

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE IS MADE ON THIS THE ..... DAY OF .....  
TWO THOUSAND AND EIGHTEEN (2018)**

**BETWEEN**

- (1) AKASHDEEP INTERTRADE PRIVATE LIMITED (PAN AADCA9088J)** a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at 4 B. B. D. Bagh, Stephen House, Room No. 25, 2<sup>nd</sup> Floor, P.O. G.P.O, Police Station Hare Street, Kolkata – 700 001, **(2) CONCRETE MERCANTILES PVT. LTD. (PAN AABCC0988K)** a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at 10, Belvedere Road, Amar Jyoti Apartment, Post Office and Police Station- Alipore, Kolkata-700 027, **(3) CRYSTAL MERCANTILES PRIVATE LIMITED (PAN AABCC0421H)** a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at Space Tower, Block-A, 4<sup>th</sup> Floor G-8, Rabindra Pally, P.O. Deshbandhu Nagar, Police Station Baguihati, Kolkata 700 059, **(4) CYBERWOOD MERCHANDISE PVT. LTD. (PAN AABCC0419K)** a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at 24, Madan Mohan Talla Street, P.O.- Hatkhola, P.S. Jorabagan, Kolkata-700005, **(5) DEALMARK SALES PVT. LTD. (PAN AACCD3108R)** a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at 35/1, Ahir Pukur Road, Post Office - Ballygunge, Police Station - Ballygunge, Kolkata - 700019, **(6) EAGEL HOUSING PRIVATE LIMITED (PAN AAACE 5466H)**, a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at 230A, A.J.C. Bose Road, 10<sup>th</sup> Floor, Police Station- Bhawanipore, Post Office- Elgin Road, Kolkata-700 020, **(7) ESQUIRE COMMERCE PVT. LTD. (PAN AAACE5611L)** a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at 1/1B, Upper Wood Street, Post Office-Circus Avenue, Police Station-Shakespeare Sarani, Kolkata-700 017, **(8) GAJANAN PROMOTERS PRIVATE LIMITED (PAN AABCG 0411F)**, a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at Puranmal Behani Road, Police Station-Nischinda (Bally), Post Office- Sapuipara, Howrah- 711227, **(9) GREENTECH IT CITY PRIVATE LIMITED (PAN AACCA6348Q)** (previously Vedic Diamond IT Links Pvt. Ltd. and Prior thereto Akash Nirman Pvt. Ltd.) a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at 1/1B, Upper Wood Street, P.O. Circus Avenue, Police Station Shakespeare Sarani, Kolkata 700 017, **(10) KOKILA TIE UP PRIVATE LIMITED (PAN AADCK2711L)** a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at 4, Lee Road, Ground Floor, Vaibhav Market, Post Office- Elgin Road, Police Station- Bhawanipore, Kolkata-700 020, **(11) MARAL PROPERTIES PVT. LTD. (PAN AABCM 7065R)** a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at 2, Ho Chi Minh Sarani, Flat No. 3C, 3<sup>rd</sup> Floor, Saket Building, Post Office- Middleton Row, Police Station- Shakespeare Sarani, Kolkata-700 071, **(12) NIPPON AGENCIES PVT. LTD. (PAN AAACN9117A)** a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at No. 103, Niharika, 17/1C, Alipore Road, Post Office and Police Station- Alipore, Kolkata-700 027, **(13) PRIYADARSHNI HOUSING PVT. LTD. (PAN AABCP 5028K)** a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at 25, Park Lane, P.O. & P.S. Park Street, Kolkata-700016, **(14) SHALINI FARMS PRIVATE LIMITED.** (PAN AAEC5637A) a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at 1/1B, Upper Wood Street, Post Office-Circus Avenue, Police Station-Shakespeare Sarani, Kolkata 700 017, **(15) STERLING TOWERS PVT. LTD. (PAN AADCS7992P)** a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at Swastic Centre, P-8, Chowringhee Square, 4<sup>th</sup> Floor, P.O. Esplanade, P.S. Hare Street, Kolkata-700069 **(16) XCLUSIVE COMMERCE PVT. LTD. (PAN**

**AAACX 0108M)** a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at 1/1B, Upper Wood Street, Post Office- Circus Avenue, Police Station-Shakespeare Sarani , Kolkata 700 017, **(17) VIDRIK REALTY PRIVATE LIMITED (PAN AADCV8958Q)** a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at Swastic Centre, P-8, Chowringhee Square, 4<sup>th</sup> Floor, P.O. Esplanade, P.S. Hare Street, Kolkata-700069 all represented by their authorised signatory **(17) ALOKA BISWAS (PAN BVOPB6004R)**, wife of Sadhan Chandra Biswas, by faith-Hindu, by occupation-Household, by Nationality- Indian, residing at Village Bajetaraf, Post Office-Shikharpur, Police Station-Rajarhat, Pin-743510 duly represented by its constituted attorney **SRI SONU KUMAR SHARMA (PAN BNBPS2375F)** son of Sri Hari Kishan Sharma by faith Hindu, having office at 1/1B, Upper Wood Street, P.S.: Shakespeare Sarani, P.O.: Circus Avenue, Kolkata-700017. **(18) DIBAKAR BISWAS (PAN AJJPB6190N)**, son of Sadhan Chandra Biswas, by faith-Hindu, by occupation-Business by Nationality- Indian, residing at Village Bajetaraf, Post Office-Shikharpur, Police Station-Rajarhat, Pin-743510 duly represented by its constituted attorney **SRI PAWAN KUMAR SHARMA (PAN ALTPS0890C)** son of Late Banwari Lal Sharma by faith Hindu, having office at 1/1B, Upper Wood Street, P.S.: Shakespeare Sarani, P.O.: Circus Avenue, Kolkata-700017. **(19) DIPANKAR BISWAS (PAN AKXPB3818H)**, son of Sadhan Chandra Biswas, by faith-Hindu, by occupation-Business by Nationality- Indian, residing at Village Bajetaraf, Post Office-Shikharpur, Police Station-Rajarhat, Pin-743510 duly represented by its constituted attorney **SRI PAWAN KUMAR SHARMA (PAN ALTPS0890C)** son of Late Banwari Lal Sharma by faith Hindu, having office at 1/1B, Upper Wood Street, P.S.: Shakespeare Sarani, P.O.: Circus Avenue, Kolkata-700017. **(20) GOBARDHAN NASKAR (PAN AHKPN4864C)**, son of Late Ananta Kumar Naskar, by faith-Hindu, by occupation-Business by Nationality- Indian, residing at Village Bajetaraf, Post Office-Shikharpur, Police Station-Rajarhat, Pin-743510 duly represented by its constituted attorney **SRI PAWAN KUMAR SHARMA (PAN ALTPS0890C)** son of Late Banwari Lal Sharma by faith Hindu, having office at 1/1B, Upper Wood Street, P.S.: Shakespeare Sarani, P.O.: Circus Avenue, Kolkata-700017. **(21) PRABIR BISWAS (PAN ALQPB6286N)**, son of Rabin Biswas, by faith-Hindu, by occupation-Business by Nationality- Indian, residing at West Para, Chandpur, Post Office-Shikharpur, Police Station-Rajarhat, Pin-743510 duly represented by its constituted attorney **SRI PAWAN KUMAR SHARMA (PAN ALTPS0890C)** son of Late Banwari Lal Sharma by faith Hindu, having office at 1/1B, Upper Wood Street, P.S.: Shakespeare Sarani, P.O.: Circus Avenue, Kolkata-700017. **(22) SATISH CHANDRA NASKAR (PAN AJDPN4595R)**, son of Late Pran Krishna Naskar, by faith-Hindu, by occupation-Business by Nationality- Indian, residing at Village Bajetaraf, Post Office-Shikharpur, Police Station-Rajarhat, Pin-743510 duly represented by its constituted attorney **SRI PAWAN KUMAR SHARMA (PAN ALTPS0890C)** son of Late Banwari Lal Sharma by faith Hindu, having office at 1/1B, Upper Wood Street, P.S.: Shakespeare Sarani, P.O.: Circus Avenue, Kolkata-700017 herein after referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include (as the case may be) their respective successor or successors-in-office and/or assigns and /or their legal heirs and representatives, administrators, executors and assign/s) of the **FIRST PART**.

