

**CONVEYANCE**

**THIS INDENTURE** is executed on the \_\_\_ day of \_\_\_ 2018

by and between

- 1.1. **Overgrow Vyapaar Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U51909WB2013PTC190205**), having its registered office at 19, Synagogue Street, 7<sup>th</sup> floor, Room no. 710, Kolkata-700001, Police Station Burrabazar, PO . Kolkata GPO (**PAN AABCO8345A**)

- 1.2. **Jagvandana Commercial Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U51909WB2012PTC189542**), having its registered office at 27, Biplabi Trailakya Maharaj Sarani, ,Kolkata-700001, Police Station Hare Street Post Office Kolkata GPO (**PAN AADCJ0950G**)
- 1.3. **Exulting City Developers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U70102WB2013PTC191209**), having its registered office at 27, Brabourne Road , Narayani Building , 3<sup>rd</sup> Floor, Room no 310 Kolkata-700001, Police Station Cyber PS, Post Office . Kolkata GPO (**PAN AADCE3117A**)
- 1.4. **Shivbhakti Tradelink Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U51909WB2012PTC183688**), having its registered office at 53/4, Priya Nath Midya Road, Kolkata-700056, Police Station Belgharia, Post Office Belgharia Head P.O (**PAN AATCS0599J**)
- 1.5. **Royalpet Infrastructure Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U70102WB2013PTC191210**), having its registered office at P-12, New Howrah Bridge Approach Road, 3<sup>rd</sup> floor, Room no 309, Kolkata-700001, Police Station Burrabazar, Post Office Kolkata GPO (**PAN AAGCR3072C**)
- 1.6. **Swarnsathi Merchants Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN**

**U51909WB2013PTC191130**), having its registered office P-12, New Howrah Bridge Approach Road, 3<sup>rd</sup> floor, Room no 309, Kolkata-700001, Police Station Burrabazar, Post Office Kolkata GPO (**PAN AATCS0598K**)

- 1.7. **Swarnmahal Sales Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U51909WB2013PTC191129**), having its registered at P-12, New Howrah Bridge Approach Road, 3<sup>rd</sup> floor, Room no 309, Kolkata-700001, Police Station Burrabazar, Post Office Kolkata GPO (**PAN AATCS0600E**)
- 1.8. **Shivaasha Dealer Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U51909WB2013PTC191127**), having its registered office at at P-12, New Howrah Bridge Approach Road, 3<sup>rd</sup> floor, Room no 309, Kolkata-700001, Police Station Burrabazar Post Office Kolkata GPO (**PAN AATCS0596H**)
- 1.9. **Unlimited Developers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U70102WB2013PTC191071**), having its registered office at 19, Synagogue Street, 7<sup>th</sup> Floor, Room no. 710, Kolkata-700001, Police Station Burrabazar Post Office Kolkata GPO (**PAN AABCU5550H**)
- 1.10. **Laxmidhan Advisors Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U74140WB2012PTC183424**),having its registered office at 17, Shyama Prasad Mukherjee Road, Kolkata- 700025 Police Station Bhowanipore Post office Southern Market PO(**PAN AACCL3146R**)

- 1.11. **Dhanprayog Tradecom Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74999WB2012PTC183420**), having its registered office on 2<sup>nd</sup> Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office Lala Lajput Rai Sarani (PAN **AAECD3487F**)
- 1.12. **Fane City Developers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U70102WB2013PTC191048**), having its registered office at 252 A, Picnic Garden Road, 2<sup>nd</sup> Floor, Flat -204, Kolkata- 700039, Police Station & Post Office Tiljala (PAN **AACCF1442J**)
- 1.13. **Liabie Constructions Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U70102WB2013PTC191069**), having its registered office at 252 A, Picnic Garden Road, 2<sup>nd</sup> Floor, Flat -204, Kolkata- 700039, Police Station & Post Office Tiljala (PAN **AAACCL4326P**)
- 1.14. **Campaign Construction Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U70102WB2013PTC191044**), having its registered office at 27, Biplabi trailakya Maharaj Sarani, Narayani Building , (Brabourne Road), 3<sup>rd</sup> floor, Room no. 310, Kolkata-700001, Police Station Burrabazar Post Office Kolkata GPO (PAN **AAAFCC1655F**)

- 1.15. **Neelsimana Suppliers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U51909WB2013PTC189799**), having its registered office at 53/4, Priya Nath Midya Road, Kolkata-700056, Police Station Belgharia Post Office Belgharia Head P.O (**PANAAECN2973N**)
- 1.16. **Durable Real Estate Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U70102WB2013PTC191046**), having its registered office at 27, Brabourne Road, Kolkata-700001, Police Station Cyber PS, Post Office Kolkata GPO (**PANAAECD5661R**)
- 1.17. **Neelsimana Barter Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U51909WB2013PTC189800**), having its registered office at 53/4, Priya Nath Midya Road, Kolkata-700056, Police Station Belgharia Post Office Belgharia Head PO (**PANAAECN2974M**)
- 1.18. **Swetang Tradelink Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U74999WB2012PTC182159**), having its registered office on 2<sup>nd</sup> Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office Lala Lajput Rai Sarani (**PAN AARCS8534M**)
- 1.19. **Choiceforce Plot Managers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U74900WB2013PTC190515**), having its registered office at 19, Kalidas Lahiri

Lane, 3<sup>rd</sup> Floor, flat- E, Kolkata-700036, Police Station Chithir, Post Office Kalighat (PANAAFCC2101G)

- 1.20. **Endurance City Projects Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U70102WB2013PTC191047**), having its registered office at 27, Brabourne Road, Kolkata-700001, Police Station Cyber PS, Post office Kolkata GPO (PAN **AADCE3036G**)
- 1.21. **Laxmidhan Tradecom Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74999WB2012PTC181656**), having its registered office on 2<sup>nd</sup> Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore Post Office Lala lajput Rai Sarani (PAN **AACCL3145N**)
- 1.22. **Renew Developers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U70109WB2012PTC184015**), having its registered office at P-12, New Howrah Bridge Approach Road, 3<sup>rd</sup> Floor, Room no. 309, Kolkata- 700001, Police Station Burrabazar, Post office Kolkata GPO (PAN **AAFRCR9696H**)
- 1.23. **Goodshine Advisors Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74140WB2012PTC183422**), having its registered office on 2<sup>nd</sup> Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore Post office Lala Lajput Rai Sarani (PAN **AAECG8379B**)

- 1.24. **Dhanprayog Agencies Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74999WB2012PTC181581**), having its registered office on 2<sup>nd</sup> Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore Post office Lala Lajput Rai Sarani (PAN **AAECD3455B**)
- 1.25. **Gajrup Commodeal Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74920WB2012PTC182984**), having its registered office on 2<sup>nd</sup> Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore Post office Lala Lajput Rai Sarani (PAN **AAECG8301P**)
- 1.26. **Geranium Tradelink Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74999WB2012PTC182986**), having its registered office on 2<sup>nd</sup> Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post office Lala Lajput Rai Sarani (PAN **AAECG8383K**)
- 1.27. **Aadrika Distributors Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74999WB2012PTC183417**), having its registered office on 2<sup>nd</sup> Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, , Post office Lala Lajput Rai Sarani (PAN **AAKCA7897G**)
- 1.28. **Durvish Shoppers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74999WB2012PTC183121**), having its registered office on 2<sup>nd</sup> Floor, 6A,

Elgin Road, Kolkata-700020, Police Station Bhowanipore, , Post office Lala Lajput Rai Sarani (PAN AAECD3456C)

