

CONVEYANCE

1. **Date:** _____
2. **Place:** Kolkata
3. **Parties:**

- 3.1 **Adya Real Estates Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 23/24, Radha Bazar Street, Kolkata-700001, Police Station Hare Street (**PAN AAFCA0534K**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN _____**)
- 3.2 **Alishan Supply Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAGCA3232R**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN _____**)
- 3.3 **Anchor Vanijya Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAFCA7910D**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN _____**)
- 3.4 **Antratma Advisory Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAFCA8025P**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN _____**)
- 3.5 **Antratma Dealers Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAGCA4508E**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN _____**)
- 3.6 **Anukaran Supply Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAGCA2373K**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN _____**)

- 3.7 **Aravali Hirise Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AALCA1914H**); represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.8 **Arch Vanijya Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAFCA8096C**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.9 **Arpana Consultancy Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAFCA7897P**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.10 **Arpana Tie Up Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAGCA4510Q**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.11 **Artline Homes Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAMCA3967D**); represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.12 **Artline Projects Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAMCA3968N**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.13 **Artline Realestate Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered

- office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAMCA3969P**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.14 **Average Complex Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AALCA6055D**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.15 **Average Housing Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AALCA6058Q**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.16 **Average Infracon Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AALCA6059R**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.17 **Average Nirman Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AALCA6097K**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.18 **Average Projects Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AALCA6060E**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.19 **Basudev Enclave Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAFCEB8177R**) represented by its authorized signatory _____, son of _____

- _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.20 **Basudev Housing Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street (PAN **AAFCE8179B**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.21 **Bluebird Tie Up Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street (PAN **AACCB9049H**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.22 **Booster Heights Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street (PAN **AAFCE4835N**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.23 **Booster Hirise Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street (PAN **AAFCE2962C**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.24 **Brijbhumi Agents Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street (PAN **AADCB0967B**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.25 **Brijbhumi Tie Up Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street (PAN **AADCB1942L**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of

- Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.26 **Citywings Vyapaar Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AACCC8486B**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.27 **Crossway Heights Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAFCC2502D**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.28 **Crossway Nirman Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAFCC2501A**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.29 **Dayanidhi Suppliers Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AACCD3412G**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.30 **Delta Vyapaar Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AACCD3970F**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.31 **Dhanganga Infracon Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAECD4858Q**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)

- 3.32 **Dhanganga Reality Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAECD4853F**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.33 **Dhanganga Residency Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAECD4852E**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.34 **Dreamland Hirise Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAECD4854C**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.35 **Elegant Nirman Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AABCE5734F**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.36 **Gajbadan Vinimay Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AACCG8517H**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.37 **Gajgamini Buildcon Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAFCG0062J**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)

- 3.38 **Gajgamini Constructions Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street (PAN **AAF CG0060L**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.39 **Gajgamini Hirise Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street (PAN **AAF CG0061M**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.40 **Gajgamini Reality Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street (PAN **AAF CG0211P**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.41 **Gajmukhi Enclave Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street (PAN **AAF CJ5163L**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.42 **Gajmukhi Homes Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street (PAN **AAF CG5162M**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.43 **Gajmukhi Infracon Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street (PAN **ANAAF CJ5164P**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)

- 3.44 **Gajmukhi Nirman Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAFCG5166R**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.45 **Gajmukhi Projects Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAFCJ5161J**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.46 **Gajmukhi Realestate Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAFCG5165N**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.47 **Ganesh Tracom Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AACCG9166E**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.48 **Ganeshvani Promoters Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAFCG0064Q**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.49 **Greentop Nirman Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AACCG5547R**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.50 **Guidance Vyapaar Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered

- office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AACCG6165F**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.51 **Gullmarg Vyapaar Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AACCG6221C**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.52 **Hanurang Tie Up Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AABCH9034R**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.53 **Indivar Tracom Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AABCI5338P**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.54 **Jaijinendra Distributors Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AABCJ6983F**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.55 **Jaijinendra Marketing Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AABCJ6984C**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.56 **Jaijinendra Merchants Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AABCJ8681Q**) represented by its authorized signatory _____, son of _____

- _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.57 **Jaldham Advisory Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AABCJ6955F**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.58 **Jaldham Tie Up Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AABCJ8680R**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.59 **Jhilmil Sales Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AACCJ1182B**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.60 **Jhilmil Vyapaar Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AABCJ8359B**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.61 **Jinay Merchants Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AABCJ8760C**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.62 **Juhi Marketing Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AABCJ8358A**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of

Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)

- 3.63 **Kalakriti Enclave Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAFCK4450L**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.64 **Kalakriti Homes Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAFCK4451M**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.65 **Kalakriti Housing Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAFCK4452J**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.66 **Kalakriti Properties Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAFCK4449M**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.67 **Kalakriti Reality Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAFCK4447F**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.68 **Kamyabi Consultants Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AACCK8427A**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)

- 3.69 **Lifelong Enclave Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AACCL4768P**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.70 **Limelight Hirise Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AACCL3977G**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.71 **Linkrose Constructions Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AACCL4774H**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.72 **Linkrose Housing Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AACCL4771C**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.73 **Linkrose Residency Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AACCL4775G**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.74 **Manobal Dealer Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAECM7165R**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)

- 3.75 **Manobal Vanijya Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAECM7166N**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.76 **Matrix Sales Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAECM7076K**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.77 **Maxflow Barter Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAFCM1911N**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.78 **Moonlife Constructions Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAICM3317M**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.79 **Moonlife Nirman Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAICM3314J**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.80 **Moonlife Residency Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAICM3313R**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)

- 3.81 **Mridul Advisory Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAECM7205J**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.82 **Newwave Merchants Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AACCN3315L**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.83 **Original Reality Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AABC08348P**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.84 **Panghat Supply Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAECP2593A**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.85 **Pawanputra Barter Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AADCP9497N**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.86 **Pawanputra Sales Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAECP3325N**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.87 **Prabhakar Barter Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered

- office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AADCP9381R**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.88 **Prajapati Commercial Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AADCP9498D**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.89 **Prajapati Dealer Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAECP2592B**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.90 **Preamsagar Advisory Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AADCP9447N**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.91 **Preamsagar Tie Up Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAECP3329A**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.92 **Prime Rose Marketing Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AADCP9379F**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.93 **Radial Housing Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAGCR9594K**) represented by its authorized signatory _____, son of _____

- _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.94 **Radial Residency Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street (PAN **AAGCR9598F**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.95 **Rimjhim Commodities Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street (PAN **AADCR6089C**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.96 **Rosemery Distributors Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street (PAN **AADCR3393K**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.97 **Rosemery Tie Up Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street (PAN **AADCR6757M**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.98 **Sadabahr Vyapaar Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street (PAN **AAKCS8534J**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.99 **Sagun Advisory Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street (PAN **AAKCS0245G**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of

Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)

- 3.100 **Sanjivani Vanijya Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAKCS8533R**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.101 **Sargam Vyapaar Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAKCS8525M**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.102 **Sawarg Vanijya Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAKCS8535K**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.103 **Shivasthal Dealers Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AALCS0484L**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.104 **Shivashtal Sales Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAKCS0244H**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.105 **Siddha Style Barter Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AALCS1075R**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)