**AND**

**GREENTECH IT CITY PRIVATE LIMITED (PANAACCA6348Q)** a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at 1/1B, Upper Wood Street, P.O. Circus Avenue, P.S. Shakespeare Sarani, Kolkata 700 017, duly represented by its authorised Signatory. hereinafter called and referred to as "**DEVELOPER**"(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns) , of the **SECOND PART**

**AND**

..... **(PAN .....**) son of ....., by faith- ....., by occupation- ....., by nationality-....., residing at ....., Post Office-....., Police

Station- ..... (PAN .....) son of ..... by faith- ....., by occupation-....., by nationality-....., residing at ..... Post Office-....., Police Station- .....hereinafter called and referred to as "**PURCHASER/S**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, administrators, executors, successors and assigns) of the **THIRD PART**.

**WHEREAS:**

- A.** The Developer is in the process of developing a project Smart homes residency - I at or upon a piece and parcel of land measuring 512.20 **being total land** (more or less) spread over Dag Numbers 91, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 113, 226, 232, 233, 234, 232/1233, 233/1234, 233/1245, under various Khatian Numbers within Mouza Bajetaraf, Chandpur Gram Panchayet, JL No 50, Police Station Rajarhat, Dist North 24 Parganas) (morefully and particularly described in **PART-I** of the **FIRST SCHEDULE** and hereinafter referred to as the **PROJECT AREA**).The Unit being the Subject matter of this deed of Conveyance is related to one phase known as **Second Phase of SMART HOME RESIDENCY - I**" comprising of three Blocks, namely Block 4,5 and 6 out of the total land as described in Part IA of the First Schedule hereunder written and described .
- B.** The Land Owners and Developer have mutually decided to develop the land described in the First Schedule.
- C.** The **manner** in which the Owners above named have acquired right, title and interest in the land forming part of the present development programme and/or **SMART HOME RESIDENCY - I**" is described in the **PART-II & PART-III** of the **First Schedule**. The Owners have authorised the Developer to develop the project on the basis of the development agreements between the parties and the Owners described in Part-III of the First Schedule have authorised the respective landowning companies to include the lands described in the Part-III of the First Schedule as part of the Project and duly authorised their respective Attorneys to act on their behalf.
- D.** The Developer is in the process of developing a Project namely **GREENTECH CITY** in phased manner and for the purpose the Owners and the Developer have entered into a Development Agreement for the construction of a Project/Phase named "**SMART HOME RESIDENCY - I**".
- E.** The Project has been demarcated and identified by various Phases and one of the Phase being **SECOND PHASE OF SMART HOME RESIDENCY - I** shall consist of Flats/ Units which shall comprise of various blocks;
- F.** The Purchasers herein intending to purchase one Unit identified as **ALL THAT UNIT No:" \_\_\_\_"** **Block no.:** \_\_\_\_, comprised in \_\_\_\_ **Floor**, having a **total carpet area of \_\_\_\_\_ square feet** more or less \_ along with undivided proportionate share in the land underneath the building wherein the unit situate Together With right to Park \_\_\_\_ **Medium Sized Car measuring about \_\_\_\_\_ sq. ft.** more or less at the demarcated space located in the said Block and together with the right to use the amenities and facilities in the Project, hereinafter collectively referred to as the **SAID UNIT** and the parties entered into an Agreement for Sale dated \_\_\_\_\_. The said terms and conditions as contained in the said Agreement for Sale are binding on the Purchasers and its successors-in-interest and/or successors-in-title.
- G.** The agreed consideration for the said Unit is **Rs \_\_\_\_\_/- (Rupees \_\_\_\_\_)** only which the Purchasers have paid on or before execution of this Deed of Conveyance in the manner as detailed in the receipt appended to these presents.

- H.** The said Unit is now since completed and the Purchasers have duly satisfied itself in all respects and Prior to the execution of these presents the Developer has explained the scheme of the project to the Purchasers and the Purchasers has duly examined the plan, layout, orientation and the scheme of things of GreenTech City and /or "**SECOND PHASE OF SMART HOME RESIDENCY - I**" and the Purchasers has accordingly satisfied himself as to the quality of construction, materials used, dimensions, size, floor plan, amenities and facilities and all other aspects of the unit, the block and /or the project. The Deeds and Documents whereunder the Owners above named have acquired right, title and interest in the lands and the details of the said land to comprise of the Project "**SECOND PHASE SMART HOME RESIDENCY - I**" has been duly inspected by the Purchasers .
- I.** The Purchasers understands agrees and consents that the Owners and the Developer shall be entitled to invite and add further area of adjacent land if it be found suitable and convenient by joining in to the said project further adjoining plots of land the owners and /or occupiers and /or beneficiaries may desire to join the said project on similar and /or diverse terms and conditions.
- J.** The Terms and Conditions, Rights and Obligations, as framed by the Developer for the use and enjoyment of the Unit hereby sold together with the other Unit owners at Smart Homes shall be as described in the **THIRD SCHEDULE**.
- K.** The purchaser shall be under an obligation to pay and bear for the common expenses as described in the **FOURTH SCHEDULE** hereunder written.