- 1.29. **Dhanaashaa Agencies Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U51909WB2013PTC191123**), having its registered office at 19, Synagogue Street, 7<sup>th</sup> Floor, Room no. 710, Kolkata-700001, Police Station Burrabazar , Post Office Kolkata GPO(PAN AAECD6444Q)
- 1.30. **Linkrose Vanijya Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U51909WB2013PTC189879**), having its registered office at 252 a, Picnic Garden road,2<sup>nd</sup> Floor, flat no- 204,, Kolkata-700039, Police Station & Post Office Tiljala (PAN AACCL4781A)
- 1.31. **Zinnia Infrastructure Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U70102WB2013PTC191063**), having its registered office at 19, Synagogue Street, 7<sup>th</sup> Floor, Room no. 710, Kolkata-700001, Police Station BurrabazarPost Office Kolkata GPO(PAN AAACZ6434G)
- 1.32. **Renew Infrastructure Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U70109WB2012PTC183770**), having its registered office at P-12, New Howrah Bridge Approach Road , 3<sup>rd</sup> Floor, Room no.309, Kolkata-700001, Police Station Bowbazar Post Office Kolkata GPO (PAN AAFCR9571B)



- 1.33. **Kalashdhan Plot Managers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74900WB2013PTC190358**), having its registered at 252 A, Picnic Garden Road, 2<sup>nd</sup> Floor, Flat no. 204, Kolkata-700039, Police Station & Post Office Tiljala (PAN **AAFCK1085K**)
- 1.34. **Samundar Advisors Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74140WB2012PTC181657**), having its registered office at 17, Shyama Prasad Mukherjee Road Ground Floor, Kolkata- 700025 Police Station Bhowanipore Post office Southern Market PO(PAN **AARCS8540B**)
- 1.35. **Beatitude Housing Developers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U70102WB2013PTC191174**), having its registered at 27, Biplabi Trailakya Maharaj Sarani , Narayani Building,(Brabourne Road0 3<sup>rd</sup> Floor, room no. 310 Kolkata-700001, Police Station Burrabazar, Post office Kolkata GPO (PAN **AAFCB3993D**)
- 1.36. **Shivangan Distributors Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74999WB2012PTC183072**), having its registered office at 17, Shyama Prasad Mukherjee Road, Ground Floor, Kolkata- 700025 Police Station Bhowanipore , Post office Southern Market PO(PAN **AARCS8264N**)
- 1.37. **Samundar Retails Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN

**U74999WB2012PTC182151**), having its registered office at 17, Shyama Prasad Mukherjee Road, Ground Floor, Kolkata- 700025 Police Station Bhowanipore Post office Southern Market PO (**PAN AARCS8673D**)

- 1.38. **Riddhiman Shoppers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U74999WB2012PTC181580**), having its registered office at 17, Shyama Prasad Mukherjee Road, Ground Floor, Kolkata- 700025 Police Station Bhowanipore Post office Southern Market PO (**PAN AAFCR9986G**)
- 1.39. **Yashmit Sales Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U74999WB2012PTC183161**), having its registered office on 2<sup>nd</sup> Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (**PAN AAACY5600K**)
- 1.40. **Yashmit Mercantile Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U74999WB2012PTC183109**), having its registered office on 2<sup>nd</sup> Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (**PAN AAACY5599F**)
- 1.41. **Tricky Merchandise Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U74999WB2012PTC181455**), having its registered office on 2<sup>nd</sup> Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (**PAN AAECT3430G**)

- 1.42. **Swetang Commerce Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74999WB2012PTC182160**), having its registered office on 2<sup>nd</sup> Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN **AARCS8541A**)
- 1.43. **Tricky Commodeal Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74999WB2012PTC183162**), having its registered office on 2<sup>nd</sup> Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN **AAECT3429P**)
- 1.44. **Dayaswarup Commodeal Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74999WB2012PTC183106**), having its registered office on 2<sup>nd</sup> Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN **AAECD3458N**)
- 1.45. **Aadrika Commercial Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74999WB2012PTC183414**), having its registered office on 2<sup>nd</sup> Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN **AAKCA7898K**)
- 1.46. **PGE Info Solution Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN

**U72300WB2005PTC106081**), having its registered office on 2<sup>nd</sup> Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (**PAN AADCP7686H**)

- 1.47. **Vamadev Agencies Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U74999WB2012PTC182152**), having its registered office on 2<sup>nd</sup> Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (**PAN AAECV1391G**)

All 1.1 to 1.47 being represented by their constituted attorney **Primarc-Riya Projects LLP** a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 , having its registered office at 6A, Elgin Road, 2<sup>nd</sup> floor, Post Office – Lala Lajpat Rai Sarani, Police Station – Bhowanipore, Kolkata – 700 020, having (PAN. **AAPFP0657F**), duly represented by its authorised signatory **Mr.** \_\_\_\_\_, having PAN \_\_\_\_\_ son of Mr. \_\_\_\_\_, by faith – Hindu, by occupation – Private Service, by nationality – Indian, of \_\_\_\_\_ duly authorised vide resolution dated \_\_\_ day of \_\_\_\_\_, 20\_\_\_ (collectively **Owners**, include successors-in-interest)

**And**

**Primarc-Riya Projects LLP**, a Limited Liability Partnership firm incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore , Post Office – Lala Lajput Rai Sarani (**PAN AAPFP0657F**), represented by its authorized signatory [■], son of [■] , by faith [■] , having PAN [■] , residing at [■] duly authorized by the

partners of the LLP in terms of the authority letter, dated \_\_\_\_\_, hereinafter referred to as the “**Developer**”(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said LLP, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assignees).

The “Owners” and “Developer” shall hereinafter, collectively, be referred to as the “**Promoter**”

The “Owners” and “Developer” shall hereinafter, collectively, be referred to as the “**Promoter**”

**BACKGROUND:**

- A. The Owners are the absolute and lawful owners of the property more fully described in Part I of the First Schedule hereto, (Total Land) which was purchased by the Owners from time to time. The particulars of title of the purchased land more fully described in the Second Schedule hereto (Devolution of Title).
- B. By a Development Agreement dated 11<sup>th</sup> February, 2014 and registered in the Office of the Additional Registrar of Assurances-III, Kolkata in Book No. I, CD Volume No. 3, Pages from 3642 to 3671, being Deed No. 01276 for the year 2014 (Development Agreement), made between the Owners and the Developer, the Owners appointed the Developer as the Developer for developing and commercially exploiting the Said Total Land by constructing the Said Phase I thereon and selling various flats/spaces (collectively Flats) Commercial Units and parking spaces (collectively Parking Spaces) therein (such construction and sale collectively Project) on the terms and conditions recorded therein.

- C. The Owners have also granted a Power of Attorney dated 6<sup>th</sup> July, 2015, and registered as Deed No. 190304125 for the year 2015 under Book No. IV, Volume No. 1903-2015, Pages from 33766 to 33841 at the office of the Additional Registrar of Assurances III, Kolkata;
- D. The Total Land is intended for the purpose of development of an integrated housing and commercial project, thereon named as “AURA” comprising of residential apartments, commercial units and other spaces and common areas intended to be constructed in several phases,(“**Project**”).
- E. The Promoter has caused a plan being 1221 per dated 16.07.2018 sanctioned by the Bhadreswar Municipality for construction of 4 blocks of residential cum commercial units (the “**said Plan**”) on a portion of the Total Land. Out of the currently sanctioned area of 4 Blocks, the Promoter intends to commence construction and marketing of 3 numbers of blocks comprising of **G+8 floors in Block 1 of residential cum commercial Units and G+9 floors in Block 2 & 3 of residential units on more or less 90 Cottahas 14 Chittacks 37 sq. ft** being a portion of the Total Land ( “**Phase I**”) with provisions for common areas, amenities and facilities to be used in common by all occupants of the all Phases/ entire Project/ Total Land in due course. The said Phase I is more fully described in **Part II** of the **First Schedule** hereto.
- F. The Promoter intends to take up construction and development of the 4<sup>th</sup> block to which the said Plan also relates as well as other phases of the entire Project/ Total Land in due course as per the said Plan and/or as per further plans to be sanctioned in due course and commercial feasibility and viability of development of such other phases in future.
- G. The Promoter took up construction and development of the Phase I in due course as per the Said Plan.