- 3.106 **Sidhant Suppliers Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAKCS8524L**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.107 **Silverline Vinimay Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AALCS6054L**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.108 **Skylink Merchants Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAKCS0075N**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.109 **Spandan Suppliers Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAKCS0076R**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.110 **Splendor Vyapaar Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAKCS0348E**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)
- 3.111 **Style Merchants Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(**PAN AAKCS8523P**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (**PAN** _____)

- 3.112 **Sukhjit Vyapaar Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAKCS0249L**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.113 **Sunmart Vyapaar Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAKCS0246F**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.114 **Sunshine Barter Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AALCS1077P**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.115 **Superior Complex Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AASCS4274A**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.116 **Superior Hirise Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AASCS4246B**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.117 **Surdhuni Advisory Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN **AAKCS0248M**) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.118 **Sursarita Advisory Services Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its

registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN AAKCS0247E) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)

- 3.119 **Sursarita Consultants Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN AAKCS0564Q) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.120 **Swastik Barter Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN AALCS1074Q) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.121 **Terapanth Consultancy Services Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN AACCT4836A) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.122 **Timeless Realestate Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN AAECT9162F) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.123 **Topten Vyapaar Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park Street(PAN AACCT7847B) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)
- 3.124 **Vidhata Advisory Services Private Limited**, a company is incorporated under the Companies Act, 1956 and governed by the provisions of Companies Act, 2013, having its registered office at 111 Park Street, 1st Floor, Kolkata 700016, Police Station Park

Street(PAN AACCV2750K) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)

(collectively **Owners**, include successors-in-interest)

And

3.125 **Siddha Happyville LLP** (formerly **Siddha Grandeur Project**), a limited liability partnership firm, registered under the Limited Liability Partnership Act, 2008, having its registered office at 6th Floor, Siddha Park, 99A Park Street, Kolkata-700016, Police Station Park Street (PAN ACIFS6600C) represented by its authorized signatory _____, son of _____, by faith Hindu, by nationality Indian, by occupation _____, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street District Kolkata, West Bengal (PAN _____)

(**Promoter/Developer**, includes successors-in-interest and assign/s)

And

3.126 _____

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

Owners,Promoter/Developer andBuyer 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 super built-up area of _____ (_____) square feet, more or less and corresponding carpet area of _____ (_____) square feet, more or less, being more particularly described in **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 Tower/Building No. _____ (**Said Tower/Building**), being a 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 1108.0858 (one thousand one hundred and eight point zero eight five eight)decimal , equivalent to 671.5671

(six hundred and seventy one point five six seven one) *cottah*, more or less, comprised in R.S./L.R. *Dag* Nos. 470, 473, 474, 475, 476, 477, 478, 479, 480, 481, 483, 489, 490, 491, 492, 493, 494, 495, 496, 497, 499, 500, 501, 502, 503, 504, 506, 507, 509, 526, 531, 532, 533, 533/717 & 501/716 recorded in L.R. *Khatian* Nos. 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2887, 3070, 3071, 3072, 3073, 3136, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3265, 3279, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3296, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3340, 3341, 3411, 3412, 4092, 4537 and 4538 *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet* (RBGP), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, as shown in **Blue** colour boundary line on the **Plan** annexed and marked as **Annexure "1"** hereto and more particularly described in **Schedule A-2** below (**Project Property**). The Real Estate Project has been developed as a phase (Phase 1) of the Whole Project (defined in 5.12.1 (iii) below) named **Siddha Happyville (Said Complex)**, constructed/being constructed on land measuring 1108.0858 (one thousand one hundred and eight point zero eight five eight) decimal, equivalent to 671.5671 (six hundred and seventy one point five six seven one) *cottah*, more or less, comprised in R.S./L.R. *Dag* Nos. 470, 473, 474, 475, 476, 477, 478, 479, 480, 481, 483, 489, 490, 491, 492, 493, 494, 495, 496, 497, 499, 500, 501, 502, 503, 504, 506, 507, 509, 526, 531, 532, 533, 533/717 & 501/716 recorded in L.R. *Khatian* Nos. 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2887, 3070, 3071, 3072, 3073, 3136, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3265, 3279, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3296, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3340, 3341, 3411, 3412, 4092, 4537 and 4538, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, which is more particularly described in **Schedule A-1** below and is delineated by **Red** colour boundary line on the **Plan** annexed hereto and marked as **Annexure "1"** ("**Larger Property**").

- 4.2 **Land Share:** Undivided, impartible, proportionate and variable share in the land underneath the Said Tower/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 super built-up area of the Said Apartment bears to the total super built-up area of the Said Tower/Building.
- 4.3 **Said Parking Space:** The right to park in the parking space/s described in **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 **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 Said Parking Space (if any), the Share In Common Areas and the Land Share, respectively which are collectively described in **Schedule B** below (collectively **Said Apartment And Appurtenances**).

5. Background

- 5.1 **Ownership of Larger Property:** The Owner Nos. 1 to 124 are the joint owners of the Larger Property which is more particularly described in **Schedule A-1** below, being land measuring 1108.0858 (one thousand one hundred and eight point zero eight five eight) decimal, equivalent to 671.5671 (six hundred and seventy one point five six seven one) *cottah*, more or less, comprised in R.S./L.R. *Dag* Nos. 470, 473, 474, 475, 476, 477, 478, 479, 480, 481, 483, 489, 490, 491, 492, 493, 494, 495, 496, 497, 499, 500, 501, 502, 503, 504, 506, 507, 509, 526, 531, 532, 533, 533/717 & 501/716 recorded in L.R. *Khatian* Nos. 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2887, 3070, 3071, 3072, 3073, 3136, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3265, 3279, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3296, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3340, 3341, 3411, 3412, 4092, 4537 and 4538, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, delineated by **Red** colour boundary line on the **Plan** annexed hereto and marked as **Annexure "1"**. In this regard it is clarified that the Larger Property comprises of certain parcels of land, which may be acquired/purchased by the Promoter/Developer, at a later date, and in the event of such purchase, such additional land purchased by the Promoter/Developer shall form part of the Whole Project [defined in 5.12.1(iii) below] being developed by the Promoter. The Owners have purchased the Larger Property *vide* 153 (one hundred and fifty three) separate Deeds of Sale i.e. (1) Deed of Sale dated 12th December, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 2, Pages 422 to 438, being Deed No. 199 for the year 2015 (2) Deed of Sale dated 12th December, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 2, Pages 439 to 455, being Deed No. 200 for the year 2015 (3) Deed of Sale dated 12th December, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 2, Pages 456 to 470, being Deed No. 201 for the year 2015 (4) Deed of Sale dated 7th January, 2014 registered in the Office of the ARA II, Kolkata, in Book No. 1, Volume No. 3, Pages 2649-2666, being Deed No. 566 for the year 2014 (5) Deed of Sale dated 7th January, 2014, registered in the Office of the ARA-II,