**NOW THIS DEED OF CONVEYANCE WITNESSETH:-**

That pursuant to the said agreement dated \_\_\_\_\_ and the terms and conditions as stated therein and in consideration of the sum of **Rs** \_\_\_\_\_ ( \_\_\_\_\_ ) only paid by the Purchasers to the Developer (receipt whereof the Developer herein hereby as well as by the memo hereunder written acknowledges and admits and discharge from every part thereof acquit discharges and exonerate the Purchasers ) the Developer doth hereby, Sell, Convey and Transfer by way of sale unto the Purchasers **ALL THAT UNIT NO: " \_\_\_\_\_", Block no: \_\_\_\_\_**, comprised in \_\_\_\_\_ **Floor, having a total carpet area of \_\_\_\_\_ square feet** more or less along with undivided proportionate share in the land directly underneath the building, Together With right to Park **\_\_\_ Medium Sized Open/Covered Car measuring about \_\_\_\_\_ sq. ft.** more or less at the demarcated space/located in the said block/in the said project and together with the right to use the amenities and facilities in the Project **TOGETHER WITH ALL** the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging or anywise appertaining thereto And ALL the estate, right, title, Interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Developer **and/or the Owners** to the Unit hereby sold and transferred and other appurtenances thereto and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the Purchasers absolutely and forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter In respect of the unit wholly and in respect of the Project proportionately to the Government or the Municipality and /or the Panchayet or any other public body or local authority in respect thereof **AND** the Owners and the Developer doth hereby covenant with the Purchasers that, (1) the Owners and the Developer now have in themselves good right and full power to convey and transfer by way of sale the said Unit and other the appurtenances thereto hereby conveyed or Intended so to be unto and to the use of the Purchasers in the manner as stated in the agreement and in the manner as stated herein. (2) The Purchasers may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said Unit hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for his/her/their own use and benefit without

any suit, lawful eviction or interruption, claim and demand whatsoever from or by him the Owners and the Developer or their successors or any of them or by any person or persons claiming or to claim, from, under or in trust for him or any of them., (3) the Purchasers shall hold the Demised Premises free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by Owners and the Developer and well and sufficiently saved, defended, kept harmless and indemnified of. from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by Owners and the Developer or by any other person or persons claiming or to claim by, from, under or in trust for them; (4) the Owners and the Developer and all persons having or claiming any estate, right, title or Interest In the demised premises, and premises hereby conveyed or any part thereof by, from, under or in trust for Owners and the Developer or their heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the said undivided share of land, and premises and every part thereof hereby conveyed unto and to the use of the Purchasers in manner aforesaid as by the Purchasers, their heirs, executors or administrators and assigns shall be reasonably required.

The **PURCHASERS** herein and Owners and the Developer mutually covenant as follows:-

- 1) The Purchasers shall be under an obligation to abide by the Rules and Regulation as set-forth in the **THIRD SCHEDULE** hereunder written.
- 2) The Purchasers shall be under an obligation to pay the proportionate share of common expenses as set-forth in the **FOURTH SCHEDULE** hereunder written.
- 3) The proportionate share in the common parts and to use the said common Parts in common with the other Co-owners and occupiers of other units and other Common Areas hereunder written and/or given meant for the maintenance of essential services and for the better use and enjoyment of the several Unit/s, and Space/s etc. built, developed, erected, promoted and constructed in the said complex but shall not include the portion or areas not transferred or intended to be transferred herein and all and/or any portion not specifically transferred shall be the Developers property and kept exclusively at the disposal of Developer and the Developer shall be entitled to change the scheme, layout planning and design of the common areas and the Purchasers shall not raise any objection whatsoever and /or waives the right to raise any objection in respect thereof.
- 4) The Purchasers herein further assures and covenants with the Developer that for the use and enjoyment of the Unit the Purchasers herein and the Purchasers of other units in the Project shall for all times to come agrees not to And Shall Not:-
  - i. In any manner interfere or hinder or obstruct the completion of the GreenTech City and /or its various blocks and /or sub blocks and/or the other Unit/s, etc. or any part thereof by the Developer.
  - ii. Raise or cause to raise any objection of whatsoever nature in the matter of completion of GreenTech City/ Other Units of "**SMART HOME RESIDENCY - I**" and construction of the said Unit/s and/or construction of further structure/s thereupon on the ground of disturbance or annoyance or any other ground whatsoever.
  - iii. be entitled to raise any dispute or claim on account of any damages for on account of the completion of GreenTech City and construction of the said Unit/s, etc and/or construction

of further structure/s thereupon and /or waives the right to raise any such dispute or claim in respect thereof.

- iv.** Claim any other right Save the right of acquiring the said Unit/s, and the properties appurtenant thereto and save the right hereby transferred the Purchasers /s herein and shall not have any rights, title, interests, claims or demands whatsoever over and in respect of the other parts or portions of GreenTech City and the said premises save and except proportionate share in the common area/s, meant for the various owner/s and occupier/s at and under the said project/s as well as in the common parts or areas as described and explained.
- v.** Be entitled to raise any objection to the Developer making any additions and /or reductions to the total area of the GreenTech City and in the Owner/ Developer dealing with any added lands or reduced lands and /or constructions thereupon and consents to the scheme of the GreenTech City as may be ultimately formulated by the Developer.
- vi.** Use the said Unit in such manner nor commit any act, which may in any manner cause nuisance or annoyance to the Purchasers /s herein and/or owners and/or occupiers of other Unit in GreenTech City and/or the said premises and/or the neighboring properties;
- vii.** Challenge the imposition of any betterment fees taxes and other levies charges imposed (which may or may not be specifically mentioned herein) by the Government or any other authority relating to the said lands and/or the said unit/constructed space shall be paid and borne by the Purchasers proportionate to his/her/its interest therein and those relating only to the said unit/constructed space shall be borne solely and conclusively by the Purchasers .
- viii.** Bear and pay Proportionate share of any additional facility or amenity provided for in the said GreenTech City for the benefit of all the Unit holders/Unit owners.
- ix.** At any stage in the event of the Developer providing any additional materials facilities or gadgets or the concerned statutory authority imposing any Development Charges over and above what has been agreed upon for the benefit of the unit holders of the building/block the Purchasers shall be liable to make payment of the proportionate share in respect thereof and the same shall do form part of the common portions. However, whether such additional facilities or amenities are to be provided for will be entirely at the sole discretion of the Developer and the Purchasers hereby consents the same.

**5) RESERVED RIGHTS** – The following rights have been reserved by the Developer :

- a.** The right to make any further construction by constructing further blocks
- b.** The Right to move men materials and equipment for the completion of GreenTech City.
- c.** The right to install Dish Antenna, Telecom Tower etc and retain the benefits to arise there from.
- d.** The right of access over all roads, pathways, infrastructure, communication system and integration thereof and/or addition thereto as may be required.
- e.** The Purchaser hereby agrees that the Owner/Developer shall have full and absolute right without any interference to develop the other Zones and /or Phases of GreenTech City

