

BOTANICA
PHASE -1.
CONVEYANCE DEED

THIS INDENTURE made this _____ day of _____ Two Thousand

BETWEEN

(1) PERFECT SKYSCRAPER PRIVATE LIMITED (PAN – AAGCP2153A), a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata-700020, **(2) TOPTECH REALTY LLP (PAN-AALFT6775E)**, having its registered office at 36/1A, Elgin Road, P.O.Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata-700020, Kolkata-700073 , **(3) KOLKATA ABASAN PRIVATE LIMITED(PAN-**

AADCK8842N)a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,**(4)MANYA SKYSCRAPER PRIVATE LIMITED(PAN-AAHCM7186R)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,**(5) OVERSURE RESIDENCY LLP (PAN-AAFFO0502Q)** having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(6) MANYA RESIDENCY PRIVATE LIMITED,(PAN-AAHCM4518P)**a Private Limited Company incorporated and registered under the Companies Act, 1956,and having its registered office at 36/1A, Elgin Road,P.O.Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata-700020,**(7)JAGMATA MARCOM PRIVATE LIMITED(PAN-AAACCJ8085D)**a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,**(8) SATYALAXMI VINTRADE PRIVATE LIMITED (PAN-AARCS2660N)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,**(9) PINK FLOWER REALTY LLP (PAN-AATFP1975C),** having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(10) SUVRIDHI NIWAS PRIVATE LIMITED (PAN-AARCS2659H)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(11) MANYA TIE-UP LLP (PAN-ABDFM8768K),** having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(12) SHAGUN DELMARK PRIVATE LIMITED (PAN-AAQCS4838M)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(13) SHAGUN SKYSCRAPER PRIVATE LIMITED (PAN-AAQCS4859N)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(14) UMANG ESTATES PRIVATE LIMITED (PAN-AAACU7012P)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(15) PAPILO REALESTATE LLP (PAN-AASFP0353K)** having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(16) MARGOSA REALTY LLP (PAN-ABBFM9964F), having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(17) SITARA BARTER PRIVATE LIMITED (PAN-AAJCS6571J)**, a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(18) CITY HIGH PROPERTIES PRIVATE LIMITED (PAN-AAECC5748C)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(19) AASTHA SKYSCRAPER PRIVATE LIMITED (PAN-AAJCA9224E)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(20) SUVRIDHI NIKETAN LLP (PAN-ADEFS1597H)**, having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(21) STUTI PROMOTERS PRIVATE LIMITED (PAN-AAICS3321B)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(22) SUPREME CONSUMER PRODUCTS PRIVATE LIMITED (PAN-AAGCS3861C)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020 **(23) GREENROSE CONCLAVE LLP (PAN-AAPFG1261L)** having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(24) ALPEMIX REALTY LLP (PAN-ABEFA1423C)** having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(25) ACCOMPLISHED FACILITY MANAGEMENT PRIVATE LIMITED (PAN-AAICA5660P)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(26) NISTHA FACILITY MANAGEMENT SERVICES PRIVATE LIMITED (PAN-AADCN0350N)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(27) CHENSHIRE REALTY LLP (PAN-AAKFC9045R)** having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(28) TANVI AAWAS PRIVATE LIMITED (PAN-AAECT0158M)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(29) WELCOME TOWERS PRIVATE LIMITED (PAN-AAACW9274H)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(30) WELCOME COMPLEX PRIVATE LIMITED (PAN-AAACW9304N)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(31) WELLBUILD ENCLAVE PRIVATE LIMITED (PAN-AAACW9457E)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(32) WELSOME CONCLAVE PRIVATE LIMITED (PAN-AAACW9717F)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its

registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(33) ZEST COMMERCIAL PRIVATE LIMITED (PAN-AAACZ2013M)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(34) WINSOME PLAZA PRIVATE LIMITED (PAN-AAACW9306Q)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(35) WOODLAND PROCON PRIVATE LIMITED (PAN-AAACW9718L)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(36) WEIGHTY DEVELOPERS PRIVATE LIMITED (PAN-AABCW0196P)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(37) WAKEFUL CONSTRUCTION PRIVATE LIMITED (PAN-AAACW9845J)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(38) MANYA INFRAPROJECTS PRIVATE LIMITED (PAN-AAHCM4849H)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(39) ZEST RETAILERS PRIVATE LIMITED (PAN-AAACZ2012L)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(40) MADHUDHAN CONCLAVE LLP (PAN-ABBFM9961A)** having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(41) MANYA INFRAREALTY PRIVATE LIMITED (PAN-AAHCM4844L)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(42) MANYA COMMERCIAL PRIVATE LIMITED (PAN-AAHCM4845M)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(43) MANYA DEALTRADE PRIVATE LIMITED (PAN-AAHCM4847K)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(44) MANYA INFRAPROPERITES PRIVATE LIMITED (PAN-AAHCM4846J)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(45) MANYA DEALCOM PRIVATE LIMITED (PAN-AAHCM4843P)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(46) ALUMECH ESTATES LLP (PAN-ABEFA1421A)** having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(47) ALMITS DEVELOPERS LLP (PAN-ABBFA1422D)** having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(48) BETHANY HIRISE LLP (PAN-AAPFB8487R)** having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(49) BLUELAND BUILDCON LLP**

