

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the \_\_\_\_\_ day of \_\_\_\_\_ TWO THOUSANDS AND EIGHTEEN

### BETWEEN

**(1) CANDICE TOWERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, CIN No. U70109WB2012PTC173055, PAN-AAECC7040D, having its registered office at 49/39, Jessore Road (E), Police Station - Barasat, Post Office – Barasat, Kolkata – 700124, **(2) ROGELIO CONSTRUCTION PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, CIN No. U70109WB2012PTC173041, PAN-AAFCR6771H, having its registered office at 49/6, Jessore Road (E), Police Station - Barasat, Post Office - Barasat, Kolkata – 700124, **(3) SOLANA CONSTRUCTION PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, CIN No. U70100WB2012PTC173047, PAN- AAQCS9546L, having its registered office at 49/25, Jessore Road (E), Police Station - Barasat, Post Office - Barasat, Kolkata – 700124, **(4) SOLANA PLAZA PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, CIN No. U70109WB2012PTC173029, PAN- AAQCS9550E, having its registered office at 49/29, Jessore Road (E), Police Station - Barasat, Post Office - Barasat, Kolkata – 700124, **(5) SOLANA PROMOTERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, CIN No. U70109WB2012PTC175786, PAN-AARCS1846A, having its registered office at 49/33, Jessore Road (E) Police Station Barasat, Post Office Barasat, Kolkata – 700124, **(6) TEJAS ENCLAVE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, CIN No. U70109WB2011PTC169434, PAN-AAECT0727C, having its registered office at 49/41, Jessore Road (E), Police Station - Barasat, Post Office - Barasat, Kolkata – 700124, **(7) XIMEN CONSTRUCTION PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, CIN No. U70109WB2012PTC172974, PAN- AAACX1150H, having its registered office at 49/18, Jessore Road (E), Police Station - Barasat, Post Office - Barasat Kolkata – 700124, **(8) XIMEN ENCLAVE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, CIN No. U70109WB2012PTC172979, PAN- AAACX1149G, having its registered office at 49/14, Jessore Road (E), Police Station - Barasat, Post Office - Barasat Kolkata – 700124, **(9) XIMEN TOWERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, CIN No. U70109WB2012PTC175908, PAN- AAACX1176F, having its registered office 49/16, Jessore Road (E), Police Station - Barasat, Post Office - Barasat Kolkata – 700124, **(10) ARUMITA SAHA (ROY)**, wife of Sanjib Kumar Saha, residing at Panchatantra Housing Complex, Rajaram Mohan Pally, Taki Road, Barasat, Block-A third floor. Flat No.- 3,P.O. & Thana- Barasat, North 24 Parganas, Kolkata-700124, **(11) SACHINDRANATH GHOSH**, son of Late Sudhir Kumar Ghosh, residing at Uttarayan "A" Block,Bidhan Park(Formerly known Saroj Park), Police Station- Barasat, Kolkata 700124, **(12) SURUCHI MISHRA**, wife of Sri Rakesh Chandra Mishra, residing at Police Quarter NO.-K-4,Bihand, Barasat,P.S, P.O- Barasat, North 24 Parganas, Kolkata- 700124, **(13) DR. ASHRAF ALI**, son of Late Abul Hossain Molla, residing at 16/22 Taki Road, Kalikapur, P.O. & P.S Barasat, District- 24 Parganas, Kolkata- 700124, **(14) SANTIBRATA HALDER**, son of Late Samir Ranjan Halder, residing at Balaka Shaninagar ,PO.- Hridaypur, P.S. Barasat, District- North 24 Parganas, **(15) CHANDANA PAUL**,

