the Said Block/Building without however, adversely affecting the Said Unit being sold hereunder, and to carry out construction work accordingly. The Buyer/Allottee hereby irrevocably agrees and gives his/her/its express consent to the Promoter/Developer for carrying out amendments, alternations, modifications, and/or variations in the building plans of the Said Block/Building for the aforesaid purpose and to put up construction accordingly. This consent shall be considered to be the Buyer/Allottee's consent contemplated under the relevant provisions of the Act, Rules and Regulations. The Buyer/Allottee shall not raise any objection or cause any hindrance in the said development/construction by the Promoter/Developer whether on the grounds of noise or air pollution, inconvenience, annoyance or otherwise or on the ground that light and air and/or ventilation to the Said Unit or any other part of the Said Block/Building being affected by such construction. The Buyer/Allottee hereby agrees to give all facilities and co-operation as the Promoter/Developer may require from time to time after taking possession of the Said Unit, so as to enable the Promoter/Developer to complete the development smoothly and in the manner determined by the Promoter/Developer. It is expressly agreed by the Parties that the Promoter/Developer will be entitled to sell and transfer on ownership basis or otherwise and for its own benefit the additional apartments/units that may be constructed by the Promoter/Developer as aforesaid.

5.10.2 **Satisfaction of Buyer/Allottee:** The undertaking of the Buyer/Allottee to the Owners and the Promoter/Developer that the Buyer/Allottee is acquainted with, fully aware of and are thoroughly satisfied about the title of the Owners, right and entitlement of the Promoter/Developer in the Project Property, the sanctioned plans, all background papers, the right of the Owners and the Promoter/Developer to grant this Conveyance, the scheme of development described above and the extent of the rights being granted in favour of the Buyer/Allottee and the negative covenants mentioned above and/or elsewhere in this Conveyance and the Buyer/Allottee hereby accepts the same and shall not raise any objection with regard thereto.

5.10.3 **Rights Confined to Said Unit And Appurtenances:** The undertaking of the Buyer/Allottee to the Owners and the Promoter/Developer that the right, title and interest of the Buyer/Allottee is confined only to the Said Unit And Appurtenances and the Promoter/Developer is entitled to deal with and dispose off all other portions of the Project Property/Larger Property and the Said Block/Building to third parties at the sole discretion of the Promoter/Developer, which the Buyer/Allottee hereby accepts and to which the Buyer/Allottee, under no circumstances, shall be entitled to raise any objection.

## 6. Transfer

- 6.1 **Hereby Made:** The Owners and the Promoter/Developer, with the confirmation of the Confirming Parties, hereby sell, convey and transfer to and unto the Buyer/Allottee, absolutely and forever, free from all encumbrances of any and every nature whatsoever, the Said Unit And Appurtenances, described in the **Schedule B** below, being:
- 6.1.1 **Said Unit:** The Said Unit, being Commercial Space No. \_\_\_\_\_ on the \_\_\_\_\_ floor, having carpet area of \_\_\_\_\_ (\_\_\_\_\_) square feet, more or less, corresponding to having built up area of \_\_\_\_\_ (\_\_\_\_\_) square feet, more or less, being more particularly described in the **Schedule B** below and the layout of the Said Unit is delineated in **Green** colour on the **Plan** annexed hereto and marked as **Annexure “2”**, constructed in the Block/Building No. \_\_\_\_\_ (namely \_\_\_\_\_), being part of the Real Estate Project registered under the provisions of the Act, the Rules and the Regulations with the Authority at Kolkata on \_\_\_\_\_ under Registration No. \_\_\_\_\_, the Real Estate Project is constructed on the Project Property as delineated in **Blue** colour boundary line on the **Plan** annexed hereto and marked as **Annexure “1”** hereto and more particularly described in the **Schedule A-2** below. The Real Estate Project has been developed as a phase (Phase II) of the Whole Project named **Siddha Waterfront**, constructed/being constructed on the Larger Property delineated in **Red** colour boundary line on the **Plan** annexed hereto and marked as **Annexure “1”** and described in the **Schedule A-1** below.
- 6.1.2 **Land Share:** The Land Share, being undivided, impartible, proportionate and variable share in the land underneath the Said Block/Building as be attributable and appurtenant to the Said Unit. The Land Share has been derived by taking into consideration the proportion which the area of the Said Unit bears to the total area of the Said Block/Building.
- 6.1.3 **Said Parking Space:** The Parking Space, being the right to park in the parking space/s described in the **Schedule B** below, if any.
- 6.1.4 **Share In Common Areas:** The Share In Common Areas, being the undivided, impartible, proportionate and variable share in the Common Areas of the Said Block/Building, the said Common Areas of the Said Block/Building being described in **Schedule C** below.

## 7. Consideration and Payment

- 7.1 **Consideration:** The aforesaid conveyance of the Said Unit And Appurtenances is being made by the Owners and the Promoter/Developer in consideration of a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) , paid by the Buyer/Allottee to the Owners and the Promoter/Developer, receipt of which the Promoter/Developer hereby and by the Memo and Receipt of Consideration by Owners and Promoter/Developer below, admit and acknowledge.