Kolkata, in Book I, Volume No. 3, Pages 2667 to 2684, being Deed No. 00567 for the year 2014 (6). Deed of Sale dated 7th January, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 3, Pages 2685 to 2704, being Deed No. 568 for the year 2014 (7) Deed of Sale dated 15th January, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 3, Pages 4511 to 4528, being Deed No. 667 for the year 2014 (8) Deed of Sale dated 15th January, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 3, Pages 4825 to 4842, being Deed No. 671 for the year 2014 (9) Deed of Sale dated 15th January, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 3, Pages 4843 to 4860, being Deed No. 00672 for the year 2014 (10) Deed of Sale dated 15th January, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 3, Pages 4861 to 4878, being Deed No. 673 for the year 2014 (11) Deed of Sale dated 15th January, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 3, Pages 4576 to 4593, being Deed No. 674 for the year 2014 (12) Deed of Sale dated 15th January, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 3, Pages 4911 to 4935, being Deed No. 677 for the year 2014 (13) Deed of Sale dated 31st January, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 6, Pages 3889 to 3903, being Deed No. 1299 for the year 2014 (14) Deed of Sale dated 22nd February, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 8, Pages 9131 to 9144, being Deed No. 02674 for the year 2013 (15) Deed of Sale dated 22nd February, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 8, Pages 9145 to 9158, being Deed No. 02675 for the year 2013 (16) Deed of Sale dated 24th August, 2015, registered in the Office of the DSR-II, Barasat, in Book I, Volume No. 1902-2015, Pages 31150-31181, being Deed No. 2801 for the year 2015 (17) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 1848 to 1862, being Deed No. 3088 for the year 2014 (18) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 1863 to 1877, being Deed No. 3089 for the year 2014 (19) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 1878 to 1893, being Deed No. 3090 for the year 2014 (20) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 1894 to 1908, being Deed No. 3091 for the year 2014 (21) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 1909 to 1923, being Deed No. 3092 for the year 2014 (22) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 1924 to 1938, being Deed No. 3093 for the year 2014 (23) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 1978 to 1992, being Deed No. 3096 for the year 2014 (24) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 1993 to 2007, being Deed No. 3097 for the year 2014 (25) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2008 to 2022, being Deed No. 3098 for the year 2014 (26) Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2023 to 2037, being Deed No. 3099 for the year 2014 (27) Deed of Sale dated 5th May, 2014,

registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2038 to 2052, being Deed No. 3100 for the year 2014 **(28)** Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2081 to 2095, being Deed No. 3102 for the year 2014 **(29)** Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2096 to 2110, being Deed No. 3103 for the year 2014 **(30)** Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2111 to 2125, being Deed No. 3104 for the year 2014 **(31)** Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2126 to 2140, being Deed No. 3105 for the year 2014 **(32)** Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2153 to 2167, being Deed No. 3107 for the year 2014 **(33)** Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2168 to 2182, being Deed No. 3108 for the year 2014 **(34)** Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2183 to 2197, being Deed No. 3109 for the year 2014 **(35)** Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2198 to 2212, being Deed No. 3110 for the year 2014 **(36)** Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2213 to 2227, being Deed No. 3111 for the year 2014 **(37)** Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2228 to 2242, being Deed No. 3112 for the year 2014 **(38)** Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2243 to 2257, being Deed No. 3113 for the year 2014 **(39)** Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2258 to 2272, being Deed No. 3114 for the year 2014 **(40)** Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2273 to 2287, being Deed No. 3115 for the year 2014 **(41)** Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2382 to 2396, being Deed No. 3122 for the year 2014 **(42)** Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2397 to 2411, being Deed No. 03123 for the year 2014 **(43)** Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 2412 to 2426, being Deed No. 3124 for the year 2014 **(44)** Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 3072 to 3086, being Deed No. 3161 for the year 2014 **(45)** Deed of Sale dated 5th May, 2014, registered in the Office of the DSR-II, 24 PGS (N), in Book I, Volume No. 7, Pages 3087 to 3101, being Deed No. 3162 for the year 2014 **(46)** Deed of Sale dated 10th May, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 27, Pages 3847 to 3862, being Deed No. 5849 for the year 2014 **(47)** Deed of Sale dated 30th May, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 32, Pages 2117 to 2131, being Deed No. 6777 for the year 2014 **(48)** Deed of Sale dated 5th June, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 34, Pages 3811 to 3825, being Deed No. 7250 for the year 2014 **(49)** Deed of Sale dated 18th June, 2014,

registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 38, Pages 3146 to 3163, being Deed No. 8043 for the year 2014 **(50)** Deed of Sale dated 11th July, 2014, registered in the Office of the ADSR, Rajarhat, in Book I, Volume No. 13, Pages 1381 to 1399, being Deed No. 8046 for the year 2014 **(51)** Deed of Sale dated 18th August, 2015, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 1902-2015, Pages 128943-128977, being Deed No. 9606 for the year 2015 **(52)** Deed of Sale dated 18th August, 2015, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 1902-2015, Pages 128913-128942, being Deed No. 9607 for the year 2015 **(53)** Deed of Sale dated 6th August, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 34, Pages 210 to 244, being Deed No. 11406 for the year 2013 **(54)** Deed of Sale dated 6th August, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 34, Pages 245 to 279, being Deed No. 11407 for the year 2013 **(55)** Deed of Sale dated 6th August, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 34, Pages 305 to 337, being Deed No. 11408 for the year 2013 **(56)** Deed of Sale dated 6th August, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 34, Pages 338 to 372, being Deed No. 11409 for the year 2013 **(57)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4894 to 4908, being Deed No. 12532 for the year 2012 **(58)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4909 to 4923, being Deed No. 12533 for the year 2012 **(59)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4851 to 4864, being Deed No. 12534 for the year 2012 **(60)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4865 to 4878, being Deed No. 12535 for the year 2012 **(61)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5072 to 5019, being Deed No. 12536 for the year 2012 **(62)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5044 to 5057, being Deed No. 12537 for the year 2012 **(63)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5058 to 5071, being Deed No. 12539 for the year 2012 **(64)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4924 to 4938, being Deed No. 12540 for the year 2012 **(65)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4953 to 4966, being Deed No. 12541 for the year 2012 **(66)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4939 to 4952, being Deed No. 12542 for the year 2012 **(67)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5106 to 5119, being Deed No. 12543 for the year 2012 **(68)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4740 to 4754, being Deed No. 12544 for the year 2012 **(69)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4967 to 4983, being Deed No. 12550 for the year 2012 **(70)** Deed of Sale dated 28th September, 2012, registered in the

Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4984 to 4998, being Deed No. 12551 for the year 2012 **(71)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4999 to 5013, being Deed No. 12552 for the year 2012 **(72)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5029 to 5043, being Deed No. 12554 for the year 2012 **(73)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5092 to 5105, being Deed No. 12555 for the year 2012 **(74)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4769 to 4782, being Deed No. 12557 for the year 2012 **(75)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5363 to 5377, being Deed No. 12559 for the year 2012 **(76)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5614 to 5628, being Deed No. 12561 for the year 2012 **(77)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5492 to 5511, being Deed No. 12562 for the year 2012 **(78)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4879 to 4893, being Deed No. 12565 for the year 2012 **(79)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5286 to 5302, being Deed No. 12566 for the year 2012 **(80)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4783 to 4802, being Deed No. 12567 for the year 2012 **(81)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4803 to 4819, being Deed No. 12570 for the year 2012 **(82)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4837 to 4850, being Deed No. 12571 for the year 2012 **(83)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5629 to 5648, being Deed No. 12572 for the year 2012 **(84)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5744 to 5760, being Deed No. 12573 for the year 2012 **(85)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5120 to 5133, being Deed No. 12574 for the year 2012 **(86)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5456 to 5472, being Deed No. 12575 for the year 2012 **(87)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5553 to 5571, being Deed No. 12577 for the year 2012 **(88)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5572 to 5585, being Deed No. 12578 for the year 2012 **(89)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5586 to 5599, being Deed No. 12579 for the year 2012 **(90)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5600 to 5613, being Deed No. 12580 for the year 2012 **(91)** Deed of Sale dated 28th September,

2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4755 to 4768, being Deed No. 12583 for the year 2012 **(92)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5134 to 5159, being Deed No. 12584 for the year 2012 **(93)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5160 to 5176, being Deed No. 12585 for the year 2012 **(94)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5211 to 5227, being Deed No. 12586 for the year 2012 **(95)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5244 to 5257, being Deed No. 12596 for the year 2012 **(96)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5258 to 5271, being Deed No. 12597 for the year 2012 **(97)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5272 to 5285, being Deed No. 12598 for the year 2012 **(98)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5303 to 5316, being Deed No. 12599 for the year 2012 **(99)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5317 to 5331, being Deed No. 12600 for the year 2012 **(100)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5332 to 5348, being Deed No. 12601 for the year 2012 **(101)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5349 to 5362, being Deed No. 12604 for the year 2012 **(102)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 5194 to 5210, being Deed No. 12605 for the year 2012 **(103)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 49, Pages 4820 to 4836, being Deed No. 12606 for the year 2012 **(104)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 450 to 464, being Deed No. 12714 for the year 2012 **(105)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 465 to 481, being Deed No. 12715 for the year 2012 **(106)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 511 to 527, being Deed No. 12717 for the year 2012 **(107)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 599 to 615, being Deed No. 12719 for the year 2012 **(108)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 639 to 652, being Deed No. 12720 for the year 2012 **(109)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 671 to 687, being Deed No. 12722 for the year 2012 **(110)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 709 to 722, being Deed No. 12723 for the year 2012 **(111)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 723 to 741, being Deed No. 12725 for the year 2012 **(112)** Deed of Sale dated

28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 780 to 798, being Deed No. 12726 for the year 2012 **(113)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 799 to 815, being Deed No. 12727 for the year 2012 **(114)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 881 to 894, being Deed No. 12728 for the year 2012 **(115)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 413 to 432, being Deed No. 12729 for the year 2012 **(116)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 433 to 449, being Deed No. 12730 for the year 2012 **(117)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1738 to 1754, being Deed No. 12731 for the year 2012 **(118)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1755 to 1774, being Deed No. 12733 for the year 2012 **(119)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1638 to 1654, being Deed No. 12734 for the year 2012 **(120)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1492 to 1508, being Deed No. 12735 for the year 2012 **(121)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1477 to 1491, being Deed No. 12736 for the year 2012 **(122)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1437 to 1462, being Deed No. 12737 for the year 2012 **(123)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1463 to 1476, being Deed No. 12738 for the year 2012 **(124)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1509 to 1525, being Deed No. 12739 for the year 2012 **(125)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1526 to 1539, being Deed No. 12740 for the year 2012 **(126)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1540 to 1558, being Deed No. 12741 for the year 2012 **(127)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 995 to 1009, being Deed No. 12742 for the year 2012 **(128)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1377 to 1391, being Deed No. 12743 for the year 2012 **(129)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1408 to 1426, being Deed No. 12744 for the year 2012 **(130)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1559 to 1578, being Deed No. 12745 for the year 2012 **(131)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1579 to 1592, being Deed No. 12746 for the year 2012 **(132)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1593 to 1611, being Deed No.

12747 for the year 2012 **(133)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1612 to 1637, being Deed No. 12748 for the year 2012 **(134)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1655 to 1680, being Deed No. 12749 for the year 2012 **(135)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1681 to 1694, being Deed No. 12750 for the year 2012 **(136)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1695 to 1708, being Deed No. 12751 for the year 2012 **(137)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1709 to 1722, being Deed No. 12752 for the year 2012 **(138)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 1723 to 1737, being Deed No. 12753 for the year 2012 **(139)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 2144 to 2158, being Deed No. 12812 for the year 2012 **(140)** Deed of Sale dated 28th September, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 50, Pages 2226 to 2242, being Deed No. 12824 for the year 2012 **(141)** Deed of Sale dated 13th September, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 38, Pages 2659 to 2672, being Deed No. 12974 for the year 2013 **(142)** Deed of Sale dated 13th September, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 38, Pages 3095 to 3109, being Deed No. 12975 for the year 2013 **(143)** Deed of Sale dated 18th September, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 39, Pages 2646 to 2665, being Deed No. 13260 for the year 2013 **(144)** Deed of Sale dated 18th September, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 39, Pages 2666 to 2687, being Deed No. 13261 for the year 2013 **(145)** Deed of Sale dated 30th October, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 44, Pages 1900 to 1920, being Deed No. 14771 for the year 2013 **(146)** Deed of Sale dated 30th October, 2013, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 44, Pages 1921 to 1937, being Deed No. 14772 for the year 2013 **(147)** Deed of Sale dated 20th December, 2014, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 80, Pages 1865 to 1879, being Deed No. 15990 for the year 2014 **(148)** Deed of Sale dated 26th December, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 65, Pages 2643 to 2663, being Deed No. 16217 for the year 2012 **(149)** Deed of Sale dated 26th December, 2012, registered in the Office of the ARA-II, Kolkata, in Book I, Volume No. 65, Pages 2664 to 2684, being Deed No. 16218 for the year 2012 **(150)** Deed of Sale dated 12th June, 2015, registered in the Office of the DSR-II, Barasat, in Book I, Volume No. 1502-2015, Pages 6975 to 7001, being Deed No. 150201920 for the year 2015 **(151)** Deed of Sale dated 12th June, 2015, registered in the Office of the DSR-II, Barasat, in Book I, Volume No. 1502-2015, Pages 7002-7028, being Deed No. 150201921 for the year 2015 and **(152)** Deed of Sale dated 12th June, 2015, registered in the Office of the DSR-II, Barasat, in Book I, Volume No. 1502-2015, Pages 7029 to 7055, being Deed No. 150201922 for the year 2015. 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**") and the devolution of title and ownership details of the Owners to the Larger Property (as mentioned in the Title Report) is annexed and marked as **Annexure "3"** hereto.