wife of Sri Gobindo Lal Paul, residing at 12 Railgate, Pioneer Park,(Kader Barrack),P.O- Nau Para, P.S - Barasat, Kolkata - 700125, (16) **SANJIB KUMAR SAHA**, son of Sachindra Nath Saha, residing at Pancjatamtra Housing Complex, Rajaram Mohan Pally, Taki Road, Barasat, Block-A third floor. Flat No.- 3,P.O& Thana- Barasat, North 24 Parganas, Kolkata-700124, (17) **SWAPNA DAS GUPTA**, wife of Dr. Dilip Dasgupta, residing at AL-26, Sector-11, Salt Lake City, Kolkata-700091,P.S.- East Bidhannagar, North 24 Parganas. (18) **DIPAK MAJUMDAR**, son of Late Jitendra Mohan Majumdar, residing at 13/C Dhirendranath Ghosh Road,Nikuthi, Kolkata 700025, P.S Bhowanipore, (19) **BITHIKA BISWAS**, wife of Nitish Biswas, residing at Plot No. 224, Block DL, Flat D, Sector-II, Salt Lake City, Police Station- Salt Lake (East), Kolkata- 700091, (20) **SUBRATA SEN**, son of Sri Manaranjan Sen, residing at 4 Ma Sarada Mani Road,Paschim Ichapur, P.O.- Nabapalli, P.S- Barasat,District- North 24 Parganas,Kolkata-700126, (21) **SUBHANKAR CHAKRABORTY**, son of Sri Swapan Kumar Chakraborty, residing at F/F 12/5 Bidyasagar Pally , Jaingra, Baguihati, Kolkata- 700059, (22) **ASHOK KUMAR BISWAS**, son of M.N. Biswas, residing at 498/B New Quarters, Kolkata Airport, Kolkata-700052 , (23) **BIMAL KUMAR DEY**, son of Late Kali Kumar Dey, residing at 138/1/A.B.K Mitra Road, P.O & P.S- Baranagar, Kolkata-700036, (24) **BABY DEY**, wife of Mr. Bimal Kumar Dey, residing at 138/1/A.B.K Mitra Road, P.O & P.S- Baranagar, Kolkata-700036, (25) **ANISH MAHIPAL**, son of Tarachand Mahipal, residing at 20 Mohanlal Street , Shyambazar, 2nd floor, PS. Shyampukur, Kolkata-700004, (26) **SHWETA MAHIPAL**, wife of Anish Mahipal, residing at 20 Mohanlal Street , Shyambazar, 2nd floor, PS. Shyampukur, Kolkata-700004 (27) **UJJWAL GANGOPADHYAY**, son of Nirmal Chandra Ganguly, residing at 72 Railway Park, P.O- Sodepur, P.S. Khardah, Dist- 24 Parganas, Kolkata- 700110, (28) **NANDITA GANGOPADHYAY (ROY)**, wife of Sri Sri Deba Prasad Roy, residing at A-44 Amarabati, P.S Khardaha, PO. - Sodepur, District- 24 Parganas, Kolkata- 700110, (29) **RATNADEEP PAUL**, son of Sri Manindra Kumar Paul, residing at Thakurdas Sarani, Barasat,Police Station-Barasat, District- North 24 Parganas, Kolkata- 700124, (30) **ASHIS DHAR**, son of Basanta Kumar Dhar, residing at 70/140,Indraprosta, Word No.5, P.O- Hridaypur , Police Station, Barasat, District North 24 Parganas, Kolkata- 700127, (31) **SWAPNA DHAR**, wife of Sri Ashis Dhar, residing at 70/140,Indraprosta, Word No.5, P.O- Hridaypur , Police Station, Barasat, District North 24 Parganas, Kolkata- 700127, (32) **GOURI DEBNATH**, wife of Sri Kanulal Debnath, residing at Srinagar, P.O- Barasat,P.S- Barasat,District- North 24 Parganas, (33) **RUPANJALI NAG**, wife of Sri Brajalal Nag, residing at 13 K.B.Bose Road, Asokekanan, Barasat, P.O & PS Barasat, District North 24 Parganas, (34) **INDRA KUMAR NAG**, son of Late Rajmohon Nag, residing at 13 K.B.Bose Road, Asokekanan, Barasat, P.O & PS Barasat, District North 24 Parganas, (35) **PRANAB PAUL**, son of Late Anil Krishna Paul, residing at 40,S.K.Deb Road,3rd Bye Lane, P.S. Lake Town, Kolkata- 700048, (36) **MD. HANIF**, son of Md. Jafar Ali, residing at L-104, Gali No. 7, Block Janta Mazdoor Cololny Delhi 110053, Parmanently Reside at Vill - Padmapukur, P.O.- Dogachia, Via - Rajibpur, P.S.- Ashokenagar, Distract- North 24 Parganas, (37) **RUNA DAS**, wife of Ranjit Kumar Das, residing at C/O- Ratan Kumar Das, S.N.Majumder Road,Katcharipara(Near Rabindra Bhavan),P.O &P.S-Basirhat,District- North 24 Parganas ,Resently residing at H-1, Avinandan Apartments, 1st Floor, Dakbunglow More,PO.- Hridaypur P.S.- Barasat Kolkata-700127, (38) **RANJIT KUMAR DAS**, son of Ratan Kumar Das, residing at C/O- Ratan Kumar Das, S.N.Majumder Road,Katcharipara(Near Rabindra Bhavan),P.O &P.S- Basirhat,District- North 24 Parganas ,Resently residing at H-1, Avinandan Apartments, 1st Floor, Dakbunglow More,PO.- Hridaypur P.S.- Barasat Kolkata-700127, (39) **SOMNATH DEB**, son of Sri Phani Bhusan Deb, residing at Agarpara, Mahajati More, Agarpara, Nilganj Road, P.O.- Agarpara, Police Station – Khardha, District- North 24 Parganas, Pin-743177 (40) **BABITA RANI DEB**, wife of Somnath