(PAN-AAPFB8490G) having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(50) DURABLE PLAZA LLP (PAN-AAMFD8008R)** having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(51) EAGLEEYE PROJECTS LLP (PAN-AAGFE0569G)** having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(52) CITY INFRAPROMOTERS PRIVATE LIMITED (PAN-AAECC5746N)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(53) KESHAV SKYSCRAPER PRIVATE LIMITED (PAN-AAECK4986A)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(54) CITY NIRMAN PRIVATE LIMITED (PAN-AAECC5809Q)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(55) CITY INFREAREALTY PRIVATE LIMITED (PAN-AAECC5747P)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(56) CITY SKYSCRAPER PRIVATE LIMITED (PAN-AAECC5542N)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(57) MANGALSHIV RETAILERS PRIVATE LIMITED (PAN-AAHCM8370M)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(58) TANVI PROJECTS LLP (PAN-AALFT6824A)** having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(59) TANVI SKYSCRAPER LLP (PAN-AALFT6826C)** , having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(60) LAKSHYA DISTRIBUTORS PRIVATE LIMITED (PAN-AABCL1583F)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **(61) STEAD FAST TIE UP PRIVATE LIMITED (PAN-AAJCS6570K)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020 **(62) B K CONSORTIUM ENGINEERS PRIVATE LIMITED, (PAN: AACCB6082A)** a company incorporated under the Companies Act, 1956 having its registered office at 1B, Middleton Manor, 9/4, Middleton Row, Kolkata-700 071, **(63) FOXGLOVE REALCON PRIVATE LIMITED, PAN AACCF4558R, (64) DUNDUN REALESTATE PRIVATE LIMITED, PAN AAFCD1367D, (65) SONAPANI VINIMAY PRIVATE LIMITED, PAN AAVCS0189G, (66) BUTTERNUT CONCLAVE PRIVATE LIMITED, PAN AAGCB0527L,** all companies incorporated under the Companies Act, 1956 having their registered office at 197/2 (197 off 2), Motilal Colony P.O. Rajbari, P.S.Dumdum, Kolkata – 700 081 **(67) CHESHIRE VANIJYA PRIVATE LIMITED, PAN AAFCC7941L, (68) WATERSHIELD CONCLAVE PRIVATE LIMITED, PAN AABCW5667P, (69) LINKBUILD VANIJYA PRIVATE LIMITED, PAN AACCL7482Q,** all companies incorporated under the Companies Act, 1956 having their registered office at 72, Ghosh Para Road, Khandokarpara,

P.O.- Dakshin Jagaddal, P.S.Sonarapur, District- South 24 Parganas, Kolkata – 700 151 **(70) BLUEFLOWER VINIMAY PRIVATE LIMITED, PAN AAGCB0525J, (71) CALLIOPE REALCON PRIVATE LIMITED, PAN AAFCC7706D**, all companies incorporated under the Companies Act, 1956 having their registered office at Premises No- 1st Floor, Flat- C/2, 50 Barodakanta Road, P.O. Ghughudanga , P.S. Dumdum, Kolkata – 700 030 **(72) EUPHONIUM REALCON PRIVATE LIMITED, PAN AADCE7582P**, a company incorporated under the Companies Act, 1956 having their registered office at Premises No- B.C. Roy Road, Jagaddal, 71 Sonarpur P.O.Dakshin Jagaddal, P.S.: Sonarpur, District- South 24 Parganas, Kolkata – 700 150 **(73) HARMONICA REALTORS PRIVATE LIMITED, PAN AADCH46864**, a company incorporated under the Companies Act, 1956 having their registered office at Katyanitala Street, P.O. South Jagaddal, P.S. Sonarpur, District- South 24 Parganas, Kolkata – 700 151 **(74) RAINSTICK REALTORS PRIVATE LIMITED, PAN AAHCR0298K, (75) BERGAMOT REALCON PRIVATE LIMITED, PAN AAGCB0524K, (76) HALLONG REALESTATE PRIVATE LIMITED, PAN AADCH4684F**, all companies incorporated under the Companies Act, 1956 having their registered office at 13 No. Jalaberia, Gazimolla, Brahaman Sarderpara, P.O. - 4 No. Naskarpara, P.S. Kultali, District- South 24 Parganas, Pin – 743 338, **(77) HYDRILLA CONCLAVE PRIVATE LIMITED, PAN AADCH4795D**, a company incorporated under the Companies Act, 1956 having their registered offices at Vill-Kotalpara, P.O.- Pashyampur, P.S.- Pursurah, Hooghly, Pin – 712 401, **(78) PAPILO VANIJYA PRIVATE LIMITED, PAN AAHCP8427C, (79) BLADDERWORT CONCLAVE PRIVATE LIMITED, PAN AAGCB0526M**, all companies incorporated under the Companies Act, 1956 having their registered offices at 134, Lalabagan, Santoshpur, P.O. Bidhannagar, P.S. Rabindra Nagar, Kolkata-700 066 **(80) CUMBERLAND NIRMAN PRIVATE LIMITED, PAN AAFCC7944R, (81) MEGHNA ESTATE PRIVATE LIMITED, PAN AAJCM4020E, (82) SNAPDRAGON REALCON PRIVATE LIMITED, PAN AAUCS9883L**, all companies incorporated under the Companies Act, 1956 having their registered offices at Katyanitala Street, P.O. South Jagaddal, P.S. Sonarpur, District- South 24 Parganas, Kolkata – 700 151 **(83) PITCHFORK DEVELOPER PRIVATE LIMITED, PAN AAHCP8426D** a company incorporated under the Companies Act, 1956 having their registered office at 197/2 (197 off 2), Motilal Colony P.O. Rajbari , P.S.Dumdum, Kolkata – 700 081 **(84) RIMO RIALTY PRIVATE LIMITED, PAN AAHCR0295E, (85) DHANSIRI CONCLAVE PRIVATE LIMITED, PAN AAFCD1204P**, a company incorporated under the Companies Act, 1956 having their registered offices at Premises No- 1st Floor, Flat- C/2, 50 Barodakanta Road, P.O.Ghughudanga , P.S. Dumdum, Kolkata – 700 030 **(86) DAWSON CONCLAVE PRIVATE LIMITED, PAN AAFCD1208B**, a company incorporated under the Companies Act, 1956 having their registered offices at 13 No. Jalaberia, Gazimolla, Brahaman Sarderpara, P.O. - 4 No. Naskarpara, P.S. Kultali, District- South 24 Parganas, Pin – 743 338, **(87) CHURNI BUILDCON PRIVATE LIMITED, PAN – AAFCC7942K**, a company incorporated under the Companies Act, 1956 having their registered offices at 197/2 (197 off 2), Motilal Colony P.O.Rajbari, P.S.Dumdum, Kolkata – 700 081 **(88) SEBERT REALESTATE PRIVATE LIMITED, PAN AAUCS9196G, (89) WATERTOWN VANIJYA PRIVATE LIMITED, PAN AABCW5668C**, all companies incorporated under the Companies Act, 1956 having their registered offices at Vill Kotalpara, P.O.- 4 No. Pashyampur, P.S. -Pursurah, Hooghly, Pin – 712 401 **(90) MILAM VINIMAY PRIVATE LIMITED, PAN AAJCM4022G** a company incorporated under the Companies Act, 1956 having their registered offices at 197/2 (197 off 2), Motilal Colony P.O.Rajbari ,