- 5.2 **Development Agreement:** For the purpose of developing and commercially exploiting the Larger Property by construction of the Said Complex thereon and selling various apartments/spaces therein (**Apartments**), the Owners entrusted the work of development of the Larger Property to the Developer, on the terms and conditions recorded in 4 (four) separate development agreements i.e. (1) Development Agreement dated 30th September, 2014, registered in the Office of the ARA-II, Kolkata recorded in Book I, CD Volume No. 62, Pages 1760 to 1784, being Deed No. 12616 for the year 2014 (2) Development Agreement dated 30th September, 2014, registered in the Office of the ARA-II, Kolkata recorded in Book I, CD Volume No. 62, Pages 1785 to 1809, being Deed No. 12617 for the year 2014 (3) Development Agreement dated 9th September, 2015, registered in the Office of the DSR-II, North 24 Parganas recorded in Book I, Volume No. 1502-2015, Pages 25422 to 25450, being Deed No. 150202574 for the year 2015 and (4) Development Agreement dated 10th February, 2016, registered in the Office of the DSR-II, North 24 Parganas recorded in Book I, Volume No. 1502-2016, Pages 10286 to 10325 being Deed No. 150200404 for the year 2016 (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 Tower/Building/the Project Property/the 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-storeyed apartment buildings and car parking spaces. The development of the Said Complex *inter alia* consists of (i) **Tower/Building Nos. 1** (namely Azure), **2A** (namely Aqua), **2B** (namely Fern), **2C** (namely Mint), **2D** (namely Marine), **2E** (namely Olive), **2F** (namely Citron), **2G** (namely Sapphire) and **3A** (namely Indigo) *inter-alia* comprising of 9 (nine) Ground+ 19 (G+19) storied residential towers/buildings, being constructed on the Larger Property (ii) Tower No. 4, *inter-alia* comprising of 1 (one) Basement + Ground + 7 (B+G+7) storied tower/building for Multi-level Car Parking (**MLCP**) being constructed on the Larger Property (iii) Tower No. 3B, *inter-alia* comprising of 1 (one) Ground + 2 (G+2) storied tower/building for Club, being constructed on the Larger Property and (iv) Future Tower/Building No. 10 *inter-alia* comprising of 1 (one) Ground+ 19 (G+19) storied residential towers/buildings, may be and/or shall be constructed on the Larger Property, which shall be developed by the Promoter at its sole discretion, out of which (i) **Tower/Building Nos. 1** (namely Azure), **2A** (namely Aqua), **2B** (namely Fern), **2C** (namely Mint), **2D** (namely Marine), **2E** (namely Olive), **2F** (namely Citron), **2G** (namely Sapphire) and **3A** (namely Indigo), *inter-alia* comprising of 9 (nine) Ground+ 19 (G+19) storied residential

towers/buildings, being constructed on the Larger Property (ii) Tower No. 4, *inter-alia* comprising of 1 (one) Basement + Ground + 7 (B+G+7) storied tower/building for MLCP, being constructed on the Larger Property and (iii) Tower No. 3B, *inter-alia* comprising of 1 (one) Ground + 2 storied (G+2) tower/building for Club, being constructed on the Larger Property, are presently being developed as a phase (**Phase 1**) of the Whole Project (as defined in Clause 5.12.1 (iii) below) and registered as a 'real estate project' (**Real Estate Project/Project**) with the Authority, under the provisions of the Act, the Rules, and the Regulations, and other rules, regulations, circulars and rulings issued thereunder from time to time.

- 5.4 **Intimation to RBGP and Sanction of Plans:** The Owners duly intimated the RBGP about commencement of construction of the Project vide its letter dated 7th January, 2016. 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 Tower/Building from the competent authority), which has been developed as a phase (**Phase 1**) of the Whole Project (defined in Clause 5.12.1 (i) 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 Developer formulated a scheme and announced sale of Apartments and parking spaces to prospective purchasers (**Transferees**).
- 5.8 **Application and Allotment to Buyer:** The Buyer, intending to be a Transferee, upon full satisfaction of the Owners' title and the Developer's authority to sell, applied for purchase of the Said Apartment And Appurtenances and the Developer has allotted the same to the Buyer, who in due course entered into a registered agreement for sale dated _____ registered in the office of _____, recorded in Book No. _____, Volume No. _____, at pages __ to __, being Deed No. _____, for the year __ (**Said Agreement**) for purchase of the Said Apartment And Appurtenances, on the terms and conditions contained therein.
- 5.10 **Construction of Said Tower/Building:** The Developer has completed construction of the Said Tower/Building.
- 5.11 **Conveyance to Buyer:** 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, by these presents, on the terms and conditions contained herein.
- 5.12 **Acceptance of Conditions Precedent:** Notwithstanding anything contained in the Said Agreement, the Buyer confirms that the Buyer has accepted and agreed that the following are and shall be the conditions precedent to this Conveyance:

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

(i) **Project Property:** (i) Tower/Building Nos. 1 (namely Azure), 2A (namely Aqua), 2B (namely Fern), 2C (namely Mint), 2D (namely Marine), 2E (namely Olive), 2F (namely Citron), 2G (namely Sapphire) and 3A (namely Indigo), *inter-alia* comprising of 9 (nine) Ground+ 19 (G+19) storied residential towers/buildings, being constructed on the Larger Property (ii) Tower No. 4, *inter-alia* comprising of 1 (one) Basement + Ground + 7 (B+G+7) storied tower/building for MLCP, being constructed on the Larger Property and (iii) Tower No. 3B, *inter-alia* comprising of 1 (one) Ground + 2 storied (G+2) tower/building for Club, being constructed on the Larger Property, constitute the Real Estate Project in accordance with the provisions of the Act and Rules. The Real Estate Project is being constructed and developed upon a portion of the Larger Property as shown in **Blue** colour boundary line on the **Plan** annexed and marked as **Annexure "1"** hereto and more particularly described in **Schedule A-2** below.

(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 could 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 is undertaking the development of the Larger Property in a phase-wise manner as mentioned in this Clause 5.12.1 (the phase-wise development of the entirety of the Larger Property as envisaged in the Said Agreement, this Clause 5.12 and as also mentioned/contemplated in the other portions 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 Buyer of the Other Residential Component and, may not be available to the Buyer or any other Buyer/occupants of apartments/flats in the Real Estate Project.

(vi) Further Development: The Promoter/Developer is entitled to amend, modify and/or substitute the proposed future and further development of the Larger Property of Tower/Building No. 10, *inter-alia* comprising of 1 (one) Ground+ 19 (G+19) storied residential tower/building, in the north-eastern side of the Real Estate Project comprised in of R.S./L.R. Dag Nos. 479, 480, 481 & 483, in full or in part, subject to the necessary permission/sanction being granted by the RBGP and all other concerned authorities.