Deb, residing at Agarpara, Mahajati More, Agarpara, Nilganj Road, P.O.- Agarpara, Police Station – Khardha, District- North 24 Parganas, Pin-743177 **(41) JYOTIRMOY GHOSH**, son of Late Nanda Dulal Ghosh, residing at 121/1,G.T.Road(BRB),Flat No. 104 &108, Bhadrakal, Hooghly- 712232, **(42) NIRMAL KUMAR RAY**, son of Late Anath Bandhu Ray, residing at Uttarayan "A" Block,Bidhan Park(Formerly known Saroj Park), Police Station- Barasat, Kolkata - 700124, **(43) LUCKY BISWAS**, wife of Sri Dibakar Biswas, residing at East Bonomalipur, Maitri Sangha Club, P.O. & P.S Barasat, District North 24 Parganas, Kolkata- 700124, **(44) NUPUR BISWAS**, wife of Sri Sudhakar Biswas, residing at East Bonomalipur, Maitri Sangha Club, P.O. & P.S Barasat, District North 24 Parganas, Kolkata- 700124, **(45) SUSHIL SAHA**, son of Late Harendra Kumar Saha , residing at Sukantapally,P.O. Ghola, P.S. 24 Parganas, Kolkata- 700011, **(46) SUBHAJIT CHATTERJEE**, son of Sri Ranjit Kumar Chatterjee, residing at J.M. 4/1 Hatiyara Rd, Jarda Bagan Ashininagar, Baguiati, Rani Apartment Kolkata - 700059, **(47) KAUSHIK BASU**, son of Ashim Kumar Basu , residing at IA-50, Sector III, Saltlake City,Kolkata-700097, **(48) RAMA BASU**, wife of Ashim Kumar Basu , residing at IA-50, Sector III, Saltlake City,Kolkata-700097, **(49) ASHISH BHOWMICK**, son of Late Haribandhu Bhowmick, residing at Deshbandhu Park, P.S. Sonarpur, South 324 Parganas, Kolkata- 700150, **(50) MADHUMITA SARKAR**, wife of Sri Surajit Sarkar, residing at Village - Basirhat, Sainpara,, Jadunath Bose Road, P.O&P.S- Basirhat, District- North 24 Parganas,Pin-743411, **(51) RUNU PAUL**, wife of Sri Pradip Kumar Pal, residing at Vill- Beltala, P.O- & P.S- Basirhat, District- North 24 Parganas, **(52) SHARMILA PAUL**, wife of Sri Dilip Kumar Pal, residing at Vill- Beltala, P.O- & P.S- Basirhat, District- North 24 Parganas, **(53) JHUMA DEY**, wife of Bikash Dey, residing at 27/D, Adhar Chandra Das Lane,P.O & PS. Ultadanga, Kolkata-700067, **(54) KABITA SAHA**, wife of Sri Khokon Saha, residing at 33/6,Biplabi Barin Ghosh Sarani,BRS.11Block-3,Flat-6,Post Office-Ultadanga,Police Station-Maniktala,Kolkata-700067, **(55) KHOKAN SAHA**, son of Matilal Saha, residing at 33/6,Biplabi Barin Ghosh Sarani,BRS.11Block-3,Flat-6,Post Office-Ultadanga,Police Station- Maniktala,Kolkata-700067, **(56) BIPASHA SAHA**, wife of Shankar Saha, residing at 16/5/H/37/9, Murari Pukur Road, PO.- Ultadanga, Police Station- Maniktala, Kolkata- 700067, **(57) BINITA BANERJEE**, wife of Jayanta Banerjee, residing at 64/8/1, Mitra Para Raoad, Dakbungalow More, P.O & P.S- Barasat, District North 24 Parganas, Kolkata-700124, **(58) LITU DHAR**, wife of Sri Ranotosh Dhar, residing at Satinsen Pally, Natunpukur, P.O &P.S- Barasat, District North 24 Parganas , Kolkata-700124, **(59) RANATOSH DHAR**, son of Late Ganga Prasad Dhar, residing at Satinsen Pally, Natunpukur, P.O &P.S- Barasat, District North 24 Parganas , Kolkata-700124, **(60) MITHU BASU**, wife/son of Sri Santanu Basu, residing at Village - and PO.- Arbelia, P.S.- Baduria, District- North 24 Parganas Pin- 743437, **(61) ABDUL JABBAR**, son of Late Abdul Mojid, residing at Village- Ghospur PO. ,Ghospur Via-Maslandapur . P.S- Baduria, District- North 24 Parganas, Pin- 743289, **(62) SMT. SHIPRA BISWAS**, wife of Sri Rajat Biswas, residing at 26KNC Road, Udayachal,Barasat, P.O&P.S Barasat, District- 24 Parganas, Kolkata-700124, **(63) SUJOSH BISWAS**, son of Late Madhusudhan Biswas, residing at C/O- Anandamayi,27/70, KNC Road, Barasat, P.O. & P.S.- Barasat, Distract- North 24 Parganas, Kolkata-700124, **(64) GOPAL BISWAS**, son of Late Shadhan Chandra Biswas, residing at C/O- Anandamayi,27/70, KNC Road, Barasat, P.O & P.S Barasat, Distract- North 24 Parganas, Kolkata-700124, **(65) SMT. RITA GHOSHAL**, wife of Dr. Astik Moni Ghoshal, residing at 1/D, Anandalok Apartment, 127 Jessore Road( West ) , Bannamalipur, P.O & P.S - Barasat, District- North 24 Parganas, **(66) SWAPNA MALLICK**, wife of Biswanath Mallick, residing at Village- Choto Jirakpur(Astana Road South),P.O &P.S- Basirhat, District- North 24 Parganas, **(67) ANIMA SARKAR**, wife of Late Niranjan Sarkar, residing at AC-175, Prafulla Kanan (East), P.O- Prafulla Kanan,Kestopur, Police Station-