- H. Units were offered in the Building to the intending Purchasers and pursuant to such offer the Purchaser applied for allotment of shops/units/office/show room /Project and thereafter executing an Agreement of Sale dated ..... And registered at ..... being .....with the Promoter (the “AGREEMENT FOR SALE”) [■]having carpet area of [■] square feet, on the[■]floor in block no. [\_\_\_\_] of the Phase I along with [■]Nos. covered parking/open parking/ Two wheeler parking No. [■] admeasuring [■] square feet, more or less as per details given in the **FOURTH SCHEDULE** hereunder (the “Said Apartment”) the Promoter has allotted the same to the Purchaser..
- I. The Promoter has since completed the construction of the Phase I including the Said Apartment and has also completed the construction of the common areas of Phase I, as per details given in the **THIRD SCHEDULE** hereunder written, (the “**COMMON AREAS**”) and has obtained the completion certificate of the Phase I from the Authorities.
- J. Pending the conveyance of the said Apartment by the Promoters in favour of the Purchaser and as required upon the coming into force of the West Bengal Housing Industry Regulation Act, 2017, (the “**SAID ACT**”) and the West Bengal Housing Industry Regulation Rules, 2018, (the “**SAID RULES**”) the Promoter has registered the Phase I under the provisions of the Said Act and/or the Said Rules under registration no. \_\_\_\_\_.

- K. In pursuance of the aforesaid and by these presents the said Apartment (along with the rights appurtenant thereto) is being conveyed and/or transferred by the Promoter in favour of the Purchaser **and** the undivided proportionate share in the Common Areas which have been constructed and/or built upon by the Promoter as also the undivided proportionate share in the Common Areas which are not built upon and/or which are open to sky together with the right to use such Common Areas, in common, along with other occupants and maintenance staff etc of the building/block and/or the Phase I (without causing any inconvenience or hindrance to them) is being conveyed and/or transferred by the Promoters to the Purchaser.
- L. The Purchaser has made himself fully satisfied about the title, right and entitlement of the Owner in the Said Land, the Said Plan, the construction made by Promoter, all background papers, the right of the Promoters to grant this conveyance and the extent of the rights being granted in favour of the Purchaser. The Purchaser hereby accepts the same and will not raise any objection with regard thereto.
- M
- N.
- O.



**1. NOW THIS INDENTURE WITNESSETH THAT:**

In pursuance of the Provisional Allotment Letter in favour of the Purchaser **AND** in consideration of the payments made by the Purchaser to the Promoter, as more fully mentioned in the **FIFTH SCHEDULE** herein. (the receipt whereof the Promoter do hereby admit and acknowledge and of and from the payment of the same, forever release, discharge and acquit the Purchaser and the Said Unit and the rights and properties appurtenant thereto) the Promoter doth hereby grant, sell, convey, transfer, assign and assure unto the Purchaser **ALL THAT** the Said Unit (along with rights appurtenant thereto) as more fully described in **PART-I** of the **FOURTH SCHEDULE** hereunder written (hereinbefore as also hereinafter referred to as the "**SAID UNIT**") and in consideration of the receipt of their respective entitlements (under the Said Agreement Dated \_\_\_\_\_), the Promoter doth hereby, collectively, grant, sell, convey, transfer, assign and assure unto the Purchaser **ALL THAT** the undivided proportionate share as also the right to use the Common Areas, (morefully described in the **THIRD SCHEDULE** hereunder written, hereinbefore as also hereinafter collectively referred to as the "**COMMON AREAS**") in common along with other occupants and maintenance staff etc of the building/blocks/Phase without causing any inconvenience or hindrance to them, (all of such share/rights being morefully described in **PART-II** of the **FOURTH SCHEDULE** hereunder written being collectively referred hereinafter as the "**COMMON AREA SHARE AND USER RIGHTS**") **TO HAVE AND TO HOLD** the Said Unit And the said Common Area Share And User Rights (both, hereinafter, collectively referred to as the "**SAID UNIT AND THE RIGHTS APPURTENANT THERETO**") unto the Purchaser absolutely and forever free from all encumbrances, whatsoever, together with all benefits and advantages, rights, liberties, easements, privileges, appendages, and appurtenances whatsoever belonging to the Said Unit And The Rights Appurtenant Thereto or in anywise appertaining thereto, or any part thereof, usually held. Used, occupied, accepted, enjoyed, reputed or known as part or parcel thereof **AND** the reversion or reversions, remainder or remainders, and the rents, issues, and profits of the Said Unit And The Rights Appurtenant Thereto **AND** all the estate,

rights, title, interest, property, claim and demand, whatsoever, of the Promoter into or upon the Said Unit And The Rights Appurtenant Thereto **SUBJECT TO** the observance and performance of the specific covenants, stipulations, restrictions and obligations mentioned hereafter, all of which shall be and be deemed always deemed to be covenants running with the land **AND SUBJECT ALSO TO** the Purchaser paying and discharging all taxes, impositions etc. of the Said Unit And The Rights Appurtenant Thereto wholly and also common expenses of the Common Areas proportionately, **AND PROVIDED ALWAYS THAT** the undivided proportionate share in the Common Areas and the right of user and enjoyment thereof shall always be deemed to have been conveyed to the Purchaser by the Promoters with the Said Unit even though the same, be not expressly mentioned in any further conveyance and/or instrument of transfer.

#### **1.5.12.1.**

#### **PURCHASER'S COVENANTS:**

The Purchaser covenant with the Promoters as follows:

- 1.1 Inspection of Plan/Fixtures/Fittings:** The Purchaser has, inter alia, inspected and verified all the documents as also the Said Plan of the building/Complex and/or the Said Unit and is satisfied as to the Said Plan and/or the construction of the building/blocks/Complex and the condition and description of all fixtures and fittings installed and/or provided therein and also as to the amenities and facilities appertaining to the Said Unit and also to the nature, scope and extent of benefit or interest in the building/blocks/Complex and/or in the Common Areas.
- 1.2 User:** The Purchaser shall use the Said Unit for commercial and/or designated purposes and for no other purpose whatsoever.
- 1.3 Use of Common Areas:** The Purchaser, along with other purchasers/ occupants of other apartments/units in the building/Complex will be entitled to use and enjoy only such of the Common Areas which would be earmarked and/or designated for common use by the Promoters.
- 1.4 The Purchaser shall:**
  - 1.4.1 Payment of Rates and Taxes:** pay all taxes, charges, levies and impositions payable as owner or the occupier of the Said

Unit as may be payable by the Purchaser and this liability shall be perpetual, even if not mentioned in any future conveyance or instrument of transfer.

**1.4.2 Colour Scheme/Modifications:** Not change/modify / alter the external façade (on all sides) of the Said Unit in any manner whatsoever and/or not to change/modify/alter the colour scheme of all areas/ surfaces of the Said Unit which are part of the exterior elevation and/or part of the exterior colour scheme of the Building.