(vii) Limited Areas And Facilities: The Buyer 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 Buyer(s) in the Real Estate Project (**Limited Areas And Facilities**). The Buyer agrees to use only the Limited Areas And Facilities (if any) specifically identified for the Buyer in the Said Apartment And Appurtenances and as more particularly described in **Schedule B** hereunder written. The Buyer agrees to not use the Limited Areas And Facilities identified for other Buyer(s) nor shall the Buyer has any claim of any nature whatsoever with respect to the Limited Areas And Facilities identified for other Buyer(s) and/or the usage thereof.

(viii) Common Areas: The Common Areas in the Real Estate Project that may be usable by the Buyer and other Buyer(s) on a non-exclusive basis are listed in **Schedule C** hereunder written.

(ix) 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 and other Buyer(s) in the Whole Project on a non-exclusive basis (**Whole Project Included Amenities**) are listed in **Schedule D** hereunder written. The Buyer agrees and accepts that the Whole Project Included Amenities may be completed/provided only after completion of the Whole Project.

(x) 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 RBGP and all other concerned authorities, and construct additional built-up area – (i) by way of additional apartments and/or additional floors on the Said Tower/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 Tower/Building without however, adversely affecting the Said Apartment being sold hereunder, and to carry out construction work accordingly. The Buyer 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 Tower/Building for the aforesaid purpose and to put up construction accordingly. This consent shall be considered to be the Buyer's consent contemplated under the relevant provisions of the Act, Rules and Regulations. The Buyer 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 Tower/Building being affected by such construction. The Buyer 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.

- 5.12.2 **Satisfaction of Buyer:** The undertaking of the Buyer to the Owners and the Promoter/Developer that the Buyer is acquainted with, fully aware of and is 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 and the negative covenants mentioned above and/or elsewhere in this Conveyance and the Buyer hereby accepts the same and shall not raise any objection with regard thereto.
- 5.12.3 **Rights Confined to Said Apartment And Appurtenances:** The undertaking of the Buyer to the Owners and the Promoter/Developer that the right, title and interest of the Buyer 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 Tower/Building to third parties at the sole discretion of the Promoter/Developer, which the Buyer hereby accepts and to which the Buyer, under no circumstances, shall be entitled to raise any objection.

6. Transfer

- 6.1 **Hereby Made:** The Owners and the Developer hereby sell, convey and transfer to and unto the Buyer, absolutely and forever, free from all encumbrances of any and every nature whatsoever, the Said Apartment And Appurtenances, described in **Schedule B** below, being:
- 6.1.1 **Said Apartment:** The Said Apartment, being Residential Apartment No. _____, on the _____ floor, having super built-up area of _____

(_____) square feet, more or less and corresponding carpet area of _____ (_____) square feet, more or less,, being more particularly described in **Schedule B** below and the layout of the apartment is delineated in **Green** colour on the **Plan** annexed hereto and marked as **Annexure “2”**, in Tower/Building No. _____, being a 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 shown in **Blue** colour boundary line on the **Plan** annexed and marked as **Annexure “1”** hereto and more particularly described in **Schedule A-2** below, being land measuring 1108.0858 (one thousand one hundred and eight point zero eight five eight)decimal, equivalent to 1108.0858 (one thousand one hundred and eight point zero eight five eight)decimal , more or less, comprised in R.S./L.R. *Dag* Nos. 470, 473, 474, 475, 476, 477, 478, 479, 480, 481, 483, 489, 490, 491, 492, 493, 494, 495, 496, 497, 499, 500, 501, 502, 503, 504, 506, 507, 509, 526, 531, 532, 533, 533/717 & 501/716 recorded in L.R. *Khatian* Nos. 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2887, 3070, 3071, 3072, 3073, 3136, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3265, 3279, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3296, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3340, 3341, 3411, 3412, 4092, 4537 and 4538 *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas. The Real Estate Project has been developed as a phase (Phase 1) of the Whole Project named **Siddha Happyville**, constructed/being constructed on the Larger Property delineated by **Red** colour boundary line on the **Plan** annexed hereto and marked as **Annexure “1”** and described in **Schedule A-1** below, being land measuring 1108.0858 (one thousand one hundred and eight point zero eight five eight)decimal, equivalent to 1108.0858 (one thousand one hundred and eight point zero eight five eight)decimal , more or less, comprised in R.S./L.R. *Dag* Nos. 470, 473, 474, 475, 476, 477, 478, 479, 480, 481, 483, 489, 490, 491, 492, 493, 494, 495, 496, 497, 499, 500, 501, 502, 503, 504, 506, 507, 509, 526, 531, 532, 533, 533/717 & 501/716 recorded in L.R. *Khatian* Nos. 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2887, 3070, 3071, 3072, 3073, 3136, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3265, 3279, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3296, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3340, 3341, 3411, 3412, 4092, 4537 and 4538 *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas.

- 6.1.2 **Land Share:** The Land Share, being undivided, impartible, proportionate and variable share in the land underneath the Said Tower/Building as be attributable and appurtenant to the Said Apartment. The Land Share has been derived by taking into

consideration the proportion which the carpet area of the Said Apartment bears to the total carpet area of the Said Tower/Building.

6.1.3 **Said Parking Space:** The Parking Space, being the right to park in the parking space/s described in **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 to the Owners (through the Promoter/Developer) 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 has examined or caused to be examined the following and the Buyer is fully satisfied about the same and shall not be entitled to and covenant not to raise any requisition, query, clarification or objection regarding the same and also further waive 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 Tower/Building and the Said Apartment And Appurtenances;

(b) The sanctioned plans sanctioned by the RBGP;

(c) The construction and completion of the Said Tower/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 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 **Salient Terms:** The transfer of the Said Apartment And Appurtenances being effected by this Conveyance is:

8.3.1 **Conveyance:** sale within the meaning of the Transfer of Property Act, 1882.

8.3.2 **Absolute:** absolute, irreversible and in perpetuity.

8.3.3 **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.

8.3.4 **Benefit of Common Portions:** 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 Tower/Building, including the Owners and the Promoter/Developer (if the Owners and/or the Promoter/Developer retain any Apartment in the Said Tower/Building).

8.4 **Subject to:** The sale of the Said Apartment And Appurtenances being effected by this Conveyance is subject to:

8.4.1 **Payment of Rates & Taxes:** the Buyer 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.

8.4.2 **Payment of Monthly Subscription, User Charge for Said Club:** the Buyer 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.

8.4.3 **Payment of Maintenance Charge:** the Buyer regularly and punctually paying proportionate share (**Maintenance Charge**) in the common expenses for maintenance and upkeep of the Common Areas, indicatively described in **Schedule F** below (collectively **Common Expenses/Maintenance Charge**).

8.4.4 **Observance of Covenants:** the Buyer observing, performing and accepting the stipulations, regulations and covenants (collectively **Covenants**), described in the **Schedule E** below.