Baguihati, Kolkata-700101, District-24 Parganas, (68) **RAJIB SARKAR**, son of Late Niranjan Sarkar, residing at AC-175, Prafulla Kanan (East), P.O- Prafulla Kanan, Kestopur, Police Station- Baguihati, Kolkata-700101, District-24 Parganas, (69) **TRIDIB SARKAR**, son of Late Niranjan Sarkar, residing at AC-175, Prafulla Kanan (East), P.O- Prafulla Kanan, Kestopur, Police Station- Baguihati, Kolkata-700101, District-24 Parganas, (70) **BANANI BISWAS**, wife of Pranab Kumar Biswas, residing at AC-175, Prafulla Kanan (East), P.O- Prafulla Kanan, Kestopur, Police Station- Baguihati, Kolkata-700101, District-24 Parganas, (71) **CHITTARANJAN BASAK**, son of Late Nalini Kumar Basak, residing at Purbachal P.O. and P.S - Barasat, District- North 24 Parganas, Kolkata- 700124, (72) **DEBAPRASAD ROY**, son of Late Sudhir Ranjan Roy, residing at 8/C, Sahid Nikhil Eich Sarani, South Subhas Nagar, PO.NO.,-Rabindra Nagar, P.S. Dum Dum, Dist- 24 Parganas, (73) **ANUP KUMAR ROY CHOWDHURY**, son of Sri Amulya Krishna Roy Chowdhury, residing at 9 East Mall Road, Post - Mall Road, P.S . Rajarhat, Kolkata 700080, (74) Akash Ganguly, son of Late Dhiraj Mohan Ganguly, residing at Spandan Railway Park, D-2, P.O. Sodepur, P.S. Khardah, Dist- North 24 Parganas, (75) **RITA GANGULY**, wife of Late Dhiraj Mohan Ganguly, residing at Spandan Railway Park, D-2, P.O. Sodepur, P.S. Khardah, Dist- North 24 Parganas, (76) **MOHAMMAD. MAHBUB ALI**, son of Late Mohammad Madar Ali, residing at Karigar Para (Paschim), Post Office Kajipara, Police Station- Barasat, District North 24 Parganas, Kolkata-700124, all hereinafter collectively referred to as the **OWNERS** (which expression shall, so far as individual persons are concerned shall mean and include their respective heirs, executors, administrators, legal representatives and assigns and so far as companies are concerned shall mean and include their respective successors-in-interest and/or successors-in-office and assigns) of the **FIRST PART;**