**1.4.3 Good Order and Condition:** Keep the interiors of the Said Unit and the amenities and conveniences therein in good order and condition, normal wear and tear excepted.

**1.4.4 Necessary Repairs and Maintenance:** Carry out the necessary internal repairs and incur all expenses, at its own, for the upkeep and maintenance of the Said Unit without causing any inconvenience to the other owners/occupiers of the Building/Complex.

**1.4.5 Observance of Laws:** Observe all laws, rules and/or regulations and further ensure that under no circumstances, the Promoter are held responsible or liable for any liability, whatsoever, for the same.

**1.5 The Purchaser shall not:**

**1.5.1 Repair:** Ask the Promoter to undertake any repair or rectification work in the Said Unit.

**1.5.2 Complaint:** Raise any complaint regarding design, layout, accommodation, specifications, fittings and fixtures etc. of the Said Unit and/or the amenities, utilities and/or facilities provided in the Said Unit and/or in the building/block/Unit.

**1.5.3 Nuisance:** Do, allow or cause to be done anything within or in the vicinity of the Said Unit, which may cause nuisance or annoyance to others.

**1.5.4 Storage of Hazardous Goods:** Store or bring or allow to be stored and brought in the Said Unit any goods of hazardous or combustible nature or any heavy material that may affect or endanger the structural stability of the Said Unit.

**1.5.5 Illegal or Immoral Use:** Use or permit the user of, any portion of the Said Unit, for any illegal or immoral activities.

**1.5.6 Cleanliness:** Accumulate or throw any dirt, rubbish, waste or refuse in or about the Said Unit.

- 1.5.7 Hindrances:** Keep any goods or other items in the corridors causing hindrance in any manner in the free movement in the corridors and other places of common use in the Building.
- 1.5.8 Obstruction:** Do any act, deed or thing whereby the rights of occupiers of other Units in the building in which the Said Unit is situated is unreasonably interfered or obstructed and shall do all acts, deed and things for the purpose of maintaining decency of the Said Unit.
- 1.5.9 No Ownership Claim:** Neither have nor shall, at any time, in future, claim to have any share and/or interest and/or right of any nature whatsoever (except specifically conveyed under these presents) in other areas of the building/block/Complex and/or in the Common Areas save and except the Said Unit.
- 1.5.10 Put up Letter box/signage:** Not to put up any name writing, letter box, drawing sign board plate neo-sign board or placard of any kind on any window on the exterior of the Said Unit or on the outside wall of the building/block so as to be visible from outside the Said Unit. Save at the place as be approved or provided by the Promoter. Nothing contained herein shall, however, prevent the Purchaser to put a decent name plate on the outer-face of the main door of the Said Unit.
- 1.5.11 Object to the installations:** not to object to the erection, and maintenance of communication towers or other installations for mobile telephones, VSAT, Dish and/or other antennas etc. on the roof of the Building, which may be allowed to be put up to ensure better connectivity and/or better network within the building/block and/or to augment the financial resources of the Association without the Allottee being required to pay any charges for the same.

**1.5.12 General**

- 1.5.12.1.** That the Allottee agrees and acknowledges that service areas located within the Complex, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment etc. and other permitted uses as per the sanctioned plan and that the Allottee shall not be permitted to use the service areas and the basements in any other manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the Promoter and/or the Association, as the case may be, for rendering maintenance services;
- 1.5.12.2.** That the Allottee shall co-operate with the other Co-Buyers and Co-Occupiers of the Complex, the Promoter and/or the Association, as the case may be, in the management and maintenance of the Said Unit, Building and the Complex and shall abide by the directions and decisions of the Promoter and/or the Association, as the case may be, as may be made from time to time in the best interest of the Said Unit, Building and/or the Complex;
- 1.5.12.3.** That the Allottee shall abide by and observe at all times the regulations framed by the Promoter and/or the Association, as the case may be, from time to time for peaceful use and enjoyment and maintenance and management of the Said Unit and/or the Complex and shall also abide by the Applicable Laws;
- 1.5.12.4.** That the Allottee shall pay to the Promoter or the Association, as the case may be, damages and/or compensation for damage or destruction to any common fixtures and fittings, utilities and/or equipment of the Building and/or the Complex, that has been caused by the negligence and/or wilful act of the Allottee and/or any occupier of the Said Unit and/or family members, guests or servants of the Allottee or such other occupiers of the Said Unit;
- 1.5.12.5.** That the Allottee shall, after taking possession, be solely responsible to maintain the Said Unit at his own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Said Unit, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any Applicable Laws or change or alter or make additions to the Said Unit and shall keep the Said Unit, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belongings thereto, in good and tenable repair and maintain the same in a fit and proper condition and

ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized;

- 1.5.12.6.** That the Allottee shall carry out at his own cost all internal repairs to the Said Unit and maintain the Said Unit in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the Building or the Said Unit which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;
- 1.5.12.7.** That the Allottee shall not put any sign-board /name-plate, neon light, publicity material or advertisement material etc. on the face /facade of the Building or anywhere on the exterior of the Complex, the buildings therein or Common Areas;
- 1.5.12.8.** That the Allottee shall not change the colour scheme of the outer walls or painting of the exterior side of the windows, balconies or carry out any change in the exterior elevation or design;
- 1.5.12.9.** That the Allottee shall not store in the Said Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Said Unit is situated or store such goods which are objected to by the concerned local or other authority and shall take care while carrying heavy packages, which may damage or likely to damage the staircases, common passages or any other structure of the Building, including entrances of the Building and in case any damage is caused to the Building or the Said Unit on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for making good the said damages;
- 1.5.12.10.** That the Allottee shall also not remove any wall, including the outer and load bearing wall of the Said Unit;
- 1.5.12.11.** That the Allottee shall not demolish or cause to be demolished the Said Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Said Unit or any part thereof, nor make any alteration in the elevation of the building in which the Said Unit is situated and shall not chisel or in any other

manner cause damage to columns, beams, walls, slabs or RCC, pardis or other structural members in the Said Unit without the prior written permission of the Promoter and/or the Association;

- 1.5.12.12.** That the Allottee shall not do or permit to be done any act or thing which may render void or voidable any insurance of the Said Land and the Building in which the Said Unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- 1.5.12.13.** That the Allottee shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Unit in the compound or any portion of the Said Land and the building in which the Said Unit is situated, other than in the area earmarked for the such purpose;
- 1.5.12.14.** That the Allottee shall pay to the Promoter or the Association, as the case may be, within 15 (fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or government for giving supply of water, electricity or any other service connection to the Building in which the Said Unit is situated;
- 1.5.12.15.** That the Allottee shall sign and execute such papers and documents, and do all such acts, deeds, and things as may be necessary from time to time for safeguarding the mutual interests of the Promoter and other Co-Buyers and/or Co-Occupiers of the Complex;
- 1.5.12.16.** That the Allottee shall carry out any repair or interior or any other works in the Said Unit only between reasonable hours on working days so as not to cause any annoyance, nuisance and/or disturbance to the other Co-Buyers and/or Co-Occupiers of the Complex;
- 1.5.12.17.** That the Allottee shall draw the electric lines/wires, television cables, broadband data cables and telephone cables to the Said Unit only through the ducts and pipes provided therefor, ensuring that no inconvenience is caused to the Promoter or to the other Co-Buyers and/or Co-Occupiers of the Complex. The main electric meter shall be installed only at the common meter space in the Building or Complex, as the case may be. The Allottee shall under no circumstances be entitled to affix, draw or string wires, cables or pipes from, to or through any part or portion of the Complex, the Said Land and outside walls of the tower(s) save and except in the manner indicated by the Promoter or the Association, as the case may be;