and /or other Phases Smart Home Residency on the adjacent land which may either be acquired by the Owner/Developer or suitable arrangements with regard thereto and all landowners of various phases of the Smart Home Residency has joined this Deed on the basis of the common project land for all phases of Smart Home Residency and the Purchaser shall not raise any objection in the event the Owner/Developer herein adds and /or amalgamates any other land or property in the surroundings to the Schedule property and the said additional /amalgamated lands shall be treated as part and parcel of the project and the Owner /Developer and all unit purchasers shall be entitled to use and enjoy the internal Roads/Passages as common road for the schedule land and the additional land/amalgamated land and also of the entrances (both for ingress and egress) and all common amenities, facilities, shall also be accordingly shared by the unit purchasers of units in the scheduled land and the unit purchasers in the added / additional land and the obligation to pay the common maintenance charges shall apply in respect of the construction on the added/ additional land and the construction on the First Schedule land and shall be adhered to by the Purchaser herein along with the other co-owners. Easement Right: All Zones at GreenTech City irrespective of dwelling unit type and shall have common easement rights and all the Unit owners of the Blocks comprised in all the Zones and /or Phases of the Project shall have the right to use the approach road and other common areas and facilities Comprised the entire project, for which the Purchaser shall not raise any objection of whatsoever nature. The easements as available to the Purchaser is shall be as under a) PARKING SPACE: If Space has been sold (Open or Covered) for Parking of a Medium Sized Motor car on the Stilt Level. The right is restricted to parking of a motor car and the Purchaser shall not make any construction of any nature whatsoever (temporary or permanent) in the Parking Space The Purchaser shall keep the Unit and the Parking Space in good tenantable state and condition and in the same manner in which the same shall have been delivered to the concerned Unit-Purchaser by the Owner/Developer. b) ROOF/TERRACE: The Purchaser shall have the non-exclusive and limited user right to use the Roof /Terrace. The Purchaser shall not make any construction of any nature whatsoever (temporary or permanent) on such Roof / Terrace. c) INGRESS EGRESS: For the purpose of ingress and egress, all of the Unit-Purchasers in a particular Block shall be entitled to use the staircase, lift and the corridor common to that particular Block, Such staircase shall be leading from the Ground Floor level to the Upper Floor Levels. d) EASEMENTS Notwithstanding anything elsewhere to the contrary herein contained, each Unit-Purchaser (including the Developer) shall be entitled to the following easements and rights and similarly be subject to similar easements and rights of the other Unit-Purchasers as also the Developer. e) Easements quasi-easements appendages and appurtenances whatsoever belonging to or in any way appertaining to Units as usually held used occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto. f) The right of access and way in common with the Developer and/or other Unit-Purchasers at all times and for all normal residential purposes connected with the use and enjoyment of the common areas installations and facilities to which they are entitled to. g) The right of way in common as aforesaid at all times and for all purposes connected with reasonable use and enjoyment of the Unit Provided Always and it is hereby declared and clarified that nothing herein contained shall permit the Unit-Purchaser or any person deriving title under him or his servants agents and invitees to obstruct in any way by vehicles deposit of materials rubbish or otherwise the free passage of other person or persons including the Developer and the other Unit-Purchasers entitled to such way as aforesaid. The said right of way have been granted to pass and repass along the common passageways in the project and/or any part thereof by day or by night with or without vehicles of any description and with or without animals for all purposes. h)

The right of protecting of the Unit by and from all parts of the block as far as they are normally protected. i) The requirement & right of flow in common as aforesaid of electricity water and waste or soil from and to the Unit through pipes drains wires and conduits lying or being in under thorough or over the other parts of the Project / Block (as applicable) so far as may be reasonably necessary for the beneficial use occupation and enjoyment of the Unit. j)The right with or without workmen and necessary materials to enter from time to time upon the other parts of the Project/Block (as applicable) for the purpose or rebuilding, repairing, replacing or cleaning so far as may be necessary such pipes drains wires and conduits as aforesaid and also for the purpose of rebuilding, repairing, replacing or cleaning any art or parts of Project/ Block (as applicable and the Common Areas and Installations insofar as such rebuilding repairing replacing or cleaning as aforesaid cannot be reasonably carried out without such entry and in all such cases excepting in emergent situation upon giving forth-eight hours previous notice in writing of his intention so to enter to the person affected thereby.

- f. It shall be independent and a right secured with the Vendors to enlarge and/or extend and/or expand the said project and construct additional blocks in the adjoining land that may be acquired subsequently by the Vendors, the purchaser(s) in that event shall raise no objection in any manner whatsoever and shall co-operate with the Vendors and the vendors shall every right to open an access for ingress and egress to the adjoining land in future and the Purchasers have no objection in any manners.
- g. The Common Portions shall always be and remain subject to change and modification, as be deemed fit and necessary by the Developer, to accommodate its future plans regarding the Schedule Property and Other adjacent properties developed by the Developer herein and the Purchasers herein hereby accept the same and the Purchasers shall not, under any circumstances, raise any objection or hindrance thereto
- h. The common amenities may be located at any of the adjacent property or on the schedule property. Then and in such event such part of the adjacent projects shall be deemed to be an extension of Greentech City however, the land share being agreed to be transferred to the Buyers shall only extend to the land underneath the said building and not under any circumstances extend to and include any other part or portion of the schedule property or the adjacent projects. The Buyers hereby accept the same and shall not under any circumstances, raise any objection or hindrance in this regard.
- i. The boundary walls, gates connecting existing roads to future roads, common portions shall be decided by the Developer.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**SMART HOME RESIDENCY –I (TOTAL LAND)**  
**(PART I)**

**ALL THAT** the piece and parcel of land measuring **512.20 Decimals** (more or less) spread over Dag Numbers 91, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 113, 226, 232, 233, 234, 232/1233, 233/1234, 233/1245, Khatian nos. 243, 47, 206/1, 1172, 154,1317, 1314, 9, 132, 1316, 1313, 203 & 185, 1305, 610, 1312, 1338, 589, 1337, 1336, 1339, KRI – 589, 1306,1376, 1330, 648, 154, 560, 97, 640, 1637, 1638, 1092, 895, 554, 209, 1240, 577, 209 at Mouza Bajetaraf, J.L. no. 50, Under Chandpur Gram Panchayat, Rajarhat Police Station, P.O. Bagu, North 24 Parganas.

**SECOND PHASE OF SMART HOME RESIDENCY - I**



**(PART IA)**

**ALL THAT** the piece and parcel of land measuring **203 Decimals** (more or less) spread over Dag Numbers 102, 103, 104, 106 and 234, Khatian nos. 9, 154, 185, 203, 132, 142, 337, 521, 577, 589, 610, 632, 646, 648, 1229, 1240, 223 at Mouza Bajetaraf, J.L. no. 50, Under Chandpur Gram Panchayat, Rajarhat Police Station, P.O. Bagu, North 24 Parganas.