P.S.Dumdum, Kolkata – 700 081 **(91) GLACIERPEAK REAL ESTATE PRIVATE LIMITED, PAN AAFCG7534H**, a company incorporated under the Companies Act, 1956 having their registered offices at Katyanitala Street, P.O. South Jagaddal, P.S. Sonarpur, District- South 24 Parganas, Kolkata – 700 151, **(92) RIMO VINIMAY PRIVATE LIMITED, PAN AAHCR0297G, (93) LACHUNG BUILDCON PRIVATE LIMITED, PAN AACCL7390K**, all companies incorporated under the Companies Act, 1956 having their registered offices at Udayanpally, Batanagar, P.O. Maheshtala, P.S. Maheshtala, Kolkata-700 140 **(94) ROCKYHILL VANIJYA PRIVATE LIMITED, PAN AAHCR0502J**, a company incorporated under the Companies Act, 1956 having their registered offices at Pashchatya Para Lane, Ward-9, Sonarpur P.O.Rajpur , P.S. Sonarpur, District- South 24 Parganas, Kolkata – 700 149 **(95) ROXBURY VANIJYA PRIVATE LIMITED, PAN AAHCR0594G**, a company incorporated under the Companies Act, 1956 having their registered offices at Premises No 8H/8, Bhukailash Road, P.O.-Khidirpur, P.S.- Ekbalpore, Kolkata – 700 023,

all companies incorporated under the Companies Act, 1956 having their registered offices at 134, Lalabagan, Santoshpur, P.O. Bidhannagar, P.S. Rabindra Nagar, Kolkata-700 066, All of the Owners are collectively represented by their authorised Signatory Mr. _____ (PAN _____), (Mobile No._____)son of Late/Mr. _____ hereinafter jointly referred to as the **OWNERS/ VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in respect of the companies their respective successor or successors-in-interest and assigns and in respect of the individuals their respective heirs, legal representatives and assigns) of the **FIRST PART**

AND

SRIJAN RESIDENCY LLP (PAN ADEFS1907P) Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 having its regd. Office at 36/1A, Elgin Road, Kolkata – 700 020, represented by its authorized signatory _____(PAN No._____), (Mobile No._____) son of _____ authorized vide resolution of the Partners dated _____residing at _____, P.O._____, P.S _____, Kolkata - _____ hereinafter referred to as the "**PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor in interest , executors,

administrators, and permitted assignees including those of the respective partners) of the **SECOND PART**:

AND

[If the Allottee is the company]

_____ (CIN no. _____), a company incorporated under the provision of the companies act, [1956 or 2013, as the case may be], having its registered office at _____ (PAN - _____), represented by its authorized signatory _____ (Aadhar No. _____) duly authorized vide board resolution dated _____ hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor in interest, executors, administrators, and permitted assignees) of the **THIRD PART**:

[or]

[If the Allottee is the Partnership Firm **or a LLP**]

_____ a partnership firm (or a Limited **(or A LLP)** registered under the Indian Partnership Act, 1932 (or registered under the Limited Liability Partnership Act 2008) having its principal place of business at _____ (PAN - _____), represented by its authorized Partner, _____ (Aadhar No. _____) authorized vide _____ hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the present Partners for the time being of the Firm, the survivor or survivors of them, their heirs, executors and

administrators of the last surviving Partner and his /her/ their assigns.)
of the THIRD PART:

[or]

[If the Allottee is an Individual]