- 1.5.12.18.** That if the Allottee lets out or sells the Said Unit, the Allottee shall immediately notify the Promoter or the Association, as the case may be, of the tenant's/transferee's details, including address, email-id and telephone number;
- 1.5.12.19.** That the Allottee shall not sub-divide the Said Unit and/or any part or portion thereof;
- 1.5.12.20.** That the Allottee shall not do or permit to be done any new window, doorways, path, passage, drain or other encroachment or easement to be made in the Said Unit;
- 1.5.12.21.** That the Allottee shall not install grills, the design of which has not been suggested and/or approved by the Promoter or the Association or in any other manner do any other act which would affect or detract from the uniformity and aesthetics of the exterior of the Building;
- 1.5.12.22.** That the Allottee shall not build, erect or put upon the Common Areas any item of any nature whatsoever;
- 1.5.12.23.** That the Allottee shall not obstruct and/or block any pathways, driveways, passages, side-walks, lobbies and/or common areas of the Building or the Complex in any manner;
- 1.5.12.24.** That the Allottee shall not use the Said Unit or permit the same to be used for any purpose save and except exclusively for commercial purpose and use or permit the same to be used for any purpose which may cause or is likely to cause nuisance or annoyance or cause damage or inconvenience to any Co-Buyers and/or Co-Occupiers of the Complex;
- 1.5.12.25.** That the Allottee shall not use the Said Unit for any illegal or immoral purpose or for any commercial or industrial activities whatsoever;
- 1.5.12.26.** That the Allottee shall not make or permit any disturbing noises in the Said Unit by the Allottee himself, his employees, his invitees or staff, or do or permit anything to be done by such persons that will interfere with the rights, comforts and convenience of the other Co-Buyers and/or Co-Occupiers of the Complex;



- 1.5.12.27.** That the Allottee shall not keep in the garage, if any, anything other than cars or two-wheeler or use the said garage or parking space for any purpose other than parking of cars or two wheelers or raise any kucha or pacca construction, grilled wall/enclosures thereon or any part thereof or permit any person to stay/dwell or store article therein;
- 1.5.12.28.** That the Allottee shall not park or allow its vehicle to be parked in the pathway or open spaces in the Complex or any part or portion thereof, save and except the parking space allotted to the Allottee or any other place specifically demarcated for the parking of the vehicles of visitors of Co-Buyers and Co-Occupiers of the Complex;
- ;
- 1.5.12.29.** That the Allottee shall not misuse or permit to be misused the water supply to the Said Unit;
- 1.5.12.30.** That the Allottee shall not change/alter/modify the name of the Building and the Complex from that mentioned in this Agreement;
- 1.5.12.31.** That the Allottee shall not use the name/mark of the Promoter in any form or manner, in any medium (real or virtual), for any purpose or reason, save and except for the purpose of address of the Said Unit and if the Allottee does so, the Allottee shall be liable to pay damages to the Promoter and shall further be liable for prosecution for use of such mark of the Promoter;
- 1.5.12.32.** That the Allottee shall not carry on or cause to be carried on any obnoxious or injurious activity in or through the Said Unit, the garage or parking space, if any, and the Common Areas;
- 1.5.12.33.** That the Allottee shall not smoke in public places inside the Complex which is strictly prohibited and the Allottee and his/her/its guests are expected not to throw empty cigarette cartons, cigarette butts and matchboxes in the open and dispose them off in the pre-positioned dustbins after ensuring that the fire is fully smothered/extinguished;
- 1.5.12.34.** That the Allottee shall not pluck flowers or stems from the gardens or plants;
- 1.5.12.35.** That the Allottee shall not throw or allow to be thrown litter on the grass planted within the Complex;

- 1.5.12.36.** That the Allottee shall not trespass or allow to be trespassed over lawns and green plants within the Complex;
- 1.5.12.37.** That the Allottee shall not overload the passenger lifts and shall move goods only through the staircase of the Building;
- 1.5.12.38.** That the Allottee shall not use the elevators in case of fire;
- 1.5.12.39.** That the Allottee agrees and acknowledges that the Promoter and the Association shall be entitled to put up any neon sign, hoardings and other display materials on any part or portion of the Common Areas;
- 1.5.12.40.** That the Allottee shall remain fully responsible for any domestic help or drivers, maids employed by the Allottee and any pets kept by the Allottee;
- 1.5.12.41.** That the Allottee shall not refuse or neglect to carry out any work directed to be executed in the Building or in the Said Unit after he/she/they had taken possession thereof, by a competent authority, or require or hold the Promoter liable for execution of such works;
- 1.5.12.42.** That the Allottee is entering into this Agreement with the full knowledge of all laws, rules, regulations, notifications applicable to the Project and that the Allottee shall comply with and carry out, from time to time after the Allottee has taken over the occupation and use the Said Unit, all the requirements, requisitions, demands and repairs which are required by any competent authority in respect of the Said Unit at his/ her/its own cost; and
- 1.5.12.43.** That the Allottee shall not generally do any such things that may disturb peace, harmony, beauty, decency or aesthetic quality of the surroundings of the Building and the Complex.
- 1.5.12.44.** That the Allottee agrees that all the facilities and amenities including but not limited to Swimming Pool within the Complex will be a facility for enjoyment of the owners of residential apartments only and will be used as per the Rules and Regulations framed from time to time.
- 1.5.12.45.            PROMOTER'S COVENANTS:**

- a. The Promoters doth hereby profess that the title transferred to the Purchaser in the Said Unit And The Rights Appurtenant Thereto subsists and that the Promoters has good right, full power and absolute authority to grant, sell, convey, transfer, assign and assure unto and to the use of the Purchaser the title hereby conveyed to the Purchaser.
- b. The Promoters doth hereby covenant with the Purchaser that the Promoter in future, shall, at the request and cost of the Purchaser, execute such documents that may be required for perfecting and bettering the title of the Purchaser to the Said Unit And The Rights Appurtenant Thereto.
- c. The Promoters, unless prevented by fire, or some other irresistible force, shall, upon reasonable request and at the cost of the Purchaser cause to be produced to the Purchaser the attorneys of the Purchaser or agent, as the case may be, for inspection the title deeds in connection with the Said Land in its custody and shall give photocopies thereof at the costs and expenses of the Purchaser and in due course of time, handover all such title deeds to the Association.

**1.5.12.46. MUTUAL COVENANTS:**

**AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:-**

**46.1 Transfer/conveyance of Common Area Share And User**

**Rights:** The Purchaser has been categorically made aware by the Promoters that the Common Area Share And User Rights as defined in **PART II** of the **FOURTH SCHEDULE** hereunder written being conveyed/transferred to the Purchaser is being transferred as per the law prevailing on the date of execution and registration of this conveyance. The Purchaser has also been categorically made aware by the Promoters that at any time after the execution and registration of this conveyance, and in terms of the law(s) (especially, the Said Act read with the Said Rules as is applicable in the state of West Bengal) the Promoters would be under obligation, inter alia, to transfer the Common Areas as mentioned in the **THIRD SCHEDULE**

hereunder written to the Association, (as defined below) when formed, the Purchaser, hereby, unconditionally and unequivocally agree and confirm that the Purchaser shall, upon receiving a request from the Promoters sign such deed of conveyance and/or give unconditional and unequivocal consent for such transfer of Common Areas to the Association and the Purchaser also agrees and confirms that such consent shall be and shall always be deemed to have been granted by the Purchaser to the Promoters. This obligation of the Purchaser, as aforesaid, shall be an essential covenant to be unconditionally complied with by the Purchaser and be deemed to be a covenant running with the land till it is complied with and/or be deemed to have been complied with by the Purchaser.