**(PART II )**

**TOTAL LAND/PROJECT AREA OF SMART HOME RESIDENCY- I**

OWNER	DAG NO.	AREA	DEED NO.	DEED DATE	BOOK NO.	VOLUME NO.	PAGE	TO	YEAR	REG AT
ESQUIRE COMMERCE PLTD	102	12	5541	25-Apr-06	I	I	1	13	2006	ARA II
ESQUIRE COMMERCE PLTD	97	22	9574	6-May-06	I	I	1	12	2006	ARA II
ESQUIRE COMMERCE PLTD	100	7	9574	6-May-06	I	I	1	12	2006	ARA II
CRYSTAL MERCANTILE P LTD	101	3.6	7107	21-Jun-06	I	I	1	13	2006	ARA II
CRYSTAL MERCANTILE P LTD	106	6.6	7107	21-Jun-06	I	I	1	13	2006	ARA II
CRYSTAL MERCANTILE P LTD	99	2.4	7107	21-Jun-06	I	I	1	13	2006	ARA II
PRIYADARSHANI HOUSING P LTD	105	3.25 2	1233 0	11-Nov- 06	I	I	1	12	2006	ARA II
CRYSTAL MERCANTILE P LTD	98	0.5	92	5-Jan-07	I	I	1	16	2007	ARA II
CRYSTAL MERCANTILE P LTD	103	1.58 8	92	5-Jan-07	I	I	1	16	2007	ARA II
CRYSTAL MERCANTILE P LTD	104	1.16 6	92	5-Jan-07	I	I	1	16	2007	ARA II
CRYSTAL MERCANTILE P LTD	113	0.37 5	92	5-Jan-07	I	I	1	16	2007	ARA II
CRYSTAL MERCANTILE P LTD	103	1.5	347	17-Jan-07	I	I	1	13	2007	ARA II
CRYSTAL MERCANTILE P LTD	100	7	603	29-Jan-07	I	I	1	18	2007	ARA II
CRYSTAL MERCANTILE P	102	7	603	29-Jan-07	I	I	1	18	2007	ARA II

LTD										
CRYSTAL MERCANTILE P LTD	105	9.67	603	29-Jan-07	I	I	1	18	2007	ARA II
CONCRETE MERCANTILE P LTD	97	3.66 7	928	10-Feb-07	I	I	1	13	2007	ARA II
CONCRETE MERCANTILE P LTD	97	3.66 7	1277	21-Feb-07	I	I	1	14	2007	ARA II
CONCRETE MERCANTILE P LTD	97	3.66 7	1276	21-Feb-07	I	I	1	13	2007	ARA II
CONCRETE MERCANTILE P LTD	98	1.99 9	2633	30-Mar-07	I	I	1	13	2007	ARA II
CONCRETE MERCANTILE P LTD	99	1.2	2967	11-Apr-07	I	I	1	12	2007	ARA II
CONCRETE MERCANTILE P LTD	101	1.8	2967	11-Apr-07	I	I	1	12	2007	ARA II
CONCRETE MERCANTILE P LTD	106	3.33	2967	11-Apr-07	I	I	1	12	2007	ARA II
EAGEL HOUSING P LTD	97	3.01	4391	23-May- 07	I	I	1	16	2007	ARA II
EAGEL HOUSING P LTD	102	4.5	4391	23-May- 07	I	I	1	16	2007	ARA II
STERLING TOWERS P LTD	98	0.26 7	776	13-Jul-07	I	I	1	19	2008	ARA II
STERLING TOWERS P LTD	103	0.34	776	13-Jul-07	I	I	1	19	2008	ARA II
STERLING TOWERS P LTD	104	0.62 3	776	13-Jul-07	I	I	1	19	2008	ARA II
STERLING TOWERS P LTD	113	0.20 0	776	13-Jul-07	I	I	1	19	2008	ARA II
STERLING TOWERS P LTD	98	0.26 7	792	13-Jul-07	I	I	1	19	2008	ARA II
STERLING TOWERS P LTD	103	0.34	792	13-Jul-07	I	I	1	19	2008	ARA II
STERLING TOWERS P LTD	104	0.62 3	792	13-Jul-07	I	I	1	19	2008	ARA II
STERLING TOWERS P LTD	113	0.2	792	13-Jul-07	I	I	1	19	2008	ARA II
STERLING TOWERS P LTD	98	0.26 7	793	13-Jul-07	I	I	1	19	2008	ARA II

STERLING TOWERS P LTD	103	0.34	793	13-Jul-07	I	I	1	19	2008	ARA II
STERLING TOWERS P LTD	104	0.623	793	13-Jul-07	I	I	1	19	2008	ARA II
STERLING TOWERS P LTD	113	0.2	793	13-Jul-07	I	I	1	19	2008	ARA II
STERLING TOWERS P LTD	97	3.67	6221	21-Jul-07	I	I	1	14	2007	ARA II
AKASH NIRMAN P LTD	103	8.895	7057	1-Aug-07	I	I	1	11	2007	ARA II
AKASH NIRMAN P LTD	104	9.33	7057	1-Aug-07	I	I	1	11	2007	ARA II
AKASH NIRMAN P LTD	103	8.895	7014	1-Aug-07	I	I	1	12	2007	ARA II
AKASH NIRMAN P LTD	104	9.33	7014	1-Aug-07	I	I	1	12	2007	ARA II
AKASH NIRMAN P LTD	98	8	7012	1-Aug-07	I	I	1	12	2007	ARA II
AKASHDEEP INTERTRADE P LTD	108	6.666	402	7-Nov-07					2008	ARA II
AKASHDEEP INTERTRADE P LTD	107	6.833	369	7-Nov-07	I	I	1	16	2008	ARA II
AKASHDEEP INTERTRADE P LTD	105	9.75	5169	16-Jan-08	I	80	114	129	2008	ARA II
AKASHDEEP INTERTRADE P LTD	97	3.667	5166	16-Jan-08	I	81	1458	1474	2008	ARA II
DEALMARK SALES P LTD	226	5.110	5269	14-Mar-08	I	80	1198	1209	2008	ARA II
GAJANAN PROMOTERS P LTD	233/1245	1.000	5271	5-Apr-08	I	80	1316	1331	2008	ARA II
NIPPON AGENCIES PVT. LTD.	99	0.375	5361	3-May-08					2008	ARA II
NIPPON AGENCIES PVT. LTD.	101	0.5625	5361	3-May-08					2008	ARA II
NIPPON AGENCIES PVT. LTD.	106	1.03125	5361	3-May-08					2008	ARA II
NIPPON AGENCIES PVT. LTD.	99	0.375	5342	3-May-08	I	80	3349	3361	2008	ARA II
NIPPON AGENCIES PVT.	101	0.5625	5342	3-May-08	I	80	3349	3361	2008	ARA II