(1) Mr. / Ms. _____(Aadhar No._ _____) son / daughter
of _____, aged about _____, residing at
_____, PAN no. _____)and **(2)** Mr. / Ms.
_____(Aadhar No._ _____) son / daughter of
_____, aged about _____, residing at
_____, **PAN no.** _____) hereinafter jointly referred to as
the" Allottee " (which expression shall unless repugnant to the context
or meaning thereof be deemed to mean and include his/her/their
heirs, legal representatives, and permitted assignees) of the THIRD
PART:

[or]

[If the Allottee is a HUF]

Mr..... (PAN No.....) son of
....., aged about, for self and as the Karta of the
Hindu Joint Mitakshara Family known asHUF, having its place
of business/ residing at, PAN no.)
hereinafter referred to as the" Allottee " (which expression shall unless
repugnant to the context or meaning thereof be deemed to mean and
include the members or member for the time being of the said HUF,
and their respective heirs, executors, administrators, and permitted
assigns as well as the members of the said HUF, their heirs , executors,
administrators, successor in interest and permitted assigns,) of the
THIRD PART:

WHEREAS:

- A.** (i) The Owner Nos **1 to 61** are seized and possessed of and/or
sufficiently entitled to altogether a large tract of land measuring **5.83**

Acres equivalent to **352.72** Kottah more or less more fully described in **Part-I** of **SCHEDULE-A** -

(ii) The Owner Nos **62 to 95** are seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring **12.12** Acres equivalent to 733.26 Kottah more or less more fully described in **Part-II** of **SCHEDULE-A** -

The land described in **Part -I** and **Part-II** above measuring 17.95 Acres or 1085.98 Kottah are collectively referred to as the **PURCHASED LAND**.

(iii) Other than the Said Purchased Land, the Owners as well as the Promoter are in the process of adding contiguous parcels of land measuring about **4.52** Acres equivalent to **274** Cottahs hereinafter referred to as the **ADDITIONAL LAND** more fully described in **Part-III** of the SCHEDULE-A.

(iv) The aggregate of the Purchased Land and the Additional Land measuring **22.47** Acres equivalent to **1359.44** Cottahs is the total 'PROJECT LAND' and hereinafter referred to as the **PROJECT LAND** and also delineated in a map externally bordered in '**RED**' annexed hereto and marked **ANNEX-A**.

(v) The Owners and the Promoter have entered into two joint development agreements both dated _____ registered in the Office of _____, Alipore in Book No. __, Volume No. _____, Pages _____ to _____ Being No _____ for the year _____ AND in Book No. __, Volume No. _____, Pages _____ to _____ Being No _____ for the year _____ and granted necessary Power and authority to the Promoter to undertake the Development.

B) The First Phase of the Row House/Bungalow Complex named 'BOTANICA' has already been developed and completed by the Promoter on land measuring 7.39 Acres more or less out of the Said Entire Housing Complex more fully described in **Part-I** of the **FIRST SCHEDULE** and hereinafter referred to as the **FIRST PHASE** where all

the Row Houses/Bungalows have been sold. The said Completed Phase is demarcated in the Plan annexed hereto and internally bordered in color ' _____ '

- C) All The Facilities and Amenities, roadways, internal pathways, infrastructure etc. irrespective of their location in any of the phases will be mutually shared by all the phases of the entire Row House/Building Complex as part of a common integrated development.
- D) The Promoter obtained a Building Plan being Sanction Plan No.. 233/CB/26/26 dated 19.03.2021 sanctioned by the Rajpur Sonarpur Municipality .
- E) The promoter has registered the project under the provision of the West Bengal Housing Industry Regulation Act 2017(WBHIRA) at Kolkata on..... under registration no.....;
- F) The Promoter has since completed the construction of Row House/Bungalow No.----- in Phase-1 and obtained Completion Certificate No._____ dated _____ from the Competent Authority.
- G) Pursuant to Expression of Interest by the Allottee dated ----- the Promoter granted allotment by issuing a Provisional Booking Letter dated _____ to the allottee and thereafter by an Agreement for Sale dated _____ executed by and between the Owners/Vendors of the First Part, the Promoter of the Second Part and the Allottee of the Third Part, and registered in the Office of the _____ and recorded in Book No.____, Volume No._____, Pages _____ to _____ Being No._____ for the year _____, the Owners and the Promoter had agreed to sell and the Purchaser had agreed to purchase ALL THAT the two storied (G+2) Row House / Bungalow no.....having carpet area of square feet

corresponding to Built-up area of _____ square feet more fully described in the **SECOND SCHEDULE** hereunder written and demarcated in the Block Plan annexed hereto and marked **ANNEX-A** and pro rata share (in the “common areas” (user right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities and also user right in the land beneath the building as defined under clause (m) of section 2 of the Act which includes exclusive use of the Balcony admeasuring _____ Sq.Ft and also exclusive use of the front yard open area(which includes Car Parking Area) admeasuring _____ Sq.Ft and the backyard area admeasuring _____ Sq.Ft and the Roof admeasuring _____ Sq.Ft. and Additional Backyard admeasuring _____ Sq.Ft appertaining to the Unit (hereinafter referred to as the “**Row House /Bungalow** “ at and for a consideration of **Rs._____/- (Rupees _____ only).**

- H) Other than the project land promoter has plan to add more Land in the entire project land and extend the complex by purchasing more adjacent land for various other phases herein after referred to as Future Phases.
- I) Further phases will be added in future at the discretion of the Promoter as per land already acquired and further to be acquired. And also future phases and all phases will share the common amenities, facilities and services amongst each other as per Rule 10 of the Act..
- J) The Owners and the Promoter have further decided that the aggregate FAR sanctioned for the entire Row House/Bungalow Complex need not be uniformly utilized in all the different projects/ phases and the Promoter may vary the utilization of the sanctioned

FAR from phase to phase without exceeding the total sanctioned FAR for the First Phase.