## 8. Terms of Transfer

- 8.1 **Title, Sanctioned Plans and Construction:** The Buyer/Allottee has examined or caused to be examined the following and the Buyer/Allottee is fully satisfied about the same and shall not be entitled to and covenants not to raise any requisition, query, clarification or objection regarding the same and also further waives the right, if any, to do so:
- (a) The right, title, interest and authority of the Owners and the Promoter/Developer in respect of the Project Property, the Said Block/Building and the Said Unit And Appurtenances;
  - (b) The sanctioned plans sanctioned by the PGP;

- (c) The construction and completion of the Said Block/Building, the Common Areas, the Said Unit and the Said Parking Space (if any) including the quality, specifications, materials, workmanship and structural stability thereof.
- 8.2 **Measurement:** The Buyer/Allottee has measured the area of the Said Unit and is satisfied regarding the same and agrees and covenants not to ask for any details or question the computation of area or make any claims in respect thereof.
- 8.3 **Clarification on GST Input Credit:** The Buyer/Allottee understands, confirms and accepts that the Consideration of the Said Unit And Appurtenances has been arrived at after adjusting the full GST input credit to be passed on to the Buyer/Allottee and the Buyer/Allottee consequently shall not be entitled to and covenant not to raise any manner of dispute, claim and/or demand against the Owners and/or the Promoter/Developer in this regard.
- 8.4 **Salient Terms:** The transfer of the Said Unit And Appurtenances being effected by this Conveyance is:
- 8.4.1 **Conveyance:** sale within the meaning of the Transfer of Property Act, 1882.
- 8.4.2 **Absolute:** absolute, irreversible and in perpetuity.
- 8.4.3 **Free from Encumbrances:** free from all encumbrances of any and every nature whatsoever including but not limited to *lis pendens*, attachments, liens, charges, mortgages, trusts, *debentures*, reversionary rights, residuary rights, claims and statutory prohibitions.
- 8.4.4 **Benefit of Common Areas:** subject to the terms and conditions of this Conveyance, together with proportionate ownership, benefit of user and enjoyment of the Common Areas of the Said Block/Building described in the **Schedule C** below, in common with the other co-owners of the Said Block/Building, including the Owners and the Promoter/Developer (if the Owners and/or the Promoter/Developer retain any Unit in the Said Block/Building).
- 8.5 **Subject to:** The sale of the Said Unit And Appurtenances being effected by this Conveyance is subject to:
- 8.5.1 **Payment of Rates & Taxes:** the Buyer/Allottee regularly and punctually paying costs, expenses, deposits and charges for Municipal Tax, surcharge, levies, cess, etc. (collectively **Rates & Taxes**), as be assessed for the Said Unit And Appurtenances.
- 8.5.2 **Payment of Maintenance Charge:** the Buyer/Allottee regularly and punctually paying proportionate share (**Maintenance Charge**) in the common expenses for maintenance and upkeep of the Common Areas, indicatively described in the **Schedule E** below (collectively **Common Expenses/Maintenance Charge**).
- 8.5.3 **Observance of Covenants:** the Buyer/Allottee observing, performing and accepting the stipulations, regulations and covenants (collectively **Covenants**), described in the **Schedule D** below.
- 8.5.4 **Indemnification by Buyer/Allottee:** indemnification by the Buyer/Allottee about the Buyer/Allottee faithfully and punctually observing and performing all covenants, stipulations and obligations required to be performed by the Buyer/Allottee hereunder. The Buyer/Allottee agrees to keep indemnified the Owners and the Promoter/Developer and/or their successors-in-interest, of, from and against any losses, damages, costs, charges and

expenses which may be suffered by the Owners and the Promoter/Developer and/or their successors-in-interest by reason of any default of the Buyer/Allottee.

## 9. Possession

- 9.1 **Delivery of Possession:** *Khas*, vacant, peaceful, satisfactory, acceptable and physical possession of the Said Unit And Appurtenances has been handed over by the Promoter/Developer to the Buyer/Allottee, which the Buyer/Allottee admits, acknowledges and accepts.

## 10. Outgoings

- 10.1 **Payment of Outgoings:** All municipal taxes on the Said Unit And Appurtenances, relating to the period till the date of expiry of the notice of possession of the Said Unit And Appurtenances to the Buyer/Allottee (**Date Of Possession**), whether as yet demanded or not, shall be borne, paid and discharged by the Promoter/Developer and all liabilities, outgoings, charges, taxes and levies relating to the Said Unit And Appurtenances from the Date Of Possession shall be borne, paid and discharged by the Buyer/Allottee.

## 11. Holding Possession

- 11.1 **Buyer/Allottee Entitled:** The Owners and the Promoter/Developer hereby covenant that the Buyer/Allottee shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Unit And Appurtenances and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Buyer/Allottee, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Owners and the Promoter/Developer or any person lawfully or equitably claiming any right or estate therein from, under or in trust from the Owners and the Promoter/Developer.

## 12. Further Acts

- 12.1 **Owners and Promoter/Developer to do:** The Owners and the Promoter/Developer hereby covenant that the Owners and the Promoter/Developer or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Buyer/Allottee and/or successors-in-interest of the Buyer/Allottee, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Buyer/Allottee to the Said Unit And Appurtenances.
- 12.2 **Promoter/Developer to do:** The Promoter/Developer hereby covenants that the Promoter/Developer or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Buyer/Allottee and/or successors-in-interest of the Buyer/Allottee, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Buyer/Allottee to the Said Unit And Appurtenances.

## 13. Defect Liability:

- 13.1 The Promoter/Developer shall rectify all reasonable construction related defects in the Said Unit, if any, brought to the notice of the Promoter/Developer, at its own cost and effort, within five calendar years from the date of completion certificate, issued by the PGP.
- 13.2 It is clarified that the Promoter/Developer shall not be liable for any such defects if the same have been caused by reason of the default and/or negligence of the Buyer/Allottee and/or

any other buyers in the Real Estate Project or acts of third party(ies) or on account of any force majeure events including on account of any repairs / redecoration / any other work undertaken by the Buyer/Allottee and/or any other buyer/person in the Real Estate Project and/or the Whole Project and/or the Larger Property. The Buyer/Allottee is aware that the Said Block/Building is a monolithic structure and any change(s), alteration(s) including breaking of walls or any structural members or the construction of any new wall or structural member may adversely impact the Said Block/Building at various places or in its entirety and hence any change(s) or alteration(s) as mentioned hereinabove will result in immediate ceasing of the Promoter's obligation to rectify any defect(s) as mentioned in this Clause and the Buyer/Allottee and/or the association of buyers shall have no claim(s) of whatsoever nature against the Promoter in this regard.