LTD.											
NIPPON AGENCIES PVT. LTD.	106	1.03 125	5342	3-May-08	I	80	3349	336 1	2008	ARA II	
NIPPON AGENCIES PVT. LTD.	99	0.37 5	5346	3-May-08	I	80	3336	334 8	2008	ARA II	
NIPPON AGENCIES PVT. LTD.	101	0.56 25	5346	3-May-08	I	80	3336	334 8	2008	ARA II	
NIPPON AGENCIES PVT. LTD.	106	1.03 125	5346	3-May-08	I	80	3336	334 8	2008	ARA II	
NIPPON AGENCIES PVT. LTD.	99	0.37 5	5362	3-May-08	I	80	3262	327 4	2008	ARA II	
NIPPON AGENCIES PVT. LTD.	101	0.56 25	5362	3-May-08	I	80	3262	327 4	2008	ARA II	
NIPPON AGENCIES PVT. LTD.	106	1.03 125	5362	3-May-08	I	80	3262	327 4	2008	ARA II	
NIPPON AGENCIES PVT. LTD.	102	6.12 5	5335	13-Jun-08	I	79	1397	140 8	2008	ARA II	
CYBERWOOD MERCHANDISE P LTD	107	3.24	5874	20-Jun-08	I	82	5475	548 7	2008	ARA II	
CYBERWOOD MERCHANDISE P LTD	108	1	5874	20-Jun-08	I	82	5475	548 7	2008	ARA II	
CYBERWOOD MERCHANDISE P LTD	103	3.05 22	5932	20-Jun-08					2008	ARA II	
CYBERWOOD MERCHANDISE P LTD	104	5.60 1	5932	20-Jun-08					2008	ARA II	
NIPPON AGENCIES PVT. LTD.	98	2.4	619	25-Jun-08	I	3	1979	199 3	2009	ARA II	
KOKILA TIE-UP PVT.LTD.	99	0.37 5	3982	16-Aug-08	I	9	6747	676 2	2009	ARA II	
KOKILA TIE-UP PVT.LTD.	101	0.56 25	3982	16-Aug-08	I	9	6747	676 2	2009	ARA II	
KOKILA TIE-UP PVT.LTD.	106	1.03 125	3982	16-Aug-08	I	9	6747	676 2	2009	ARA II	
KOKILA TIE-UP PVT.LTD.	99	0.37 5	3981	16-Aug-08	I	9	7227	724 2	2009	ARA II	

KOKILA TIE-UP PVT.LTD.	101	0.56 25	3981	16-Aug-08	I	9	7227	724 2	2009	ARA II
KOKILA TIE-UP PVT.LTD.	106	1.03 125	3981	16-Aug-08	I	9	7227	724 2	2009	ARA II
KOKILA TIE-UP PVT.LTD.	99	0.37 5	3985	16-Aug-08	I	9	6944	695 9	2009	ARA II
KOKILA TIE-UP PVT.LTD.	101	0.56 25	3985	16-Aug-08	I	9	6944	695 9	2009	ARA II
KOKILA TIE-UP PVT.LTD.	106	1.03 125	3985	16-Aug-08	I	9	6944	695 9	2009	ARA II
KOKILA TIE-UP PVT.LTD.	99	0.37 5	3925	16-Aug-08	I	9	5848	586 3	2009	ARA II
KOKILA TIE-UP PVT.LTD.	101	0.56 25	3925	16-Aug-08	I	9	5848	586 3	2009	ARA II
KOKILA TIE-UP PVT.LTD.	106	1.03 125	3925	16-Aug-08	I	9	5848	586 3	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	109	8	670	22-Jan-09	I	3	3411	342 2	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	109	4	671	22-Jan-09	I	3	3423	343 5	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	234	1.4	671	22-Jan-09	I	3	3423	343 5	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	109	4	673	22-Jan-09	I	3	3449	346 2	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	98	1.33	1670	21-Feb-09	I	5	4664	467 7	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	103	4.23	1670	21-Feb-09	I	5	4664	467 7	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	103	2.54	1672	21-Feb-09	I	5	4692	470 5	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	104	4.66	1672	21-Feb-09	I	5	4692	470 5	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	107	10.2 5	1682	21-Feb-09	I	5	4833	484 5	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	108	10	1682	21-Feb-09	I	5	4833	484 5	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	105	9.75	1679	21-Feb-09	I	5	4790	480 4	2009	ARA II

VEDIC DIAMOND IT-LINKS PVT LTD.	91	1	3333	3-Apr-09	I	8	5201	521 5	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	91	1	3332	3-Apr-09	I	8	5186	520 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	91	1	3352	3-Apr-09	I	8	5495	550 9	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	98	0.66 5	7142	9-Jul-09	I	12	6489	650 2	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	103	2.12	7142	9-Jul-09	I	12	6489	650 2	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	104	1.55 5	7142	9-Jul-09	I	12	6489	650 2	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	107	4.39 5	7142	9-Jul-09	I	12	6489	650 2	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	108	3.33	7142	9-Jul-09	I	12	6489	650 2	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	98	0.66 5	7114	9-Jul-09	I	15	6197	621 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	103	2.12	7114	9-Jul-09	I	15	6197	621 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	104	1.55 5	7114	9-Jul-09	I	15	6197	621 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	107	4.39 5	7114	9-Jul-09	I	15	6197	621 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	108	3.33	7114	9-Jul-09	I	15	6197	621 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	98	1.33	7135	9-Jul-09	I	15	8256	826 9	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	104	3.11	7135	9-Jul-09	I	15	8256	826 9	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	103	2.74	7135	9-Jul-09	I	15	8256	826 9	2009	ARA II

VEDIC DIAMOND IT-LINKS PVT LTD.	113	0.5	7117	9-Jul-09	I	15	6243	625 8	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	113	0.5	7121	9-Jul-09	I	15	6311	632 5	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	98	0.66 67	7115	9-Jul-09	I	15	6211	622 7	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	103	2.11 67	7115	9-Jul-09	I	15	6211	622 7	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	104	1.55 67	7115	9-Jul-09	I	15	6211	622 7	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	113	0.5	7115	9-Jul-09	I	15	6211	622 7	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	98	0.66 67	7118	9-Jul-09	I	15	6259	627 5	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	103	2.11 67	7118	9-Jul-09	I	15	6259	627 5	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	104	1.55 67	7118	9-Jul-09	I	15	6259	627 5	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	113	0.5	7118	9-Jul-09	I	15	6259	627 5	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	98	0.66 67	7119	9-Jul-09	I	15	6276	629 3	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	103	2.11 67	7119	9-Jul-09	I	15	6276	629 3	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	104	1.55 67	7119	9-Jul-09	I	15	6276	629 3	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	113	0.5	7119	9-Jul-09	I	15	6276	629 3	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	104	0.77 75	7137	9-Jul-09	I	15	6411	642 6	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	107	1.70 75	7137	9-Jul-09	I	15	6411	642 6	2009	ARA II

VEDIC DIAMOND IT-LINKS PVT LTD.	108	1.66 75	7137	9-Jul-09	I	15	6411	642 6	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	104	0.77 75	7139	9-Jul-09	I	15	6441	645 6	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	107	1.70 75	7139	9-Jul-09	I	15	6441	645 6	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	108	1.66 75	7139	9-Jul-09	I	15	6441	645 6	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	104	0.77 75	7140	9-Jul-09	I	15	6457	647 2	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	107	1.70 75	7140	9-Jul-09	I	15	6457	647 2	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	108	1.66 75	7140	9-Jul-09	I	15	6457	647 2	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	104	0.77 75	7141	9-Jul-09	I	15	6473	648 8	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	107	1.70 75	7141	9-Jul-09	I	15	6473	648 8	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	108	1.66 75	7141	9-Jul-09	I	15	6473	648 8	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	98	0.33 33	7120	9-Jul-09	I	15	6294	631 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	103	1.69 50	7120	9-Jul-09	I	15	6294	631 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	104	0.77 67	7120	9-Jul-09	I	15	6294	631 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	107	1.70 83	7120	9-Jul-09	I	15	6294	631 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	108	1.66 67	7120	9-Jul-09	I	15	6294	631 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	113	0.25	7120	9-Jul-09	I	15	6294	631 0	2009	ARA II