**AND**

**UNIMARK REALTY PRIVATE LIMITED** (CIN U70102WB2011PTC159031 and PAN AABCU2780P), a Company within the meaning of the Companies Act 2013, having its registered office at 204, A.J.C. Bose Road, Kolkata - 700017, Police Station: Beniapukur, represented by its director/authorized signatory ----- (Aadhaar No. ----- and having Income Tax PAN -----), son of -----, residing at -----, authorized vide Board resolution dated -----, hereinafter collectively referred to as '**Promoter/Developer**' (which term shall unless repugnant to the context or meaning thereof include its successors(s)-in-interest and/or assigns) of the **SECOND PART;**

**AND**

-----, hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in case of individuals their respective heirs successors legal representatives executors administrators and assigns and in case of firm its partners for the time being and their respective heirs successors legal representatives executors administrators and assigns) of the **THIRD PART;**

In this deed, the 'Owners' and the 'Developer' are collectively referred to as the 'Vendors'.

**WHEREAS:**

- A. The Owners are absolutely seised and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the contiguous pieces and parcels of lands admeasuring 9.82 acres in LR Dag Nos. 539, 539/1430, 544, 553 and 554 together with structures standing thereon situate lying at Municipal Holding No. 49/39 Jessore Road (East), Kolkata – 700124 in Mouza: Siti, J.L. No. 101, Barasat Municipality, Police Station: Barasat, A.D.S.R. Barasat, District North 24-Parganas, in the state of West Bengal (hereinafter referred to as the said **ENTIRE LAND** and morefully mentioned and described in the Part – I of the **FIRST SCHEDULE** hereunder written).
- B. The said Entire Land is owned by the Owners by virtue and in pursuance of various documents of title (hereinafter referred to as the **TITLE DOCUMENTS** and morefully mentioned in the **SEVENTH SCHEDULE** hereunder written).
- C. By and under several development agreements (hereinafter collectively referred to as the said **DEVELOPMENT AGREEMENTS** and morefully mentioned in the **EIGHTH SCHEDULE** hereunder written), the Owners herein appointed and entrusted the Developer herein to develop the said Entire Land under the terms and conditions recorded and contained in the said Development Agreements.
- D. Pursuant to the said Development Agreements, the Developer caused to sanction a plan bearing no. 1011 dated 2<sup>nd</sup> June 2016 by Barasat Municipality for construction of a building complex comprising of various blocks/ buildings upon the said Entire Land, hereinafter referred to as the said **COMPLEX**.
- E. In pursuance of the aforesaid sanction plan, the Developer has commenced construction of the said Complex.
- F. In terms of the said Development Agreements, the Developer and the Owners were allotted their respective allocations in the said Complex and accordingly the Developer and the Owners have earmarked and demarcated their respective allocations.
- G. The Developer has intended to complete the said Complex in 2(two) phases and treat each phase as a distinct Project for the purpose of WBHIRA.
- H. The First Phase of the Complex comprises residential segment containing Block Nos. 1, 2, 3, 4, 5, 6,7, 17, 18 and 19 and commercial segment containing one block upon the land measuring about 23,908.50 Sq. meters i.e. 5 Acres 2 Bigha 14 cottah 14 chittacks 33 sq. ft. more or less and the Second Phase of the Complex comprising residential segment containing Block Nos. 8,9,10,11,12,13,14,15 and 16 upon the land measuring about 15,834.18 Sq. meters i.e. 3 Acres 2 Bigha 15 cottah 3 chittacks 16 sq. ft. more or less.