- 13.3 It is clarified that the above said responsibility of the Promoter/Developer shall not cover defects, damage, or malfunction resulting from (a) misuse (b) unauthorised modifications or repairs done by the Buyer/Allottee or his/her/their/its nominee/agent (c) cases of force majeure (d) failure to maintain the amenities/equipment (e) accident and (f) negligent use.
- 13.4 Warranty for all consumables or equipments used such as generators, lifts, fittings and fixtures, will be as provided by the respective manufacturers on their standard terms. Provided that where the manufacturer warranty as shown by the Promoter/Developer to the Buyer/Allottee end before the defect liability period and such warranties are covered under the maintenance of the Said Complex and if the annual maintenance contracts are not done/renewed by the Buyer/Allottee, the Promoter shall not be responsible for any defects occurring due to the same. The Real Estate Project/Project Property as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipment, fixtures and fittings shall be maintained and covered by maintenance / warranty contracts so as it be sustainable and in proper working condition to continue warranty in both the Units and the Common Areas wherever applicable. The Buyer/Allottee has been made aware and the Buyer/Allottee expressly agrees that the regular wear and tear of the Real Estate Project/Project Property excludes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20<sup>o</sup> Centigrade and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect. It is expressly agreed that before any liability of defect is claimed by or on behalf of Buyer/Allottee it shall be necessary to appoint an expert/surveyor to be nominated by the Architect of the Real Estate Project/Project Property, who shall survey and assess the same and then submit a report to state the defects in material used in the structure of the Said Unit and in the workmanship executed.

#### 14. General

- 14.1 **Conclusion of Contract:** The Parties have concluded the contract in respect of the Said Unit And Appurtenances by this Conveyance after having exhaustively and comprehensively satisfied each other with regard to their respective rights, duties and obligations, statutory as well as contractual. Hence, any claim, under law or equity, shall be barred and shall not be maintainable by the Parties against each other in future.
- 14.2 **Overriding Effect:** It is clarified that this Conveyance shall supersede and/or shall have overriding effect on the agreement for sale and/or any other documents executed prior to the date of this Conveyance.

#### 15. Interpretation

- 15.1 **Number:** Words denoting the singular number include, where the context permits and requires, the plural number and vice-versa.



- 15.2 **Headings:** The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
- 15.3 **Definitions:** Words and phrases have been defined in the Conveyance by bold print and by putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.
- 15.4 **Documents:** A reference to a document includes an amendment and supplement to, or replacement or novation of that document.

**SCHEDULE ‘A-1’**  
**(Larger Property)**

Land measuring 1785.5994 (one thousand seven hundred eighty five point five nine nine four) decimal, [equivalent to 1082.1815 (one thousand eighty two point one eight one five) *cottah*], more or less, comprised in R.S. *Dag* Nos. 696(P), 697, 698, 699, 700, 743, 744(P), 749, 750, 754, 755, 756, 757, 758, 759, 760, 761, 762, 766(P), 768, 769, 770, 771, 772, 773, 774, 776, 777, 844(P), 845(P), 846, 847(P), 849, 850, 851, 853, 854, 855, 856, 857, 858, 767/1687, 770/1251, 770/1252, 771/1253, 777/1254 & 856/1260, corresponding to L.R. *Dag* Nos. 1595 (P), 1596, 1597, 1590, 1598, 1599, 1702, 1635 (P), 1704, 1703, 1705, 1706, 1707, 1708, 1715, 1709, 1588, 1589, 1591, 1594, 1585 (P), 1587, 1586, 1712, 1710, 1713, 1717, 1716, 1825, 1824, 1736 (P), 1734 (P), 1733, 1732 (P), 1718, 1719, 1724, 1722, 1723, 1557, 1735, 1555, 1554, 1583, 1720, 1711, 1714, 1726 & 1556, recorded in L.R. *Khatian* Nos. 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3754, 3755, 3756, 3757, 3758, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3766, 3799, 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3810, 3811, 3812, 3823, 3824, 3825, 3826, 3827, 3829, 3830, 3831, 3832, 3833, 3834, 3858, 3868, 3869, 3870, 3871, 3872, 3873, 3874, 3875, 3876, 3877, 3883, 3884, 3885, 3886, 3887, 3888, 3889, 3890, 3891, 3892, 3894, 3895, 3896, 3897, 3898, 3899, 3900, 3905, 3906, 3907, 3910, 3911, 3914, 3915, 3926, 3927, 3928, 3929, 3930, 3931, 3932, 3933, 3934, 3935, 3936, 3937, 3938, 3939, 3940, 3941, 3942, 3943, 3944, 3945, 3953, 3954, 3955, 3956, 3957, 3958, 3959, 3960, 3961, 3962, 3963, 3964, 3965, 3966, 3967, 3968, 3969, 3988, 3989, 3990, 3991, 3992, 3998, 4002, 4046, 4047, 4048, 4073, 4076, 4099, 4100, 4101, 4111, 4124, 4133, 4134, 4135, 4136, 4138, 4177, 4182, 4183, 4260, 4261, 4262, 4389, 4390, 4391, 4812, 4813, 4814, 4741, 4739, 4742 and 4740, at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of Patulia *Gram Panchayat* and R.S. *Dag* No. 737(P) corresponding to L.R. *Dag* No. 1661 (P), recorded in L.R. *Khatian* Nos. 3808, 3809 and 3828, at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of Khardaha Municipality, Police Station Khardah, Kolkata-700119, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas, delineated in colour **Red** boundary line on the **Plan** annexed hereto and marked as **Annexure “1”** and butted and bounded as follows:

- On the North** : RS *Dag* Nos. 858, 856/1260, 859, 852, 1241, 766 (P), 767, 1250, 1248, 1247, 763, 762(P), 679, 696 (P), 701/1645, 702/930, 744, 737/1663, 737/1661
- On the East** : R.S. *Dag* Nos. 856/1260, 844 (P), 848, 753, 751 & 742 and By Panchayet Road.
- On the South** : RS *Dag* Nos. 844, 845(P), 848, 778, 780, 784, 775, 753, 751, 740, 742 737/1799
- On the West** : By Old Calcutta Road and R.S. *Dag* Nos. 737/1661, 744, 745, 701/1654, 702/930, 852, 775

**SCHEDULE ‘A-2’  
(Project Property)**

Land measuring 139.6832 (one hundred and thirty nine point six eight three two) decimal, [equivalent to 84.6565 (eighty four point six five six five) *cottah*], more or less, comprised in R.S. *Dag* Nos. 743, 744(P) and 750 corresponding L.R. *Dag* Nos. 1702, 1635 (P) & 1703 recorded in L.R. *Khatian* Nos. 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3823, 3824, 3825, 3826, 3827, 3833, 3834 & 3858 at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of Patulia *Gram Panchayet* and R.S. *Dag* No. 737(P) corresponding L.R. *Dag* No. 1661(P), recorded in L.R. *Khatian* Nos. 3808, 3809 & 3828, at *Mouza* Patulia, J.L. No. 4, within the jurisdiction of Khardaha Municipality Police Station Khardah, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Blue** thereon, as **Annexure “1”**.

**SCHEDULE ‘B’  
(Said Unit And Appurtenances)**

- (a) The Said Unit, being Commercial Space No. \_\_\_\_\_ on the \_\_\_\_\_ floor, having carpet area of \_\_\_\_\_ (\_\_\_\_\_) square feet, more or less, corresponding to having built up area of \_\_\_\_\_ (\_\_\_\_\_) square feet, more or less, constructed in the Block/Building No. \_\_\_\_\_ (namely \_\_\_\_\_). The layout of the Said Unit is delineated in **Green** colour on the **Plan** annexed hereto and marked as **Annexure “2”**;
- (b) The Land Share, being undivided, impartible, proportionate and variable share in the land underneath the Said Block/Building, as be attributable and appurtenant to the Said Unit;
- (c) The Said Parking Space, being the right to park \_\_\_\_\_ (\_\_\_\_\_) medium sized car in open space, bearing No. \_\_\_\_\_, admeasuring \_\_\_\_\_ (\_\_\_\_\_) within the Real Estate Property/Project Property; or the Said Parking Space, being the right to park \_\_\_\_\_ (\_\_\_\_\_) medium sized car in covered space, bearing No. \_\_\_\_\_, admeasuring \_\_\_\_\_ (\_\_\_\_\_) within the Real Estate Property/Project Property; **and**
- (d) The Share In Common Areas, being the undivided, impartible, proportionate and variable share and/or interest in the Common Areas of the Said Block/Building described in the **Schedule C** below, as be attributable and appurtenant to the Said Unit.

**SCHEDULE ‘C’  
(Common Areas Of the Said Block/Building)**

- Entrance Lobby at the ground level of the Said Block/Building
- Lobbies on all floors and staircase(s) of the Said Block/Building
- Water reservoirs/tanks of the Said Block/Building
- Water supply pipeline in the Said Block/Building (save those inside any Unit)
- Drainage and sewage pipeline in the Said Block/Building (save those inside any Unit)
- Wiring, fittings and accessories for lighting of lobbies, staircase(s) and other common areas of the Said Block/Building

- Electricity meter(s) for common installations and space for their installation
- Fire fighting system in the Said Block/Building
- Roof Area
- Intercom Network in the Said Block/Building
- External walls of the Said Block/Building
- Stair Room

### **SCHEDULE ‘D’ (Covenants)**

The Buyer/Allottee covenants with the Promoter/Developer (which expression includes the body of apartment owners of the Real Estate Project under the West Bengal Apartment Ownership Act, 1972 (“**Association**”), wherever applicable) and admits and accepts that:

1. **Satisfaction of Buyer/Allottee:** The Buyer/Allottee is acquainted with, fully aware of and is thoroughly satisfied about the title of the Owners, right and entitlement of the Promoter/Developer, the sanctioned plans, all the background papers, the right of the Owners and the Promoter/Developer to enter into this Conveyance, the scheme of development described in this Conveyance and the extent of the rights being granted in favour of the Buyer/Allottee and the negative covenants mentioned in this Conveyance and the Buyer/Allottee hereby accepts the same and shall not raise any objection with regard thereto.
2. **Buyer/Allottee Aware of and Satisfied with Common Areas and Specifications:** The Buyer/Allottee, upon full satisfaction and with complete knowledge of the Common Areas, quality, specifications, materials, workmanship and structural stability thereof and all other ancillary matters, is entering into this Conveyance. The Buyer/Allottee has examined and is acquainted with the Said Complex and has agreed that the Buyer/Allottee shall neither have nor shall claim any right over any portion of the Said Block/Building and/or the Said Complex and/or the Larger Property and/or the Whole Project **save and except** the Said Unit And Appurtenances.
3. **Facility Manager:** The Promoter/Developer shall hand over management and upkeep of all Common Areas to a professional facility management organization (**Facility Manager**). In this regard, it is clarified that (1) the Facility Manager shall operate, manage and render specified day to day services with regard to the Common Areas of the Said Complex (2) the Facility Manager shall levy and collect the Common Expenses/Maintenance Charges (3) the Buyer/Allottee shall be bound to pay the Common Expenses/Maintenance Charges to the Facility Manager (4) the Facility Manager, being a professional commercial organization, will not be required to render any accounts to the Buyer/Allottee and it shall be deemed that the Facility Manager is rendering the services to the Buyer/Allottee for commercial considerations (5) the Facility Manager shall merely be the service provider for rendition of services with regard to the Common Areas and no superior rights with regard to the Common Areas shall vest in the Facility Manager **and** (6) the Facility Manager may be replaced by consent of 80% (eighty percent) or more of the buyers of the Said Complex/Whole Project.
4. **Buyer/Allottee to Mutate and Pay Rates & Taxes:** The Buyer/Allottee shall (1) pay the PGPTax, surcharge, levies, cess etc. (proportionately for the Said Block /Building and/or the Said Complex and wholly for the Said Unit And Appurtenances and until the Said Unit And Appurtenances is separately mutated and assessed in favour of the Buyer/Allottee, on the