- K) Till such time the Mother/Apex Association takes over the entire administration, the Allottees who have taken possession in completed phases will be required to pay the Common Expenses pertaining to their own phase as well as the Common Area Maintenance expenses(CAM) and common services of all common amenities and club which is as and when made available for the benefit, use and enjoyment of the Allottees of each phase of the entire complex including those parts which are under construction by separate bills towards maintenance of common pathways, basic infrastructure etc. and in this regard the Allottee is made aware that the said charges shall at all times be calculated on the basis of total expenses on amenities, club and common services divided by the area for which notice of possession has been issued by the builder for and including all the phases and by reason thereof the initial CAM charges may be relatively higher which may progressively become less as more and more Allottees take up possession (Notice of Possession) in subsequent phases. The Mother/Apex Association will ultimately take over the administration of all the facilities and other common purposes as several service connections/facilities will be common to all the phases.
- L) The occupants of Row Houses/Bungalows in other phases of the Project including future phases shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually.
- M) It is clarified that Project's Infrastructure, services, facilities and amenities together with all common areas, easements, rights and

appurtenances belonging thereto shall be available mutually for use and enjoyment of the Allottees of the entire Row House/Bungalow Project with further future extensions.

- N) The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 74765.10 Square meters only and Promoter has planned to utilize more Floor Space Index by availing of FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations. The Promoter has disclosed as proposed above his intention to use more FAR to be utilized by him on the Project Land and Allottee has agreed to purchase the Said Row House/Bungalow based on the proposed construction and sale of Row House/Bungalow to be carried out by the Promoter by utilizing the proposed FAR and on the understanding that the declared proposed FAR shall belong to the Promoter only. If any FAR remains unutilized in the earlier phases, the Promoter will be at liberty to consume the same in later phases at its discretion.
- O) The Promoter may at any subsequent period undertake development of a separate Complex on land which is adjacent but not part of this Row House/Bungalow Complex and in that case the Promoter may decide to provide for a passage way across this Row House/Bungalow Complex and for this purpose the Promoter shall enter into an irrevocable License deed with the Owners of the Adjoining land which shall be perpetually binding upon the Row House/Bungalow Owners of this Row House/Bungalow Complex and their Association . The Promoter may extend the size of the Complex as presently envisaged by causing development of another Project/Phase on land contiguous to the

present Complex whereupon the Promoter will be entitled to amalgamate the extended development by integrating it with this Complex with shared infrastructure and common facilities which means that the facilities available in this complex will be available for use to residents of the extended Project/Phase and similarly the facilities in the extended Project/Phase shall be available for use by the Residents/Occupiers of the present Phases/Complex.

P) RESERVED RIGHTS OF THE PROMOTER:

Since the entire Row House/Bungalow Complex is being developed phase-wise and this phase is among the earlier phases, after this phase is completed and handed over, the Promoter shall grant unto the Allottees and residents of the subsequent phases the right of easement over, along and through the pathways, passages roads and corridors lying within or passing through the earlier phases including this project/phase.

- (i) The Promoter will have the liberty to change the direction of infrastructure services which may be required to be utilized by allottees of the adjoining phase/project.
- (ii) The promoter will have free and uninterrupted access for laying of all gas, water and other pipes, electric, telephone and other wires, conduits and drains which now are or may hereafter during the term be in through under or over the Premises and/or Row House/Bungalows.
- (iii) The Promoter its successors and assigns are hereby permitted , at their own expense to construct further Row House/Bungalow and/or to undertake development of any adjacent property and to utilize easements over, across and

under the common elements for utilities, sanitary and storm sewers, security or other types of monitors , cable television lines, walk ways, road ways, and right of way over, across and under the common elements including without limitation any existing utilities, sanitary lines , sewer lines and cable television and to connect the same over, across and under the common elements provided that such utilization , easement, relocation and connections of lines shall not materially impair or interfere with the use of any Row House/Bungalow

The Allottee has : -

- i) fully satisfied himself/herself/themselves as to the title of the Owners/Vendors and the right of the Promoter in respect of the said land.
- ii) inspected the said Development Agreement entered into between the Owner/Vendor and the Promoter.
- iii) inspected the plan sanctioned by the authorities concerned in respect of the Row House/Bungalow constructed by the Promoter and agreed not to raise any objection with regard thereto.
- iv) verified the location and site of the Row House/Bungalow including the egress and ingress hereof, specifications of the Row House/Bungalow and of the complex and also the area of the Row House/Bungalow .
- v) confirmed that the right of the Allottee shall remain restricted to the said Row House/Bungalow and the Properties Appurtenant Thereto.
- vi) Examined and satisfied themselves about the Terms and Conditions as contained in the Agreement for sale dated _____ and agrees to abide by it at all times in future and be

bound by the Rules, Regulations and Restrictions contained therein.