- I. The First Phase of the Complex is hereinafter referred to as the **PROJECT** and morefully mentioned and described in the Part – II of the **FIRST SCHEDULE** hereunder written.
- J. By and under an agreement dated \_\_\_\_\_ (hereinafter referred to as the said **AGREEMENT FOR SALE**) registered with the office of the \_\_\_\_\_ and recorded in Book No. \_\_\_\_ CD Volume No. \_\_\_\_ pages \_\_\_\_ to \_\_\_\_ being No. \_\_\_\_ for the year \_\_\_\_\_, the Developer and the Owners had agreed to sell and transfer and the Purchaser had agreed to purchase **ALL THAT** piece and parcel of the Residential Unit/ flat measuring a carpet area of \_\_\_\_\_ square feet together with a balcony area of \_\_\_\_ sq. ft. (built up area of \_\_\_\_\_ sq. ft.) with attached terrace area of \_\_\_\_\_ sq. ft. be the same a little more or less together with the right to use \_\_\_\_ nos. Open/Covered/Multi-level Car Parking Space (dependent/independent) on the \_\_\_\_ level of the Building/ Project/Complex together with the right to use the common areas/common parts and facilities in common with other allottees

(hereinafter referred to as the said **UNIT/APARTMENT** more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written) at and for the consideration and under the terms mentioned and contained therein.

- K. The Developer has completed construction of the Building at the said Premises in accordance with the said Plan with permissible modifications/additions/variations/alterations thereto and the Barasat Municipality has issued the Completion Certificate No. \_\_\_\_\_ dated \_\_\_\_\_ to such effect.
- L. At or before the execution of this Indenture, the Purchaser has fully satisfied itself and represented the following:-
- i. The Purchaser has caused due diligence and has satisfied itself/himself/herself/themselves with regard to the right, title and entitlement of the Vendors in respect of the Unit and said Entire Land including the land comprised in the Project.
  - ii. The Purchaser has satisfied itself/himself/herself/themselves that the said Unit and the Properties the Properties Appurtenant thereto is free from all encumbrances and about the Vendors entitlement to develop the said Project/Complex and also to transfer or otherwise deal with various units/constructed spaces therein without any restrictions.
  - iii. The Purchaser has duly inspected and satisfied itself/himself/herself/themselves with regard to the plan sanctioned by the Barasat Municipality and all subsequent modifications/additions/variations/alterations thereto.
  - iv. The Purchaser has inspected and duly satisfied itself with regard to the area, specification, flooring, fixtures and fittings of the said Unit.
  - v. The Purchaser has duly satisfied itself/himself/herself/themselves with regard to the quality of construction, workmanship, specifications and structural stability of the Building/Project/Complex and common areas/ common parts and facilities and also various facilities and/or amenities comprised in the Building and/or installed at any portion of the said Project/Complex.
  - vi. The Purchaser is fully satisfied about the terms of sale, the amounts paid and incurred by the Purchaser and various covenants contained in the said Agreement of Sale dated \_\_\_\_\_ as well as this Indenture.
  - vii. The Purchaser acknowledges that the right of the Purchaser shall remain restricted to the said Unit and that the Purchaser will not have any right whatsoever over and in respect of the other parts and portions of the Building/Project/Complex.