basis of the bills to be raised by the Promoter/Developer/the Association (upon formation)/the Apex Body (upon formation), such bills being conclusive proof of the liability of the Buyer/Allottee in respect thereof **and (2)** have mutation completed at the earliest. The Buyer/Allottee further admits and accepts that the Buyer/Allottee shall not claim any deduction or abatement in the bills of the Promoter/Developer/the Facility Manager or the Association (upon formation)/the Apex Body (upon formation).

5. **Buyer/Allottee to Pay Common Expenses/Maintenance Charges:** The Buyer/Allottee shall pay the Common Expenses/Maintenance Charges, on the basis of the bills to be raised by the Promoter/Developer/the Facility Manager/the Association (upon formation)/the Apex Body (upon formation), such bills being conclusive proof of the liability of the Buyer/Allottee in respect thereof. The Buyer/Allottee further admits and accepts that **(1)** the Buyer/Allottee shall not claim any deduction or abatement in the bills relating to Common Expenses/Maintenance Charges and **(2)** the Common Expenses/Maintenance Charges shall be subject to variation from time to time, at the sole discretion of the Promoter/Developer/the Facility Manager/the Association (upon formation)/the Apex Body (upon formation). In regard to the Common Expenses/Maintenance Charges it is clarified that notwithstanding anything contained in the Said Agreement (defined in Clause 5.7 above), including the Maintenance Charges for Common Areas specified in Schedule C of the Said Agreement, the Buyer agrees and accepts that the CAM charges paid by the Buyer to the Promoter/Developer at and/or before the date of execution of this Deed of Conveyance (**Maintenance Deposit**) shall always be treated as Maintenance Deposit, which shall be held by the Promoter/Developer, as security for payment of Common Expenses/Maintenance Charges and in the event of any non-payment/default by the Buyer in paying the Common Expenses/Maintenance Charge, the Promoter/Developer shall be entitled to deduct from the Maintenance Deposit the amount in default. Immediately upon such deduction, the Buyer shall deposit with the Promoter/Developer an amount equivalent to such deduction so that the Maintenance Deposit remains intact at all times.
6. **Buyer/Allottee to Pay Interest for Delay and/or Default:** The Buyer/Allottee shall, without raising any objection in any manner whatsoever and without claiming any deduction or abatement whatsoever, pay all bills raised by the Promoter/Developer /the Facility Manager/the Association (upon formation), within 7 (seven) days of presentation thereof, failing which the Buyer/Allottee shall pay interest @ 2% (two percent) per month or part thereof (compoundable monthly), for the period of delay, computed from the date the payment became due till the date of payment, to the Promoter/Developer /the Facility Manager/the Association (upon formation), as the case may be. The Buyer/Allottee also admits and accepts that in the event such bills remain outstanding for more than 2 (two) months, all common services shall be discontinued to the Buyer/Allottee and the Buyer/Allottee shall be disallowed from using the Common Areas.
7. **Promoter/Developer's Charge/Lien:** The Promoter/Developer shall have first charge and/or lien over the Said Unit And Appurtenances for all amounts due and payable by the Buyer/Allottee to the Promoter/Developer **provided however** if the Said Unit And Appurtenances is purchased with assistance of a financial institution, then such charge/lien of the Promoter/Developer shall stand extinguished on the financial institution clearing all dues of the Promoter/Developer.
8. **No Obstruction by Buyer/Allottee to Further Construction:** Subject to compliance with Section 14 of the Act, the Promoter/Developer shall be entitled to construct further floors on and above the top roof of the Said Block/Building and/or make other constructions elsewhere on the Said Complex and/or Whole Project and the Buyer/Allottee shall not obstruct or object to the same notwithstanding any inconveniences that may be suffered by the Buyer/Allottee due to and arising out of the said construction/developmental activity.

The Buyer/Allottee also admits and accepts that the Promoter/Developer and/or employees and/or agents and/or contractors of the Promoter/Developer shall be entitled to use and utilize the Common Areas for required purposes and the Buyer/Allottee shall not raise any objection in any manner whatsoever with regard thereto.