- vii) confirmed that the Promoter shall be entitled to change and/or alter and/or modify the said Plan In respect of future phases of the Row House/Bungalow Complex in compliance with section 14 of the WBHIRA Act and other laws as applicable including change of use of any part or portion of the various Row Houses/Bungalows to be constructed erected and completed on the said land and in that event the Allottee shall have no objection to the application of common facilities to such extension.
 - viii) satisfied himself/herself / themselves as to the carpet area and the built-up area to comprise in the said Row House/Bungalow .
 - ix) Structural stability of the Row House/Bungalow
 - x) Construction of the Row House/Bungalow.
 - xi) The fittings and fixtures installed at the said Row House/Bungalow.
 - xii) Completion and finishing of the Row House/Bungalow.
 - xiii) The situation of car parking space.
 - xiv) The supply of water and electricity to the Row House/Bungalow.
 - xv) The common facilities and amenities of the Phase/Complex.
 - xvi) Examined the Completion Certificate issued by the Competent Authority in respect of the Row House/Bungalow/Phase.
- Q) The words defined in the Agreement for Sale shall have the same meaning in these presents and unless there is anything in the subject or context inconsistent with the said expressions in such a case they shall have the meaning assigned to them.

NOW THIS INDENTURE WITNESSETH that pursuant to the said Agreement and in consideration of the sum of **Rs. _____/- (Rupees _____ only)** of the lawful money of the Union of India well and truly paid by the Allottee to the Promoter (the receipt whereof the Promoter doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Allottee and the said Row House/Bungalow and properties appurtenant thereto the Vendors doth and each of them do hereby grant, transfer, convey, assign and assure and the Promoter doth hereby confirm and assure unto and in favour of the Allottee ALL THAT THE two storied (G+1) or three storied (G+2) Row House / Bungalow no.....having carpet area of square feet corresponding to Built-up area of _____ square feet more fully described in the **SECOND SCHEDULE** hereunder written and demarcated in the Block Plan annexed hereto and marked **ANNEX-A** and pro rata share (in the "common areas" (user right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities and also user right in the land beneath the building as defined under clause (m) of section 2 of the Act which includes exclusive use of the Balcony admeasuring _____ Sq.Ft and also exclusive use of the front yard open area(which includes Car Parking Area) admeasuring _____ Sq.Ft and the backyard area admeasuring _____ Sq.Ft and the Roof admeasuring _____ Sq.Ft. and Additional Backyard admeasuring _____ Sq.Ft appertaining to the Unit all of which are here to fore as well as hereinafter collectively referred to as the **SAID ROW HOUSE/BUNGALOW AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO**), absolutely and forever free from all encumbrances, charges, liens, attachments, trusts, whatsoever or howsoever **AND TOGETHER WITH** the right to use the common areas installations and facilities as described in detail in the

Schedule-E to the Agreement for Sale dated _____ in common with the other Row Houses/Bungalow Owners **AND TOGETHER WITH** all easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Row House/Bungalow And the Rights And Properties Appurtenant thereto **TO HAVE AND TO HOLD** the said Row House/Bungalow and the Rights and Properties Appurtenant thereto hereby granted, transferred and conveyed and every part or parts thereof unto and to the use of the Allottee.

II. AND THE OWNERS/VENDORS AND THE PROMOTER DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE ALLOTTEE as follows:

a) Notwithstanding any act deed matter or thing whatsoever by the Owners/Vendors or the Promoter done or executed or knowingly suffered to the contrary the Owners/Vendors are or the Promoter are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to Said Row Houses/Bungalow And The Rights And Properties Appurtenant thereto hereby granted sold conveyed, transferred, assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.

b) Notwithstanding any act deed or thing whatsoever done as aforesaid the Owners/Vendors and the Promoter now have good right full power and absolute authority to grant convey transfer sell and assign all and singular the Said Row House/Bungalow And The Rights And Properties Appurtenant thereto hereby conveyed transferred or expressed so to be unto and to the use of the Allottee in the manner as aforesaid.

c) The said Row House/Bungalow And The Rights And Properties Appurtenant thereto hereby granted and conveyed or expressed or intended so to be is now free from all claims demands encumbrances liens attachments leases or trust made or suffered by the Owners/Vendors or the Promoter or any person or persons having or lawfully or equitably claiming any estate or interest thereon through under or in trust for the Owners/Vendors or the Promoter.

d) The Allottee shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said Row House/Bungalow And The Rights And Properties Appurtenant thereto and receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Owners/Vendors or the Promoter or any person or persons having or lawfully or equitably claiming as aforesaid.

e) The Allottee shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances liens, attachments, or trust or claims and demands whatsoever created occasioned or made by the Owners/Vendors or the Promoter or any person or persons lawfully or equitably claiming as aforesaid.

f) **AND FURTHER THAT** the Owners/Vendors or the Promoter and all persons having or lawfully or equitably claiming any estate or interest in the Said Row House/Bungalow And the Rights And Properties Appurtenant thereto or any part thereof through under or in trust for the Owners/Vendors or the Promoter shall and will from time to time and at all times hereafter at the request and cost of the Allottee make do and execute or cause to be made done and executed all such further lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said Row House/Bungalow And The rights And Properties Appurtenant thereto and

every part thereof unto and to the use of the Allottee in the manner as aforesaid as shall or may be reasonably required.

g) The Owners/Vendors and the Promoters have not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby the Said Row House/Bungalow And the Rights And Properties Appurtenant thereto hereby granted transferred and conveyed or expressed so to be or any part thereof is can or may be impeached encumbered or affected in title or otherwise.

h) The Promoter doth hereby further covenant with the Allottee that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Allottee shall produce or cause to be produced to the Allottee or to his/her/their attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Row House/Bungalow and also shall at the like request and costs of the Allottee deliver to the Allottee such attested or other true copies or extracts there from as the Allottee may require and will in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled.