8.4.5 **Indemnification by Buyer:** indemnification by the Buyer about the Buyer faithfully and punctually observing and performing all covenants, stipulations and obligations required to be performed by the Buyer hereunder. The Buyer 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.

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, which the Buyer 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 (**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.

11. Holding Possession

11.1 Buyer Entitled: The Owners and the Promoter/Developer hereby covenant that the Buyer 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, 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 and/or successors-in-interest of the Buyer, 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 to the Said Apartment And Appurtenances.

12.2 Promoter/Developer to do: The Promoter/Developer hereby covenant 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 and/or successors-in-interest of the Buyer, 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 to the Said Apartment And Appurtenances.

13. Defect Liability:

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

13.2 It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the default and/or negligence of the Buyer 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 and/or any other buyer/person in the Real Estate Project and/or the Whole Project and/or the Larger Property. The Buyer is/are aware that the Said Tower/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 Tower/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 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 or his/her/their/its nominee/agent (c) cases of force majeure (d) failure to maintain the amenities/equipments (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 ends before the defect liability period and such warranties are covered under the maintenance of the said residential complex and if the annual maintenance contracts are not done/renewed by the Buyer, the Promoter shall not be responsible for any defects occurring due to the same. The Project 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 has been made aware and the Buyer expressly agrees that the regular wear and tear of the residential complex 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^o 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 it shall be necessary to appoint an expert/surveyor to be nominated by the Architect of the said project, who shall survey and assess the same and then submit a report to state the defects in material used in the structure of the Apartment and in the workmanship executed.

14. General

- 14.1 **Conclusion of Contract:** The Parties have concluded the contract of Conveyance 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 **Over Riding Effect:** It is clarified that this Conveyance shall supersede and/or shall have over riding 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 1108.0858 (one thousand one hundred and eight point zero eight five eight)decimal , equivalent to 671.5671 (six hundred and seventy one point five six seven one) *cottah* , more or less, comprised in R.S./L.R. *Dag* Nos. 470, 473, 474, 475, 476, 477, 478, 479, 480, 481, 483, 489, 490, 491, 492, 493, 494, 495, 496, 497, 499, 500, 501, 502, 503, 504, 506, 507, 509, 526, 531, 532, 533, 533/717 & 501/716 recorded in L.R. *Khatian* Nos. 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2887, 3070, 3071, 3072, 3073, 3136, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3265, 3279, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3296, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3340, 3341, 3411, 3412, 4092, 4537 and 4538 *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, delineated the **Plan** annexed hereto and marked as **Annexure "1"** and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By Dag No. 537, 536, 535, 471 & Panchayat Road
- On the East** : By Dag No. 470(P), 484, 485, 486, 488 & Mouza – Kalaberia
- On the South** : By Dag No. 498, 504(P), 506(P), 507(P), 509(P), & P.W. Road/ Rajarhat 211 Bus Route
- On the West** : By Dag No. 510, 502(P), 501(P), 501/716(P), 526(P), 527, 528, 530, 541 & 540

SCHEDULE 'A-2'
(Project Property)

Land measuring 1108.0858 (one thousand one hundred and eight point zero eight five eight) decimal , equivalent to 671.5671 (six hundred and seventy one point five six seven one) *cottah* , more or less, comprised in R.S./L.R. *Dag* Nos. 470, 473, 474, 475, 476, 477, 478, 479, 480, 481, 483, 489, 490, 491, 492, 493, 494, 495, 496, 497, 499, 500, 501, 502, 503, 504, 506, 507, 509, 526, 531, 532, 533, 533/717 & 501/716 recorded in L.R. *Khatian* Nos. 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2887, 3070, 3071, 3072, 3073, 3136, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3265, 3279, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3296, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3340, 3341, 3411, 3412, 4092, 4537 and 4538 *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Blue** thereon and marked as **Annexure "1"**.

SCHEDULE 'B'
(Said Apartment And Appurtenances)

(a) The Said Apartment, being Residential Apartment No. _____, on the ____ floor, having super built up area of _____ (_____) square feet, more or less and corresponding carpet area of _____ (_____) square feet, more or less, in Tower/Building No. _____. The layout of the Said Apartment is delineated in **Green** colour on the **Plan** annexed hereto and marked as **Annexure "2"**;

(b) The Said Parking Space, being the right to park _____ (_____) medium sized car/or _____ (_____) two wheeler/s in the covered space in the ground Floor of any building in the Said Complex and _____ (_____) medium sized car/s in the multi-level car parking space (comprised in the separately constructed building being Tower/Building No. _____) within the Said Complex and _____ (_____) medium sized car/s and/or _____ (_____) two wheeler/s in the open space at the ground level of the Said Complex;

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

(d) The Land Share, being undivided, impartible, proportionate and variable share in the land underneath the Said Tower/Building, 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 Tower/Building
- Lift machine room(s) and lift well(s) of the Said Tower/Building
- Water supply pipeline in the Said Tower/ Building (save those inside any Flat)
- Wiring, fittings and accessories for lighting of lobbies, staircase(s) and other common portions of the Said Tower/Building
- Intercom Network in the Said Tower/Building
- Broadband connection in the Said Tower/Building, if any
- Lift(s) and allied machineries in the Said Tower/ Building
- Roof Area
- CCTV
- Lobbies on all floors and staircase(s) of the Said Tower/Building
- Water reservoirs/tanks of the Said Tower/Building
- Drainage and sewage pipeline in the Said Tower/Building (save those inside any Flat)
- Electricity meter(s) for common installations and space for their installation
- Network of Cable TV/DTH in the Said Tower/ Building, if any
- Fire fighting system in the Said Tower/Building
- External walls of the Said Tower/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 usable by the Buyer on a non-exclusive basis along with Buyer(s)/occupants in the Whole Project)

Sl.	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

SCHEDULE 'E'

(Covenants)