9. **No Rights of or Obstruction by Buyer/Allottee:** All open areas in the Project Property proposed to be used for open car parking spaces do not form part of the Common Areas within the meaning of this Conveyance and the Promoter/Developer shall have absolute right to sell, transfer and/or otherwise deal with and dispose off the same or any part thereof.
10. **Variable Nature of Land Share and Share In Common Areas:** The Buyer/Allottee fully comprehends and accepts that (1) the Share In Common Areas is a notional proportion that the Said Unit bears to the currently proposed area of the Said Block/Building/Real Estate Project (2) if the area of the Said Block/Building/ Real Estate Project is recomputed by the Promoter/Developer, then the Share In Common Areas shall vary accordingly and proportionately and the Buyer/Allottee shall not question any variation (including diminution) therein (3) the Buyer/Allottee shall not demand any refund of the Consideration paid by the Buyer/Allottee on the ground of or by reason of any variation of the Share In Common Areas and (4) the Share In Common Areas are not divisible and partible and the Buyer/Allottee shall accept (without demur) the proportionate share with regard to various matters, as be determined by the Promoter/Developer, in its absolute discretion.
11. **Buyer/Allottee to Participate in Formation of Association and Apex Body:** The Buyer/Allottee admits and accepts that the Buyer/Allottee and other intending buyers of apartments/units in the Said Complex shall form the Association and the Buyer/Allottee shall become a member thereof. Further, the Association shall be bound to form a common maintenance body with all similar associations of all building/s in the Other Residential Component for supervision of maintenance of the facilities common for occupants of the Said Complex (**Apex Body**). The Buyer/Allottee shall bear and pay the proportionate expenses of the Association and the Apex Body and shall acquire and hold membership with voting rights and in this regard the Buyer/Allottee shall sign, execute and deliver necessary applications and all other papers, declarations and documents as may be required. Notwithstanding formation of the Association and the Apex Body, the Facility Manager shall look after the maintenance of the Common Areas. Each apartment/unit owner will be entitled to cast a vote irrespective of his/her/its size of Unit. The Buyer/Allottee further admits and accepts that the Buyer/Allottee shall ensure and not object to the Association joining the Apex Body. In this regard and notwithstanding anything to the contrary mentioned in this Conveyance it is made clear that the Promoter/Developer shall at its discretion have the liberty to form the Association after the entirety of the Whole Project is completed and the Buyer/Allottee shall not raise any objection in any manner whatsoever in connection with the aforesaid discretionary right of the Promoter/Developer.
12. **Obligations of Buyer/Allottee:** The Buyer/Allottee shall:
  - (a) **Co-operate in Management and Maintenance:** co-operate in the management and maintenance of the Said Block/Building, the Real Estate Project, the Whole Project and the Said Complex by the Promoter/Developer/the Facility Manager/the Association (upon formation)/the Apex Body (upon formation).
  - (b) **Observing Rules:** observe the rules framed from time to time by the Promoter/Developer/the Facility Manager/the Association (upon formation)/the Apex Body (upon formation) for the beneficial common enjoyment of the Said Block /Building, the Real Estate Project, the Whole Project and the Said Complex.

- (c) **Paying Electricity Charges:** pay for electricity and other utilities consumed in or relating to the Said Unit And Appurtenances, wholly and the Common Areas, proportionately, from the Date Of Possession.
- (d) **Meter and Cabling:** be obliged to draw electric lines/wires, television cables, broadband data cables and telephone cables to the Said Unit only through the ducts and pipes provided therefor, ensuring that no inconvenience is caused to the Promoter/Developer or to the other apartment/unit owners. The main electric meter shall be installed only at the common meter space in the Said Complex. The Buyer/Allottee shall under no circumstances be entitled to affix, draw or string wires, cables or pipes from, to or through any part or portion of the Said Block /Building, the Project Property, and outside walls of the Said Block /Building **save** in the manner indicated by the Promoter/Developer/the Facility Manager/the Association (upon formation). The Promoter/Developer shall endeavor to provide T.V. cable line or DTH connection with cabling but set top boxes shall have to be purchased by the Buyer/Allottee.
- (e) **Commercial Use:** use the Said Unit for commercial purpose only. Under no circumstances shall the Buyer/Allottee uses or allows the Said Unit to be used for residential purpose. The Promoter/Developer shall also not use or allow the Said Unit to be used as a religious establishment, service apartment, hotel, hostel, boarding house, restaurant, nursing home, club, school or other public gathering place.
- (f) **No Alteration:** not alter, modify or in any manner change the (1) elevation and exterior colour scheme of the Said Unit and the Said Block /Building and (2) design and/or the colour scheme of the windows, grills and the main door of the Said Unit. In the event the Buyer/Allottee makes any alterations/changes, the Buyer/Allottee shall compensate the Promoter/Developer /the Association (upon formation) (as the case may be) as estimated by the Promoter/Developer /the Association (upon formation) for restoring it to its original state.
- (g) **No Structural Alteration and Prohibited Installations:** not alter, modify or in any manner change the structure or any civil construction in the Said Unit And Appurtenances or the Common Areas or the Said Block /Building. The Buyer/Allottee shall not install any dish-antenna on the balcony and/or windows of the Said Block /Building and/or on any external part of the Said Block /Building and/or the roof thereof. The Buyer/Allottee shall not install grills on the railings of the balcony and/or outside the windows, in any form or manner. The Buyer/Allottee shall install pipelines and ledge only at such places, as be specified and prescribed by the Promoter/Developer. Grills may only be installed by the Buyer/Allottee on the inner side of the doors and windows of the Said Unit. The Buyer/Allottee shall further install such type of air-conditioners (window or split) and at such places, as be specified and prescribed by the Promoter/Developer, it being clearly understood by the Buyer/Allottee that no out-door units of split air-conditioners will be installed on the external walls of the Said Block /Building and no window air-conditioners will be installed by cutting open any wall. If split air-conditioners are specified and prescribed to be installed, the Buyer/Allottee shall install the out-door unit of the same either inside the Buyer/Allottee's own balcony or on common ledge provided for the same, in which case the out-door unit will be installed only on such ledge and at no other place. The Buyer/Allottee shall also not install any collapsible gate on the main door/entrance of the Said Unit. The Buyer/Allottee accepts that the aforesaid covenants regarding grills, air-conditioners, collapsible gates etc. are for maintaining uniformity and aesthetic beauty of the Said Complex, which is beneficial to all.