III. AND THE ALLOTTEE SHALL TO THE END AND INTENT THAT THE OBLIGATIONS AND COVENANTS HEREINAFTER CONTAINED SHALL AT ALL TIMES HEREAFTER RUN WITH THE OWNERSHIP AND POSSESSION OF THE SAID ROW HOUSE/BUNGALOW AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO HEREBY CONVEYED HEREBY COVENANT WITH THE OWNERS/VENDORS AND THE PROMOTER as follows :-

a) To observe, perform, comply with and fulfill the obligations, covenants and conditions on his/her/its/their part to be observed and performed contained in the Agreement for sale as part and parcel of these presents.

b) To become member and/or share holder, as the case may be, of the Apartment Owners Association, upon its formation, without raising any objection whatsoever and also co-operate with the Holding Organization to be formed as be deemed necessary and expedient by the Promoter and also abide by all the rules and regulations restrictions and bye-laws as be framed and/or made applicable by the Promoter and/or the holding Organization for the common purposes and shall also sign and execute all papers, documents and applications for the purpose of formation of the Holding Organization and to do all the necessary acts deed and things.

IV. It is further stated that as on the date of procurement of completion certificate there is no electric connection in the aforementioned row house/bungalow .

**THE FIRST SCHEDULE ABOVE REFERRED TO
PART-I
(THE PURCHASED LAND)**

Land Owned by Owner Nos 1 to 61

ALL THAT the piece and parcel of land containing an area of 583 decimal equivalent to 352.72 Cottah Acres (more or less) lying at 336, Dr B C Roy Road, Under Ward No. 25 of Rajpur Sonarpur Municipality under various RS & LR Dags of Mouza Elachi (J.L.No.70) and Mouza Jagaddal (J.L. No. 71) under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos. as per Plan annexed hereto.

Sl. No.	Mouza	JL No.	CS/RS Dag No	LR Dag No.	Total Area	Purchased Area
1	Elachi	70	1654	1676	51	51
2	Elachi	70	1638	1660	10	10

3	Elachi	70	1639	1661	19	19
4	Elachi	70	1636	1658	51	51
5	Elachi	70	1646	1668	59	59
6	Elachi	70	1661	1683	28	28
7	Elachi	70	1662	1684	39	39
8	Elachi	70	1660	1682	37	37
9	Elachi	70	1647	1669	32	32
10	Elachi	70	1649	1671	44	44
11	Elachi	70	1650	1672	22	22
12	Elachi	70	1672	2204	35	35
13	Elachi	70	1651	1673	36	36
14	Elachi	70	1652	1674	36	36
15	Elachi	70	1653	1675	36	36
16	Elachi	70	1657	1679	34	6
Total					569	541

Sl. No.	Mouza	JL No.	CS/RS Dag No	LR Dag No.	Total Area	Purchased Area
1	Jagaddal	71	806	956	37	8
2	Jagaddal	71	803	953	14	14
3	Jagaddal	71	809	959	6	5
4	Jagaddal	71	760	913	33	15
Total					90	42

PART-II**Land Owned by Owner Nos 62 to 95**

ALL THAT the piece and parcel of land containing an area of 12.13 Acres equivalent to 733.26 Cottahunder various RS & LR Dags of Mouza Elachi (J.L.No.70) and Mouza Jagaddal (J.L. No. 71) under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos as per Plan annexed hereto **MOUZA: JAGADDAL**

Sl No	R.S.Dag No	L.R. Dag No	Total Area in Dag in Decimal	Purchased Area in Decimal
1	757	910	37	37
2	758	911	35	35
3	759	912	9	9
4	760	913	33	18
5	763	916	5	5
6	765	918	29	29

7	766	909	7	7
8	769	919	42	42
9	772	922	20	20
10	773	923	5	5
11	773/1362		2	2
12	774	924	6	6
13	776	926	4	4
14	781	931	22	22
15	783	933	27	27
16	784	934	37	37
17	786	936	12	12
18	787	937	12	12
19	790	940	47	39.5
20	791	941	21	21
21	793	943	9	9
22	794	944	9	9
23	795	945	11	11
24	796	946	7	7
25	797	947	18	18
26	799	949	16	16
27	800	950	18	18
28	801	951	15	15
29	804	954	17	17
30	805	955	25	25
31	806	956	37	29
32	807	957	11	11
33	808	958	19	19
34	809	959	6	1
35	810	960	3	3
36	811	961	3	3
37	812	962	26	26
38	815	965	23	23
39	816	966	27	27
40	817	967	4	4
41	818	968	37	37
42	820	969	29	29
		Total =	782	746.5
MOUZA ELACHI				
Sl No	R.S.Dag No	L.R. Dag No	Total Area in Dag in Decimal	Purchased Area in Decimal
1	1612	1636	18	18