VEDIC DIAMOND IT-LINKS PVT LTD.	98	0.33 33	7133	9-Jul-09	I	15	6181	619 6	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	103	1.69 50	7133	9-Jul-09	I	15	6181	619 6	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	104	0.77 67	7133	9-Jul-09	I	15	6181	619 6	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	107	1.70 83	7133	9-Jul-09	I	15	6181	619 6	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	108	1.66 67	7133	9-Jul-09	I	15	6181	619 6	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	113	0.25	7133	9-Jul-09	I	15	6181	619 6	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	98	0.33 33	7123	9-Jul-09	I	15	6339	635 5	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	103	1.69 50	7123	9-Jul-09	I	15	6339	635 5	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	104	0.77 67	7123	9-Jul-09	I	15	6339	635 5	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	107	1.70 83	7123	9-Jul-09	I	15	6339	635 5	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	108	1.66 67	7123	9-Jul-09	I	15	6339	635 5	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	113	0.25	7123	9-Jul-09	I	15	6339	635 5	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	98	0.33 33	7124	9-Jul-09	I	15	6382	639 7	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	103	1.69 50	7124	9-Jul-09	I	15	6382	639 7	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	104	0.77 67	7124	9-Jul-09	I	15	6382	639 7	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	107	1.70 83	7124	9-Jul-09	I	15	6382	639 7	2009	ARA II

VEDIC DIAMOND IT-LINKS PVT LTD.	108	1.66 67	7124	9-Jul-09	I	15	6382	639 7	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	113	0.25	7124	9-Jul-09	I	15	6382	639 7	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	98	0.33 33	7128	9-Jul-09	I	15	6104	612 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	103	1.69 50	7128	9-Jul-09	I	15	6104	612 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	104	0.77 67	7128	9-Jul-09	I	15	6104	612 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	107	1.70 83	7128	9-Jul-09	I	15	6104	612 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	108	1.66 67	7128	9-Jul-09	I	15	6104	612 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	113	0.25	7128	9-Jul-09	I	15	6104	612 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	98	0.33 33	7130	9-Jul-09	I	15	6134	615 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	103	1.69 50	7130	9-Jul-09	I	15	6134	615 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	104	0.77 67	7130	9-Jul-09	I	15	6134	615 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	107	1.70 83	7130	9-Jul-09	I	15	6134	615 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	108	1.66 67	7130	9-Jul-09	I	15	6134	615 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	113	0.25	7130	9-Jul-09	I	15	6134	615 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	98	0.37	7132	9-Jul-09	I	15	6165	618 0	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	104	0.87	7132	9-Jul-09	I	15	6165	618 0	2009	ARA II

VEDIC DIAMOND IT-LINKS PVT LTD.	113	0.28	7132	9-Jul-09	I	15	6165	6180	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	103	1.1900	7132	9-Jul-09	I	15	6165	6180	2009	ARA II
VEDIC DIAMOND IT-LINKS PVT LTD.	91	10.95	7138	9-Jul-09	I	15	6427	6440	2009	ARA II
SHALINI FARMS P LTD	99	1.5000	11000	1-Sep-10	I	35	964	976	2010	ARA II
SHALINI FARMS P LTD	101	2.25	11000	1-Sep-10	I	35	964	976	2010	ARA II
SHALINI FARMS P LTD	106	4.125	11000	1-Sep-10	I	35	964	976	2010	ARA II
SHALINI FARMS P LTD	99	1.2	11001	1-Sep-10	I	35	997	989	2010	ARA II
SHALINI FARMS P LTD	101	1.8	11001	1-Sep-10	I	35	997	989	2010	ARA II
SHALINI FARMS P LTD	106	3.33	11001	1-Sep-10	I	35	997	989	2010	ARA II
SHALINI FARMS P LTD	99	1.2	11002	1-Sep-10	I	35	990	1002	2010	ARA II
SHALINI FARMS P LTD	101	1.8	11002	1-Sep-10	I	35	990	1002	2010	ARA II
SHALINI FARMS P LTD	106	3.33	11002	1-Sep-10	I	35	990	1002	2010	ARA II
MARAL PROPERTIES P LTD	105	3.25	13402	17-Oct-12	I	19	787	805	2012	ADSR B/NAGAR
MARAL PROPERTIES P LTD	105	3.24	13393	17-Oct-12	I	19	641	657	2012	ADSR B/NAGAR
XCLUSIVE COMMERCE P LTD	232	0.8000	12087	5-Aug-13	I	36	1776	1801	2013	ARA II
XCLUSIVE COMMERCE P LTD	233	0.6000	12087	5-Aug-13	I	36	1776	1801	2013	ARA II
XCLUSIVE COMMERCE P LTD	232/1233	1.1000	12087	5-Aug-13	I	36	1776	1801	2013	ARA II
XCLUSIVE COMMERCE P LTD	232	1.2000	12092	5-Aug-13	I	36	1802	1830	2013	ARA II
XCLUSIVE COMMERCE P LTD	233	0.9000	12092	5-Aug-13	I	36	1802	1830	2013	ARA II

XCLUSIVE COMMERCE P LTD	232/12 33	1.65 00	1209 2	5-Aug-13	I	36	1802	183 0	2013	ARA II
GREENTECH IT CITY P LTD	234	2.1	433	19-Jan-17	I	1904	37819	378 46	2017	ARA IV

**PART – III**

<b>OWNER</b>	<b>DAG NO.</b>	<b>AREA</b>	<b>KHATIAN NO.</b>	<b>MOUZA</b>	<b>J.L. no.</b>
PRABIR BISWAS	98	0.12	9	Bajetaraf	50
PRABIR BISWAS	104	0.29	9	Bajetaraf	50
DIPANKAR BISWAS	109	8	209	Bajetaraf	50
DIBAKAR BISWAS	109	8	1240	Bajetaraf	50
GOBARDHAN NASKAR	110	5	1092	Bajetaraf	50
PRABIR BISWAS	113	0.09	9	Bajetaraf	50
SATISH CHANDRA NASKAR	232	2	554	Bajetaraf	50
SATISH CHANDRA NASKAR	233	1.5	554	Bajetaraf	50
ALOKA BISWAS	234	16	577	Bajetaraf	50
DIBAKAR BISWAS	234	16.8	1240	Bajetaraf	50
SATISH CHANDRA NASKAR	232/1233	2.75	554	Bajetaraf	50
GOBARDHAN NASKAR	233/1234	2.44	895	Bajetaraf	50

**THE SECOND SCHEDULE ABOVE REFERRED TO  
(UNIT)**

**ALL THAT** Residential **UNIT NO:** "\_\_\_\_\_", **Block no:** \_\_\_\_\_, comprised in \_\_\_\_\_ **Floor** in the Second Phase of **Smart Home Residency - I**, having a **total carpet area of \_\_\_\_\_ square feet** more or less consisting of \_\_\_\_\_ **Bedrooms** along with undivided proportionate share in the land directly underneath the building, Together With right to Park \_\_\_\_\_ **Medium Sized Open/Cover Car measuring about \_\_\_\_\_ sq. ft.** more or less together with the right to use the amenities and facilities in the Project.