- 46.2 MAINTENANCE OF THE BUILDING/PHASE I :** The Common Area comprised within the building/block/Phase I, as more fully described in the **THIRD SCHEDULE** hereunder written, shall be in the exclusive ownership, control, management and administration of the Association to be registered under the name of **“AURA Residents Association”** or under such other name as may be so approved (**the “ASSOCIATION”**).
- 46.3** The Deposits/Sinking Fund etc. paid/deposited by the Purchaser to the Promoters shall be transferred by the Promoters to the said Association after adjustment of all dues payable by the Purchaser to the Promoters.
- 46.4** The rules, regulations and/or bye laws of the said Association shall not be inconsistent with or contrary or repugnant to the rights and entitlements of the Purchasers and the Promoters, hereunder reserved.
- 46.5** The Purchaser's proportionate share in all matters concerning the Said Unit And The Rights Appurtenant There To shall be the proportion which the carpet area of the Said Unit may bear to the carpet area of all the Apartments/Units of the building/Phase I. It is clarified that while determining the proportionate share of the Purchaser to the various matters, the decision of the Promoter or the Association upon its formation shall be binding on the Purchaser.
- 46.6** The Purchaser shall be and remain responsible for indemnifying the Promoters and the Association against all damages costs claims

demands and proceedings occasioned or to any person due to negligence or any act deed or thing made done or occasioned by the Purchaser as a result of any act omission or negligence of the Purchaser or the servants agents licensees or invitees of the Purchaser and/or any breach or non-observance non-fulfillment or non-performance of the terms and conditions hereof to be observed fulfilled and performed by the Purchaser.

**46.7** Any delay or indulgence by the Promoters in enforcing the terms of this indenture or any forbearance or giving of time to the Purchaser shall not be construed as waiver of any breach or non-compliance by the Purchaser nor shall the same in any way or manner prejudice the rights to the Promoters.

**46.8** The Complex shall bear the name "**AURA**".

**46.9** This Indenture and the agreement for sale executed heretofore contains the entire agreement of the Parties and no oral representation or statement shall be considered valid or binding upon either of the Parties nor shall any provision of this indenture be terminated or waived except by written consent by all the Parties. In case of any inconsistency or contradiction between, the agreement between the Parties and his Indenture, the terms and conditions of this Indenture shall prevail. The Purchaser acknowledges upon signing of this indenture that no agreements, conditions, stipulations, representations, guarantees or warranties have been made by the Promoters or its agents, servants or employees other than what is specifically set forth herein and/or in the agreement between the Parties.

## 5. CLUB FACILITIES

4.1 The Allottee shall be entitled to the facilities of a club within the Project ("**Club**") along with the Co-Buyers and/or Co-Occupiers of the Project. The operational costs/charges of the Club shall form part of the Common Charges and Expenses.

4.2 It is expressly made clear that the membership of the Allottee to the Club shall be transferred upon the Allottee transferring the Apartment in

favour of a third party. The Club membership can only be used by the Allottee and his /her immediate family members in accordance with the rules and regulations of the Club. Nothing contained in this Agreement shall be deemed to confer any right on a subsequent transferee, tenant, lessee or licensee of the Apartment to be entitled to use the facilities of the Club on the basis of being in possession of the Apartment alone.

- 4.3 The rights and obligations of the Allottee as a member of the Club and the detailed terms and conditions of membership and rules and regulations governing use of the Club facilities will be formulated by the Promoter or the Association, as the case may be, in due course and circulated to members before the Club is made operational. The Allottee agrees, undertakes and covenants to abide by such rules and regulations and make payment of all periodic subscriptions and other expenses relating thereto.
- 4.4 On failure of the Allottee to regularly pay the charges, subscription, etc. in respect of the Club, the Promoter or the Association, as the case may be, shall be entitled to restrict the Allottee's entry to the Club and withdraw all the privileges of the Club to the Allottee, and the Allottee hereby gives his/her/its unfettered consent to the same.
- 4.5 If the Allottee bring guests to use the Club facilities, the Allottee will be required to pay guest charges in accordance with the rules and regulations of the Club.
- 4.6 The Allottee hereby agrees and acknowledges that some of the facilities at the Club shall be available to the members of the Club, subject to

payment of the monthly subscription only, while other facilities will be available on "pay by use" basis over and above the monthly subscription or such other basis as may be decided by the Promoter/Association.

4.7 Detailed terms and conditions of the Club membership, different charges and rules and regulations governing the usage of the Club will be formulated in due course and circulated to all the members and the same will be binding on all the members (including additional members).

**interpretation:**

**46.10** Words importing singular number, shall wherever applicable, include plural number.

**46.11** Words importing Masculine Gender shall, wherever applicable, include Feminine Gender and/or neutur Gender.

**46.12** Reference to any clause shall mean such clause of this deed and include any sub clause thereof. Reference to any schedule shall mean such schedule to this deed and includes any parts of such Schedule.

**46.13** Headings, Clause Titles, Capitalized expressions and bold expressions are given for convenience purposes only.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(TOTAL LAND)**

Land measuring 273 (two hundred and seventy three) cottah 4 (four) chittack, more or less, comprised in R.S. dag Nos. 1097/1228, 1229, 1100, 1101(P) & 1102 under R.S. Khatian Nos. 795,797, 796, 799 & 803 corresponding to L.R. Dag No. 898(P) under L.R. Khatian Nos. 4682 to 4421, 4424 to 4428, 4506 and 4542 in Mouza Mankundu, J.L. No.9, Police Station Bhadreswar, being Municipal Premises No.

183/1, Khan Road, within Ward No.20 of Bhadreswar Municipality, Sub-Registration District Chandannagore, District Hooghly the said land butted and bounded are as follows:-

ON THE NORTH: By Municipal Road known as Khan Road and gifted land for Road in R.S. Dag Nos. 1097/1228(P) corresponding to L.R. Dag No. 898(P) & R.S. Dag No. 1103 corresponding to L.R. Dag No. 900(P)

ON THE SOUTH: By Land belonging to R.S. dag No. 1225 corresponding to  
L.R. Dag No. 943.

ON THE EAST: By land belonging to R.S. Dag Nos. 1100(P), 1101(P), 1228(P). Corresponding to L.R. dag No. 898(P) & R.S. Dag No. 1227 corresponding to L.R. dag No. 947 & R.S. Dag No. 1136 corresponding to L.R. Dag No. 946 & R.S. Dag No. 1137 corresponding to L.R. Dag No. 945 & R.S. Dag No. 1138 corresponding to L.R. Dag No. 944

ON THE WEST: By land belonging to R.S. Dag Nos. 1134 corresponding to L.R. Dag  
No. 942 & R.S. Dag No. 1135 corresponding to L.R. Dag No. 941, & R.S. Dag No. 1097 corresponding to L.R. Dag No. 899.