- (h) **No Sub-Division:** not sub-divide the Said Unit And Appurtenances and the Common Areas, under any circumstances.
- (i) **No Changing Name:** not change/alter/modify the names of the Said Block /Building and the Said Complex from that mentioned in this Conveyance.
- (j) **Trade Mark Restriction:** not to use the name/mark **Siddha** in any form or manner, in any medium (real or virtual), for any purpose or reason whatsoever **save and except** for the purpose of address of the Said Unit and if the Buyer/Allottee does so, the Buyer/Allottee shall be liable to pay damages to the Promoter/Developer and shall further be liable for prosecution for use of the mark **Siddha**.
- (k) **No Nuisance and Disturbance:** not use the Said Unit or the Common Areas or the Said 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 Said Block /Building and/or the neighbouring 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 other persons.
- (l) **No Storage:** not store or cause to be stored and not place or cause to be placed any goods, articles or things in the Common Areas.
- (m) **No Obstruction to Promoter/Developer/Facility Manager/Association/ Apex Body:**not obstruct the Promoter/Developer/the Facility Manager/the Association (upon formation)/the Apex Body (upon formation) in their acts relating to the Common Areas and not obstruct the Promoter/Developer in constructing on other portions of the Said Block/Building and/or the Said Complex/Whole Project/Project Property and selling or granting rights to any person on any part of the Said Block /Building/Said Complex/Whole Project/Project Property (excepting the Said Unit and the Said Parking Space, if any).
- (n) **No Obstruction of Common Areas:** not obstruct pathways and passages or use the same for any purpose other than for ingress to and egress from the Said Unit and the Said Parking Space, if any.
- (o) **No Violating Rules:** not violate any of the rules and/or regulations laid down by the Promoter/Developer/the Facility Manager/the Association (upon formation)/the Apex Body (upon formation) for the use of the Common Areas.
- (p) **No Throwing Refuse:** not 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.
- (q) **No Injurious Activities:** not carry on or cause to be carried on any obnoxious or injurious activity in or through the Said Unit, the Said Parking Space, if any or the Common Areas.
- (r) **No Storing Hazardous Articles:** not keep or store any offensive, combustible, obnoxious, hazardous or dangerous articles in the Said Unit and the Said Parking Space, if any.
- (s) **No Signage:** not put up or affix any sign board, name plate or other things or other similar articles in the Common Areas or outside walls of the Said Unit/Said Block /Building/Said Complex **save** at the place or places provided therefor **provided**

- that** this shall not prevent the Buyer/Allottee from displaying a standardized name plate outside the main door of the Unit.
- (t) **No Floor Damage:** not keep any heavy articles or things that are likely to damage the floors or install and operate any machine or equipment **save** usual home appliances.
  - (u) **No Installing Generator:** not install or keep or run any generator in the Said Unit and the Said Parking Space, if any.
  - (v) **No Use of Machinery:** not install or operate any machinery or equipment except home appliances.
  - (w) **No Misuse of Water:** not misuse or permit to be misused the water supply to the Said Unit.
  - (x) **No Damage to Common Areas:** not damage the Common Areas in any manner and if such damage is caused by the Buyer/Allottee and/or family members, invitees or servants of the Buyer/Allottee, the Buyer/Allottee shall compensate for the same.
  - (y) **No Dish Antenna:** not install or cause to be installed individual Dish Antenna in the Said Unit /the Common Areas.
  - (z) **No External Collapsible Gates:** not install or cause to be installed collapsible gate outside the main door of the Said Unit.
  - (aa) **No Smoking in Public Place:** not smoke in public places inside the Said Complex which is strictly prohibited and the Buyer/Allottee and their guests are expected not to throw empty cigarette cartons, cigarette butts and matchboxes in the open and dispose them off in the pre-positioned dustbins after ensuring that the fire is fully smothered/extinguished.
  - (bb) **No Plucking Flowers:** not pluck flowers or stems from the gardens, plants.
  - (cc) **No Littering:** not throw or allow to be thrown litter on the grass planted within the Said Complex.
  - (dd) **No Trespassing:** not trespass or allow to be trespassed over lawns and green plants within the Said Complex.
  - (ee) **No Covering of Common Areas etc.:** not cover the Common Areas and fire exits, balconies of the Said Unit.
  - (ff) **Fire Safety and Air Conditioning Equipment:** not object to any fire safe equipment including fire sprinklers and Air Conditioning equipment being installed inside the Said Unit and/or the Common Areas, as per statutory requirements. The Buyer/Allottee hereby understands and accepts that as per the present statutory requirements/fire norms, the fire extinguisher pipe line/fire sprinklers cannot be concealed within any wall and/or ceiling of the Said Unit and consequently all fire extinguisher pipe line/fire sprinklers installed in the Said Unit shall always remain exposed and the Buyer/Allottee shall not raise any objection in any manner whatsoever with regard thereto and further the Buyer/Allottee hereby confirms that the Buyer/Allottee shall not violate any terms of the statutory requirements/fire norms.