**THE THIRD SCHEDULE ABOVE REFERRED TO  
(Terms and Conditions)**

- a) **PARKING SPACE:** The parking space as stated in the second schedule above shall be for the purpose of parking medium sized motor car and shall be located beneath the said building and/or the open space specifically to be earmarked by the Developer. The right is restricted to parking of a motor car. The unit purchasers shall not be allowed to make any construction thereat. The Parking space shall not be sold independently without the unit in case the purchaser transfers the unit and the parking space to any third party.

- b) **ROOF/TERRACE:** The Unit-PURCHASERS shall have the right to use the Roof / Terrace except the area reserved for common purpose. The Unit PURCHASERS shall not make any construction of any nature whatsoever (temporary or permanent) on such Roof / Terrace.
- c) **OPEN AREA:** The Unit-PURCHASERS shall have the exclusive right to use the open area except the area reserved for common purpose. The unit PURCHASERS shall not make any construction of any nature whatsoever (temporary or permanent) in the open areas
- d) The unit PURCHASERS shall pay the common maintenance charges to the OWNER / DEVELOPER till formation of the association and thereafter to such agency appointed for the purpose of carrying out the maintenance services. The Developer reserve the right to hand over the maintenance services as and when the developer deem fit and proper and the purchaser shall become a member of the association or society.
- e) **INGRESS EGRESS:-** For the purpose of ingress and egress, all Unit-Purchasers in a particular Block shall be entitled to use the staircase, **lift** and the corridor common to that particular Block,.
- f) **EASEMENTS** Notwithstanding anything elsewhere to the contrary herein contained, each Unit-PURCHASERS (including the DEVELOPER) shall be entitled to the easements and rights and similarly be subject to similar easements and rights of the other Unit-Purchasers as also the OWNER / DEVELOPER.
- g) Easements quasi-easements appendages and appurtenances whatsoever belonging to or in any way appertaining to Units as usually held used occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto.
- h) The right of access and way in common with the OWNER / DEVELOPER and/or other Unit-PURCHASERS at all times and for all normal residential purposes connected with the use and enjoyment of the common areas installations and facilities to which they are entitled to.
- i) The right of way in common as aforesaid at all times and for all purposes connected with reasonable use and enjoyment of the Unit Provided Always and it is hereby declared and clarified that nothing herein contained shall permit the Unit-PURCHASERS or any person deriving title under him or his servants agents and invitees to obstruct in any way by vehicles deposit of materials rubbish or otherwise the free passage of other person or persons including the OWNER / DEVELOPER and the other Unit-Purchasers entitled to such way as aforesaid. The said right of way have been granted to pass and repass along the common passageways in the project and/or any part thereof by day or by night with or without vehicles. .
- j) The right of protecting of the Unit by and from all parts of the building as far as they are normally protected.
- k) The requirement & right of flow in common as aforesaid of electricity water and waste or soil from and to the Unit through pipes drains wires and conduits lying or being in under thorough or over the other parts of the Project / Building (as applicable) so far as may be reasonably necessary for the beneficial use occupation and enjoyment of the Unit.
- l) The right with or without workmen and necessary materials to enter from time to time upon the other parts of the Project / Building (as applicable) for the purpose or rebuilding, repairing, replacing or cleaning so far as may be necessary such pipes drains wires and conduits as aforesaid and also for the purpose of rebuilding, repairing, replacing or cleaning any part or parts of Project/ Building (as applicable and the Common Areas and Installations insofar as such rebuilding repairing replacing or cleaning as aforesaid cannot be reasonably carried out without such entry and in all such cases excepting in emergent situation upon giving forty-eight hours previous notice in writing of his intention so to enter to the person affected thereby.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**COMMON EXPENSES**

1. All costs of maintenance, replacing white washing, painting, rebuilding, reconstruction, decoration, redecoration, replenishing and lighting the common parts, pathways, internal roads, common amenities and utilities.
2. All charges and deposits for supplies common utilities.
3. Civic body taxes/revenue, save and except those separately assessed for the Unit.
4. All other expenses and outgoing as may be necessary or incidental to the common purpose.

The maintenance charges may be decided/ revised/ amended by the Developer from time to time and the Purchasers shall pay the same without any objection and /or reservation and the purchaser shall also become the member of the association or society of unit owners and pay the applicable maintenance charges to such association or society or any other agency as may be appointed by the developer for carrying out maintenance services.

**IN WITNESS WHEREOF** the parties have set and subscribe their respective hands, seals the day, month and year first above written.

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

**WITNESSES:** .

1

2.

**SIGNED, SEALED AND DELIVERED** by the Developer in the presence of:

**WITNESSES:**

**SRI** \_\_\_\_\_ as the authorised signatory of  
**GREENTECH IT CITY PRIVATE LIMITED**

2

**SIGNED, SEALED AND DELIVERED** by the **PURCHASERS** in the presence of:

**WITNESSES:**

1.

2

**RECEIVED** from the within named Purchaser/s the within mentioned sum of **Rs** \_\_\_\_\_/- (**Rupees** \_\_\_\_\_) only by way of total consideration money as per Memo below :-

**MEMO OF CONSIDERATION**

SL.	Chq. No. / Draft	Date	Bank	Amount
-----	------------------	------	------	--------

NO.	No.			(in Rs.)
1				
2				
3				
4				
5				
6				
7				
8				
			<b>Total</b>	<b>Rs</b> _____/-

**(Rupees Thirty Lakhs Fifty Thousand) only**

**For GREENTECH IT CITY PRIVATE LIMITED,  
through its authorised signatory**

.....  
**DATED THIS THE DAY OF, . 2018**  
.....

***B E T W E E N***

**GREENTECH IT CITY PRIVATE LIMITED & ORS.**  
..... **OWNERS**

**AND**  
**GREENTECH IT CITY PRIVATE LIMITED**  
... **DEVELOPER**

**AND**  
.....  
... **PURCHASERS**

**DEED OF CONVEYANCE**

**A.K. CHOWDHARY & CO**  
Advocates  
10, Old Post Office Street,  
1<sup>st</sup> Floor, Room No. 21,  
Kolkata-700001