**PART II**  
**(PHASE I)**

ALL THAT 3 numbers of blocks comprising of **G+8 floors in Block 1 of residential cum commercial Units and G+9 floors in Block 2 & 3 of residential units** in Land measuring an area 150.29 decimals equivalent to 90 Cottahas 14 Chittacks 37 sq. ft. more or less, comprised in R.S. dag Nos. 1097/1228(P), 1229, 1100(P), 1101(P) & 1102 under R.S. Khatian Nos. 795,797, 796, 799 & 803 corresponding to L.R. Dag No. 898 (P) under L.R. Khatian Nos. 4682 to 4421, 4424 to 4428, 4506 and in Mouza Mankundu, J.L. No.9, Police Station Bhadreswar, being Municipal Premises No. 183/1, Khan Road, within Ward No.20 of Bhadreswar Municipality, Sub-Registration District Chandannagore, District Hooghly the said land butted and bounded are as follows:-

- ON THE NORTH:                      By Municipal Road known as Khan Road and gifted land for Road in R.S. Dag Nos. 1097/1228(P) corresponding to L.R. Dag No. 898(P) & R.S. Dag No. 1103 corresponding to L.R. Dag No. 900(P).
- ON THE SOUTH:                      By Land belonging to R.S. dag No. 1097/1228(P) corresponding to L.R. Dag No. 898(P).
- ON THE EAST:                        By land belonging to R.S. Dag Nos. 1100(P), 1101(P), 1228(P). Corresponding to L.R. Dag No. 898(P).
- ON THE WEST:                        By land belonging to R.S. Dag Nos- 1097(P) Corresponding to L.R. Dag No. 899(P).

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(Devolution of Title)**

1. **Ownership of Owner No. 1.1:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No. 5, Pages from 3364 to 3381, being Deed No. 01455 for the year 2013, Jubilant First Trust Healthcare Limited sold to Overgrow Vyapaar Private Limited, the Owner No. 1.1 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
2. **Ownership of Owner No. 1.2:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No. 5, Pages from 3382 to 3399, being Deed No.01456 for the year 2013, Jubilant First Trust Healthcare Limited sold to Jagvandana Commercial Private Limited, the Owner No. 1.2 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
3. **Ownership of Owner No. 1.3:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No. 5, Pages from 3400 to 3417, being Deed No.01457 for the year 2013, Jubilant First Trust Healthcare

Limited sold to Exulting City Developers Private Limited, the Owner No. 1.3 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.

4. **Ownership of Owner No. 1.4:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3418 to 3435, being Deed No.01458 for the year 2013, Jubilant First Trust Healthcare Limited sold to ShivbhaktiTradelink Private Limited, the Owner No. 1.4 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
5. **Ownership of Owner No. 1.5:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3436 to 3453, being Deed No.01459 for the year 2013, Jubilant First Trust Healthcare Limited sold to Royalpet Infrastructure Private Limited, the Owner No. 1.5 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
6. **Ownership of Owner No. 1.6:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3454 to 3471, being Deed No.01460 for the year 2013, Jubilant First Trust Healthcare Limited sold to Swarnsathi Merchants Private Limited, the Owner No. 1.6 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
7. **Ownership of Owner No. 1.7:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3472 to

3489, being Deed No.01461 for the year 2013, Jubilant First Trust Healthcare Limited sold to Swarnmahal Sales Private Limited, the Owner No. 1.7 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.

8. **Ownership of Owner No.3 1.8:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3490 to 3507, being Deed No.01462 for the year 2013, Jubilant First Trust Healthcare Limited sold to Shivaasha Dealer Private Limited, the Owner No.. 1.8 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
9. **Ownership of Owner No. 1.9:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3508 to 3525, being Deed No.01463 for the year 2013, Jubilant First Trust Healthcare Limited sold to Unlimited Developers Private Limited, the Owner No.. 1.9 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
10. **Ownership of Owner No. 1.10:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3526 to 3543, being Deed No.01464 for the year 2013, Jubilant First Trust Healthcare Limited sold to Laxmidhan Advisors Private Limited, the Owner No. 1.10 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
11. **Ownership of Owner No. 1.11:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar,

Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3544 to 3561, being Deed No.01465 for the year 2013, Jubilant First Trust Healthcare Limited sold to DhanprayogTradecom Private Limited, the Owner No. 1.11 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.

12. **Ownership of Owner No. 1.12:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3562 to 3579, being Deed No.01466 for the year 2013, Jubilant First Trust Healthcare Limited sold to Fane City Developers Private Limited, the Owner No. 1.12 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
13. **Ownership of Owner No. 1.13:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3580 to 3597, being Deed No.01467 for the year 2013, Jubilant First Trust Healthcare Limited sold to Liable Constructions Private Limited, the Owner No. 1.13 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
14. **Ownership of Owner No. 1.14:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3598 to 3615, being Deed No.01468 for the year 2013, Jubilant First Trust Healthcare Limited sold to Campaign Constructions Private Limited, the Owner No. 1.14 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.

15. **Ownership of Owner No. 1.15:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3652 to 3669, being Deed No.01471 for the year 2013, Jubilant First Trust Healthcare Limited sold to Neelsimana Suppliers Private Limited, the Owner No. 1.15 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
16. **Ownership of Owner No. 1.16:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3634 to 3651, being Deed No.01470 for the year 2013, Jubilant First Trust Healthcare Limited sold to Durable Real Estate Private Limited, the Owner No. 1.16 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
17. **Ownership of Owner No 1.17 ;** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3616 to 3633, being Deed No.01469 for the year 2013, Jubilant First Trust Healthcare Limited sold to Neelsimana Barter Private Limited, the Owner No. 1.17 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
18. **Ownership of Owner No. 1.18:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3670 to 3687, being Deed No.01472 for the year 2013, Jubilant First Trust Healthcare Limited sold to SwetangTradelink Private Limited, the Owner No. 1.18 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.

19. **Ownership of Owner No. 1.19:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3688 to 3705, being Deed No.01473 for the year 2013, Jubilant First Trust Healthcare Limited sold to Choiceforce Plot Managers Private Limited, the Owner No. 1.19 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
20. **Ownership of Owner No. 1.20:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3706 to 3723, being Deed No.01474 for the year 2013, Jubilant First Trust Healthcare Limited sold to Endurance City Projects Private Limited, the Owner No. 1.20 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
21. **Ownership of Owner No. 1.21:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3724 to 3741, being Deed No.01475 for the year 2013, Jubilant First Trust Healthcare Limited sold to LaxmidhanTradecom Private Limited, the Owner No. 1.21 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
22. **Ownership of Owner No. 1.22:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3742 to 3759, being Deed No.01476 for the year 2013, Jubilant First Trust Healthcare Limited sold to Renew Developers Private Limited, the Owner No.. 1.22 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.

23. **Ownership of Owner No. 1.23:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3760 to 3777, being Deed No.01477 for the year 2013, Jubilant First Trust Healthcare Limited sold to Goodshine Advisors Private Limited, the Owner No. 1.23 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
24. **Ownership of Owner No. 1.24:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3778 to 3795, being Deed No.01478 for the year 2013, Jubilant First Trust Healthcare Limited sold to Dhanprayog Agencies Private Limited, the Owner No. 1.24 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
25. **Ownership of Owner No. 1.25:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3796 to 3813, being Deed No.01479 for the year 2013, Jubilant First Trust Healthcare Limited sold to Gajrup Commodeal Private Limited, the Owner No. 1.25 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
26. **Ownership of Owner No. 1.26:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3814 to 3831, being Deed No.01480 for the year 2013, Jubilant First Trust Healthcare



Limited sold to Geranium Tradelink Private Limited, the Owner No.. 1.26 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.