2	1614	1638	141	44
3	1615	1639	30	30
4	1616	1640	17	17
5	1617	1641	9	9
6	1618	1642	6	6
7	1619	1643	3	3
8	1620	1644	10	10
9	1621	1645	10	10
10	1622	1646	12	12
11	1623/2142	1647	7	7
12	1623	1648	9	9
13	1624	1649	9	9
14	1637	1659	26	16.42
15	1640	1662	22	11
16	1642	1664	20	10
17	1644	1666	16	16
18	1645	1667	16	16
19	1655	1677	5	5
20	1656	1678	14	14
21	1657	1679	34	28
22	1658	1680	35	23
23	1659	1681	26	21
24	1663	1685	46	46
25	1664	1686	14	7
26	1666	1688	31	31
27	1667	1689	39	39
		Total =	625	467.42

**PART-III
ADDITIONAL LAND**

ALL THAT the piece and parcel of land containing an area of 4.52 Acres equivalent to 274 Cottahunder various RS & LR Dags of Mouza Elachi (J.L.No.70) and Mouza Jagaddal (J.L. No. 71) under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos as per Plan annexed hereto

MOUZA - JAGADDAL, J.L.NO - 71, DAGWISE LAND DETAIL, L.R.K - 2595

SI No	R.S.Dag No	L.R. Dag No	Total Area in Dag in Decimal	Purchased Area in Decimal	Balance Area to be Purchased
1	761	914	7	0	7
2	762	915	6	0	6
3	764	917	4	0	4
4	767	908	7	0	7
5	768	907	12	0	12
6	770	920	22	0	22
7	771	921	17	0	17
8	775	925	6	0	6
9	777	927	25	0	25
10	778	928	22	0	22
11	779	929	11	0	11
12	780	930	10	0	10
13	782	932	10	0	10
14	785	935	47	0	47
15	788	938	7	0	7
16	789	939	6	0	6
17	790	940	47	39.5	7.5
18	792	942	10	0	10
19	798	948	19	0	19
		Total =	295	39.5	255.5
MOUZA - ELACHI, J.L.NO - 70, DAGWISE LAND DETAIL, L.R.K - 1270					
SI No	R.S.Dag No	L.R. Dag No	Total Area in Dag in Decimal	Purchased Area in Decimal	Balance Area to be Purchased
1	1613	1637	42	0	42
2	1614	1638	141	44	97
3	1640	1662	22	11	11
4	1642	1664	20	10	10
5	1641	1663	12	0	12
6	1643	1665	24	0	24
		Total =	261	65	196

TOTAL	451.5
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**PART-IV
FIRST PHASE LAND**

ALL THAT the piece and parcel of land containing an area of 739 decimal equivalent to 7.39 Acres (more or less) lying at 336, Dr B C Roy Road, Under Ward No. 25 of Rajpur Sonarpur Municipality under various RS & LR Dags of Mouza Elachi (J.L.No.70) and Mouza Jagaddal (J.L. No. 71) under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos. as per Plan annexed hereto.

SL NO	CS/ RS Dag NO.	LR Dag No.	Total Area	JL NO	MOUZA
1	806	956	37	71	JAGADDAL
2	1636	1658	51	70	ELACHI
3	1638	1660	10	70	ELACHI
4	1639	1661	19	70	ELACHI
5	1646	1668	59	70	ELACHI
6	1647	1669	32	70	ELACHI
7	1649	1671	44	70	ELACHI
8	1650	1672	22	70	ELACHI
9	1651	1673	36	70	ELACHI
10	1652	1674	36	70	ELACHI
11	1653	1675	36	70	ELACHI
12	1654	1676	51	70	ELACHI
13	1658	1680	23	70	ELACHI
14	1659	1681	21	70	ELACHI
15	1660	1682	37	70	ELACHI
16	1661	1683	28	70	ELACHI
17	1662	1684	39	70	ELACHI
18	1663	1685	46	70	ELACHI
19	1664	1686	7	70	ELACHI
20	1666	1688	31	70	ELACHI
21	1667	1689	39	70	ELACHI
22	1672	2204	35	70	ELACHI

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE SAID ROW HOUSE/BUNGALOW AND THE PROPERTIES APPURTENANT THERETO)

ALL THAT the Row House/Bungalow Unit No._____ having carpet area of square feet corresponding to Built-up area of _____ square

feet demarcated in the Block Plan annexed hereto and marked **ANNEX-C** and pro rata share in the common areas(User Right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities and also user right in the land beneath the building as defined under Clause M of Sec 2 of the Act which includes exclusive use of Balcony admeasuring ____ Sq.Ft and also exclusive use of Front Yard area (which includes Car Parking Area) admeasuring _____ Sq.Ft and the Backyard area admeasuring ____ Sq.Ft and the Roof admeasuring ____ Sq.Ft and Additional Backyard admeasuring _____ Sq.Ft. appertaining to the Unit in First Phase of the Row House/Building Complex named "BOTANICA" under construction on the Schedule-A Land.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED and DELIVERED by the
OWNERS/VENDORS at Kolkata in the presence of:-

FOR _____

(_____)
**AUTHORISED SIGNATORY AND
CONSTITUTED ATTORNEY**

1.

2.

SIGNED and DELIVERED by the
PROMOTER at Kolkata in the
presence of :

1.

2.

SIGNED and DELIVERED by the
ALLOTTEE at Kolkata in the
presence of :

1.

2.

MEMO OF CONSIDERATION

RECEIVED from within-named Allottee/s the
Within-mentioned sum of **Rs.**_____/- on
account of full amount of the Consideration
Money by several cheques of different Drawn
in favour of the PROMOTER on diverse date... **Rs.**_____/-

(Rupees -----only).

WITNESSES:-

1.

2.

Signature Of The Promoter

Drafted by me