- 12.1 **Notification Regarding Letting/Transfer:** If the Buyer/Allottee lets out or sells the Said Unit And Appurtenances, the Buyer/Allottee shall immediately notify the Facility Manager/the Association (upon formation)/the Apex Body (upon formation) of the tenant's address and telephone number. Further, prior to any sale and/or transfer of the Said Unit And Appurtenances by the Allottee to any third party, the Buyer/Allottee shall obtain a No Objection Certificate (**Maintenance NOC**) from the Facility Manager/the Association (upon formation)/the Apex Body (upon formation), which shall only be issued to the Buyer/Allottee after payment of all outstanding Common Expenses/Maintenance Charges, if any.
- 12.2 **No Objection to Construction:** The Buyer/Allottee has accepted the scheme of the Promoter/Developer to construct/develop the Said Complex/Whole Project in phases and to construct on other portions of the Larger Property and hence the Buyer/Allottee has no objection to the continuance of construction in the other portions of the Larger Property/the Said Complex, even after the date of possession notice. The Buyer/Allottee shall not raise any objection to any inconvenience that may be suffered by the Buyer/Allottee due to and arising out of the said construction/developmental activity.
- 12.3 **No Right in Other Areas:** The Buyer/Allottee shall not have any right in the other portions of the Larger Property/the Said Complex and the Buyer/Allottee shall not raise any dispute or make any claim with regard to the Promoter/Developer either constructing or not constructing on the said other portions of the Larger Property/the Said Complex.
- 12.4 **Roof Rights:** A demarcated portion of the top roof of the Said Block /Building shall remain common to all owners of the Said Block/Building (**Common Roof**) and all common installations such as water tank and lift machine room shall be situated in the Common Roof and the balance of the top roof of the Said Block /Building shall belong to the Promoter/Developer with right of exclusive transfer and the Buyer/Allottee specifically agrees not to do any act which prevents or hinders such transfer. Notwithstanding the demarcation of the top roof of the Said Block /Building as aforesaid, the Promoter/Developer shall always have the right of further construction on the entirety of the top roof and the Buyer/Allottee specifically agrees not to do any act which prevents or hinders such construction. After such construction, the roof above such construction shall again have a Common Roof for common use of all owners of the Said Block /Building.
- 12.5 **Hoardings:** The Promoter/Developer shall be entitled to put hoarding/boards of their Brand Name (including any brand name the Promoter/Developer is permitted to use), in the form of Neon Signs, MS Letters, Vinyl & Sun Boards and/or such other form as the Promoter/Developer may in its sole discretion deem fit on the Larger Property and on the façade, terrace, compound wall or other part of the buildings as may be developed from time to time. The Promoter/Developer shall also be entitled to place, select, decide hoarding/board sites.
- 12.6 **Transfer of Common Areas to Association:** Notwithstanding anything elsewhere to the contrary herein contained, it is expressly agreed understood and clarified that if at any time, under the provisions of the applicable laws, the Common Areas and all deposits relating thereto and/or the common areas within the MLCP and/or the land comprised in the Project Property and/or Larger Property or any part thereof are required to be transferred to the association of buyers, then the Promoter/Developer and/or the Owners, as per their respective entitlements, shall be entitled to do so and the Buyer/Allottee shall do all acts, deeds and things and sign, execute and deliver all papers documents etc., as be required therefor and if any stamp duty, registration fee, legal fees, other expenses, etc., is payable therefor, then the same shall be borne paid and discharged by the buyers of the Project (including the Buyer/Allottee herein) proportionately and the Promoter/Developer and/or the Owners shall not be liable therefor in any manner whatsoever and the Buyer/Allottee and

the other buyers shall keep the Promoter/Developer and the Owners fully indemnified with regard thereto.

**SCHEDULE ‘E ’**  
**(Common Expenses)**

1. **Common Utilities:** All charges, costs and deposits for supply, operation and maintenance of common utilities.
2. **Electricity:** All charges for the electricity consumed for the operation of the common lighting, machinery and equipment of the Said Block /Building and the Said Complex and the road network, STP etc.
3. **Association:** Establishment and all other capital and operational expenses of the Association of buyers.
4. **Litigation:** All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common Areas.
5. **Maintenance:** All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the Common Areas [including the exterior or interior (but not inside any unit) walls of the SaidBlock / Building] and the road network, STP etc.
6. **Operational:** All expenses for running and operating all machinery, equipments and installations comprised in the Common Areas, including elevators, diesel generator set, changeover switch, pump and other common installations including their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the Common Areas and the road network.
7. **Rates and Taxes:** Municipal Tax, surcharge, Water Tax and other levies in respect of the Said Block /Building and the Said Complex **save** those separately assessed on the Buyer/Allottee.
8. **Staff:** The salaries of and all other expenses on the staff to be employed for the common purposes, viz. manager, caretaker, clerk, security personnel, liftmen, sweepers, plumbers, electricians, gardeners etc. including their perquisites, bonus and other emoluments and benefits.
9. **Fire Fighting:** Costs of operating and maintaining the fire-fighting equipment and personnel, if any.

**16. Execution and Delivery**

16.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

\_\_\_\_\_  
\_\_\_\_\_  
**Authorized Signatory**  
**[Owner]**

**Siddha Waterfront LLP**

\_\_\_\_\_  
\_\_\_\_\_  
**Authorized Signatory**  
**[Promoter/Developer]**

\_\_\_\_\_  
\_\_\_\_\_  
**Authorized Signatory**  
**[Confirming Parties]**

\_\_\_\_\_  
\_\_\_\_\_  
**[Allottee]**

**Drafted by:**

Advocate at High Court, Calcutta

**Witnesses:**

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Father's Name: \_\_\_\_\_

Father's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Receipt of Consideration**

Received from the within named Buyer/Allottee the within mentioned sum of **Rs.** \_\_\_\_\_ /- (**Rupees** \_\_\_\_\_) towards full and final payment of the Consideration for the Said Unit And Appurtenances described in **Schedule B** above.  
F

\_\_\_\_\_

\_\_\_\_\_  
**Authorized Signatory**  
**[Owner]**

**Siddha Waterfront LLP**

\_\_\_\_\_

\_\_\_\_\_  
**Authorized Signatory**  
**[Promoter/Developer]**

**Witnesses:**

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Name : \_\_\_\_\_

Name : \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020

**Between**

**Aadharseela Dealers Private Limited & Ors.  
.... Owners**

**And**

**Siddha Waterfront LLP  
.... Promoter**

**And**

**Blockdeal Infracon Private Limited & Ors.  
.... Confirming Parties**

**And**

\_\_\_\_\_  
**.... Buyer/Allottee**

**Conveyance**

**Commercial Space No. \_\_\_\_\_, \_\_\_\_\_<sup>th</sup> Floor, Block/Building No. \_ (\_\_\_\_)  
1 (one) Covered / Open Car Park  
*Siddha Waterfront*  
North 24 Parganas**

**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> Floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001