27. **Ownership of Owner No. 1.27:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3832 to 3849, being Deed No.01481 for the year 2013, Jubilant First Trust Healthcare Limited sold to Aadrika Distributors Private Limited, the Owner No. 1.27 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
28. **Ownership of Owner No. 1.28:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3850 to 3867, being Deed No.01482 for the year 2013, Jubilant First Trust Healthcare Limited sold to Durvish Shoppers Private Limited, the Owner No. 1.28 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
29. **Ownership of Owner No. 1.29:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3886 to 3903, being Deed No.01484 for the year 2013, Jubilant First Trust Healthcare Limited sold to Dhanaasha Agencies Private Limited, the Owner No. 1.29 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
30. **Ownership of Owner No. 1.30:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3938 to

3955, being Deed No.01487 for the year 2013, Jubilant First Trust Healthcare Limited sold to LinkroseVanijya Private Limited, the Owner No. 1.30 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.

31. **Ownership of Owner No. 1.31:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3971 to 3988, being Deed No.01489 for the year 2013, Jubilant First Trust Healthcare Limited sold to Zinnia Infrastructure Private Limited, the Owner No. 1.31 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
32. **Ownership of Owner No. 1.32:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4038 to 4055, being Deed No.01490 for the year 2013, Jubilant First Trust Healthcare Limited sold to Renew Infrastructure Private Limited, the Owner No. 1.32 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
33. **Ownership of Owner No. 1.33:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4056 to 4073, being Deed No.01491 for the year 2013, Jubilant First Trust Healthcare Limited sold to Kalashdhan Plot Managers Private Limited, the Owner No. 1.33 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
34. **Ownership of Owner No. 1.34:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar,

Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4074 to 4091, being Deed No.01492 for the year 2013, Jubilant First Trust Healthcare Limited sold to Samundar Advisors Private Limited, the Owner No. 1.34 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.

35. **Ownership of Owner No. 1.35:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4092 to 4109, being Deed No.01493 for the year 2013, Jubilant First Trust Healthcare Limited sold to Beautitude Housing Developers Private Limited, the Owner No. 1.35 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
36. **Ownership of Owner No. 1.36:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4110 to 4127, being Deed No.01494 for the year 2013, Jubilant First Trust Healthcare Limited sold to Shivangan Distributors Private Limited, the Owner No. 1.36 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
37. **Ownership of Owner No. 1.37:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4128 to 4145, being Deed No.01495 for the year 2013, Jubilant First Trust Healthcare Limited sold to Samundar Retails Private Limited, the Owner No. 1.37 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.

38. **Ownership of Owner No. 1.38:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4146 to 4163, being Deed No.01496 for the year 2013, Jubilant First Trust Healthcare Limited sold to Riddhiman Shoppers Private Limited, the Owner No. 1.38 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
39. **Ownership of Owner No. 1.39:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4164 to 4181, being Deed No.01497 for the year 2013, Jubilant First Trust Healthcare Limited sold to Yashmit Sales Private Limited, the Owner No. 1.39 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
40. **Ownership of Owner No. 1.40:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4182 to 4199, being Deed No.01498 for the year 2013, Jubilant First Trust Healthcare Limited sold to Yashmit Mercantile Private Limited, the Owner No. 1.40 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
41. **Ownership of Owner No. 1.41:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4200 to 4217, being Deed No.01500 for the year 2013, Jubilant First Trust Healthcare Limited sold to Tricky Merchandise Private Limited, the Owner No. 1.41 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.

42. **Ownership of Owner No. 1.42:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4218 to 4235, being Deed No.01502 for the year 2013, Jubilant First Trust Healthcare Limited sold to Swetang Commerce Private Limited, the Owner No. 1.42 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
43. **Ownership of Owner No. 1.43:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4236 to 4253, being Deed No.01504 for the year 2013, Jubilant First Trust Healthcare Limited sold to Tricky Commodeal Private Limited, the Owner No. 1.43 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
44. **Ownership of Owner No. 1.44:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4254 to 4271, being Deed No.01505 for the year 2013, Jubilant First Trust Healthcare Limited sold to Dayaswarup Commodeal Private Limited, the Owner No. 1.44 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
45. **Ownership of Owner No. 1.45:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4272 to 4289, being Deed No.01506 for the year 2013, Jubilant First Trust Healthcare Limited sold to Aadrika Commercial Private Limited, the Owner No. 1.45 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.

46. **Ownership of Owner No. 1.46:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4290 to 4307, being Deed No.01507 for the year 2013, Jubilant First Trust Healthcare Limited sold to PGE Infosolution Private Limited, the Owner No. 1.46 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
47. **Ownership of Owner No. 1.47:** By a Deed of Conveyance dated 10<sup>th</sup> May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4308 to 4325, being Deed No.01508 for the year 2013, Jubilant First Trust Healthcare Limited sold to Vamadev Agencies Private Limited, the Owner No. 1.47 herein, undivided 1/47<sup>th</sup> (one-forty seventh) share in the Said Property.
48. **The above 47 numbers Companies became the joint owners of the land area 279 Cottahas 8 Chittacks 7 Sq.ft.** Out of the said land the Owners Gifted 6 Cottahas 4 Chittacks 9sq.ft. i.e. 10.35 decimals vide Deed No. 816 for the year 2015 which was registered in the Office of the Additional Registrar of Assurances – III, Kolkata, therein recorded in Book No. 1, CD Volume No. 3, pages from 259 to 276. The Owners are now absolutely owner of land area 273 (two hundred and seventy three) cottah 4 (four) chittack, more or less, which is particularly described in the Part I of the First Schedule hereinabove.

**THE THIRD SCHEDULE ABOVE REFERED TO**

**(Common Areas)**

**ALL THAT** the common areas, facilities, amenities and/or the portions of the Complex, which has been earmarked/meant by the Promoters for beneficial common use and enjoyment of the Purchaser herein and also other purchasers of other units/apartments and/or occupants of the buildings of the Complex and which has not been earmarked/reserved for any specific person(s) or specific purpose(s) by the Promoters under the Said Act and/or the Said Rules framed thereunder.

**THE FOURTH SCHEDULE ABOVE REFERRED TO****(PART – I)****(Said Unit)**

**ALL THAT** the unit No. [•] on [•] floor of the building No. [•] having Carpet Area of [•] square feet, comprised of **TOGETHER WITH** [[•] Open Parking/Covered Parking/Two wheeler Parking No. [•] each admeasuring approximately [135 square feet.] and also together with rights, advantages and privileges, appurtenant thereto as shown in “**RED**” border on the Plan annexed hereto being Annexure-“A”.

**(PART – II)****(Common Area Share And User Right)**

**ALL THAT** the undivided proportionate share as also the right to use the Common Areas (which common areas are morefully described in the Third Schedule herein above) along with the other occupants and maintenance staff.etc of the building/block/Complex without causing any inconvenience or hindrance to them.

**THE FIFTH SCHEDULE ABOVE REFERRED TO****(Total Price)**

**Rs.** \_\_\_\_\_/- (Rupees \_\_\_\_\_) only for the Said Unit And The Rights Appurtenant Thereto paid by the Purchaser to the Promoter, the receipt of which the Promoter hereby acknowledge to have received.

**IN WITNESS WHEREOF** the Parties hereinabove named have set and subscribed their respective hands and seal on the day month and year first above written in the presence of attesting witness as below.

**Executed and Delivered by the First Vendor**

**herein at Kolkata in the presence of:**



**Executed and Delivered by the Second Vendor**

**herein at Kolkata in the presence of:**

**Executed and Delivered by the Promoter No. 2**

**herein at Kolkata in the presence of:**

**Executed and Delivered by the Purchaser**

**herein at Kolkata in the presence of:**

**MEMO OF CONSIDERATION**

Received from the within named Purchaser the below mentioned sum in the manner as mentioned below.

50

---

Rupees

Rupees \_\_\_\_\_ only

Promoter No. 2

**Witnesses:**

**1.**

**2.**