The Buyer 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:** The Buyer 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 and the negative covenants mentioned in this Conveyance and the Buyer hereby accepts the same and shall not raise any objection with regard thereto.
- 2. Buyer Aware of and Satisfied with Common Areas and Specifications:** The Buyer, upon full satisfaction and with complete knowledge of the Common Areas (described in Schedule E above) and Specifications (described in Schedule D above) and all other ancillary matters, is entering into this Conveyance. The Buyer has examined and is acquainted with the Said Complex and has agreed that the Buyer shall neither have nor shall claim any right over any portion of the Said Tower/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 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 and it shall be deemed that the Facility Manager is rendering the services to the Buyer for commercial considerations (5) the Facility Manager shall merely be the service provider for rendition of services with regard to the common portions and no superior rights with regard to the common portions 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 to Mutate and Pay Rates & Taxes:** The Buyer shall (1) pay the KMC Tax, surcharge, levies, cess etc. (proportionately for the Said Tower/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, 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 in respect thereof and (2) have mutation completed at the earliest. The Buyer further admits and accepts that the Buyer 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 to Pay Common Expenses/Maintenance Charges:** The Buyer 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 in respect thereof. The Buyer further admits and accepts that (1) the Buyer 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).
6. **Buyer to Pay Interest for Delay and/or Default:** The Buyer 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 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 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 and the Buyer 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 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 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 Tower/Building and/or make other constructions elsewhere on the Said Complex and/or Whole Project and the Buyer shall not obstruct or object to the same notwithstanding any inconveniences that may be suffered by the Buyer due to and arising out of the said construction/developmental activity. The Buyer 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 shall not raise any objection in any manner whatsoever with regard thereto.
9. **No Rights of or Obstruction by Buyer:** 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 Portions:** The Buyer 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 Tower/Building/Real Estate Project (2) if the area of the Said Tower/Building/ Real Estate Project is recomputed by the Promoter/Developer, then the Share In Common Areas shall vary accordingly and proportionately and the Buyer shall not question any variation (including diminution) therein (3) the Buyer shall not demand any refund of the Total Price paid by the Buyer 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 shall accept (without demur) the proportionate share with regard to various matters, as be determined by the Promoter/Developer, in its absolute discretion.
10. **Buyer to Participate in Formation of Association and Apex Body:** The Buyer admits and accepts that the Buyer and other intending Buyer of apartments in the Said Complex shall form the Association and the Buyer 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 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 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 further admits and accepts that the Buyer shall ensure and not object to the Association joining the Apex Body.

11. Obligations of Buyer: The Buyer shall:

- (a) **Co-operate in Management and Maintenance:** co-operate in the management and maintenance of the Said Tower/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 Tower/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 and the Common Areas from the possession date.
- (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 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 Tower/Building, the Project Property, and outside walls of the Said Tower/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.
- (e) **Residential Use:** use the Said Apartment for residential purpose only. Under no circumstances shall the Buyer use or allow the Said Apartment to be used for commercial, industrial or other non-residential purposes. The Promoter/Developers 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 Tower/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 makes any alterations/changes, the Buyer 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 Tower/Building. The Buyer shall not install any dish-antenna on the balcony and/or windows of the Said Tower/Building and/or on any external part of the Said Tower/Building and/or the roof thereof. The Buyer shall not install grills on the railings of the balcony and/or outside the windows, in any form or manner. The Buyer 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 on the inner side of the doors and windows of the Said Apartment. The Buyer 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 that no out-door units of split air-conditioners will be installed on the external walls of the Said Tower/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 shall install the out-door unit of the same either inside the Buyer'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 shall also not install any collapsible gate on the main door/entrance of the Said Apartment. The Buyer 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 Tower/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 does so, the Buyer 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 Tower/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 Tower/Building and/or the Said Complex/Whole Project/Project Property and selling or granting rights to any person on any part of the Said Tower/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 Tower/Building/Said Complex **save** at the place or places provided therefor **provided that** this shall not prevent the Buyer 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 and/or family members, invitees or servants of the Buyer, the Buyer 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 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 shall not raise any objection in any manner whatsoever with regard thereto and further the Buyer hereby confirms that the Buyer shall not violate any terms of the statutory requirements/fire norms.

11.1.11 Notification Regarding Letting/Transfer: If the Buyer lets out or sells the Said Apartment And Appurtenances, the Buyer shall immediately notify the Facility Manager/the Association (upon formation)/the Apex Body (upon formation) of the tenant's address and telephone number.

11.1.12 **No Objection to Construction:**The Buyer 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 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 shall not raise any objection to any inconvenience that may be suffered by the Buyer due to and arising out of the said construction/developmental activity.

11.1.13 **No Right in Other Areas:** The Buyer shall not have any right in the other portions of the Larger Property/the Said Complex and the Buyer 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.

11.1.14 **Roof Rights:** A demarcated portion of the top roof of the Said Tower/Building shall remain common to all owners of the Said Tower/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 Tower/Building shall belong to the Promoter/Developer with right of exclusive transfer and the Buyer specifically agrees not to do any act which prevents or hinders such transfer. Notwithstanding the demarcation of the top roof of the Said Tower/Building as aforesaid, the Promoter/Developer shall always have the right of further construction on the entirety of the top roof and the Buyer 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 Tower/Building.

11.1.15 **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. **Said Club:**

12.1 The 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 Developer as to what amenities and facilities shall be included in the Said Club shall be final and binding on the Buyer (2) the Buyer 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.

- 12.2 **Membership Obligation of Buyer:** Membership of the Said Club being compulsory for all buyers of the Whole Project, the Buyer (which expression, in the context of the Said Club, means only 1 (one) person if the number of Buyer(s) is more than 1 (one), as be nominated *inter se* among the Buyer(s)) agrees to become a member of the Said Club, on the preliminary terms and conditions recorded herein. The Buyer 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) will be required to abide by these terms and conditions and rules and regulations and (3) the acceptance by the Buyer of the club scheme shall be a condition precedent to completion of sale of the Said Apartment And Appurtenances in terms of this Conveyance.
- 12.3 **Membership Scheme of Said Club:** The Buyer understands and accepts that (1) membership of the Said Club shall be open only to the Buyer 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 is a body corporate, it will be required to nominate 1 (one) occupier of the Said Flat, 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 transferee 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 an Buyer 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.
- 12.4 **Facilities of Said Club:** The Buyer 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.
- 12.5 **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 understands and accepts that the date of possession of the Said Apartment and/or Completion Date of the Said Block/Building have no

connection and correlation with the Said Club becoming operational and the Buyer shall not raise any claim or objection in this regard.

- 12.6 **Club Manager:** The Buyer understands and accepts that the Said Club (at the sole discretion of the Developer) shall be managed and operated professionally through a club operation and management agency (**Club Manager**), to be exclusively engaged by the 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 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 buyers of the Said Complex/ shall have no right to replace the Club Manager.
- 12.7 **Membership Fee, Security Deposit and Monthly Subscription:** The Buyer understands and accepts that (1) the Buyer does not have to pay any membership fee for membership of the Said Club as the Total Price includes the membership fee but future transferees of the Buyer may have to pay separate amounts towards membership fee (2) the Buyer may have to pay a one-time interest free security deposit for use of credit facilities at the Said Club and (3) the Buyer will have to pay a fixed monthly subscription for membership of the Said Club, irrespective of whether the Buyer 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.
- 12.8 **User Charge:** The Buyer 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 Tower/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 Allottes.
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 Said Tower/ 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 Tower/Building and the Said Complex **save** those separately assessed on the Buyer.
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 equipments 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
[Owners]**

**Authorized Signatory
[Promoter/Developer]**

**Authorized Signatory
[Buyer]**

Drafted by:

Advocate,
High Court, Calcutta

Witnesses:

Signature_____

Name_____

Father's Name _____

Address_____

Signature_____

Name_____

Father's Name _____

Address_____

Receipt of Consideration

Received from the within named Buyer 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
[Promoter/Developer]

Witnesses:

Signature _____

Signature _____

Name :

Name :