And has agreed not to raise any objections whatsoever or howsoever.

**NOW THIS INDENTURE WITNESSETH as follows :**

- I. **THAT** in pursuance of the said Agreement dated \_\_\_\_\_ and in consideration of a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Developer at or before the execution hereof ((which Developer doth hereby and also by the receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and also the said Unit and the Properties Appurtenant thereto hereby intended to be sold and transferred) the Owners and the Developer doth hereby sell transfer convey and/or assign **ALL THAT** residential flat measuring a carpet area of \_\_\_\_\_ square feet together with a balcony area of

\_\_\_\_\_ sq. ft. (built up area of \_\_\_\_\_ sq. ft.) with attached terrace area of \_\_\_\_\_ sq. ft. be the same a little more or less together with the right to use \_\_\_ nos. Open/Covered/Multi-level Car Parking Space (dependent/independent) on the \_\_\_\_\_ level of the Building/ Project/Complex together with the right to use the common areas/common parts and facilities in common with other allottees (hereinafter referred to as the said **UNIT/APARTMENT** more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written) **TO HAVE AND TO HOLD** the same absolutely and forever, hereby sold transferred and conveyed and every part or parts thereof unto and to the use of the Purchaser absolutely and forever subject to the terms and conditions hereinafter appearing.

**II. AND THE DEVELOPER AND THE OWNERS DO HEREBY COVENANT WITH THE PURCHASER** as follows:

- (a) The Developer and the Owners have good right full power and absolute authority to grant convey transfer sell and assign the said Unit and the Properties Appurtenant Thereto hereby granted sold conveyed transferred assigned or intended so to be and every part thereof unto and to the use of the Purchaser in the manner as aforesaid.
- (b) The said Unit hereby sold granted and conveyed or expressed or intended so to be is now free from all encumbrances made or suffered by the Developer and/or the Owners or any person or persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the Developer and/ or the Owners.
- (c) The Purchaser shall and may at all times hereafter be entitled to peaceably and quietly hold, enjoy and deal with the said Unit and to recover the actual khas possession of the said Unit(s) from existing lessee/tenant and also to receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Developer and the Owners or any person or persons having or lawfully or equitably claiming as aforesaid.

**III. AND THE PURCHASER DOTH HEREBY COVENANT WITH THE VENDORS** as follows:

- (a) The Purchaser and all other person(s) deriving title from and under the Purchaser shall at all times hereafter duly observe and perform the various covenants concerning or relating to the management and maintenance of the common areas/ common parts and facilities as set forth in the Third **Schedule** hereunder written and duly observe the various restrictions as set forth in the Sixth **Schedule** hereunder written.
- (b) The Purchaser shall bear and pay all cost and impositions for stamp duty, registration charges, GST and other applicable levies and impositions for and in respect of the transfer of the said Unit under these presents.
- (c) The Purchaser doth hereby acknowledge that due to partial completion of the Project certain common areas/ common parts and facilities are remaining to be completed and the Developer shall be in a position to complete the same while completion of the remaining phase/blocks/

buildings in the Project. The Purchaser shall not lodge any claim or dispute against the Developer in this regard.

- (d) The Purchaser doth hereby acknowledge that the allottees/owners/occupiers of the units/apartments in any one phase would be entitled to have right of ingress to and egress from and through all the common passages and pathways running through all the phases and shall be entitled to the use of common entrance and also the facilities and amenities irrespective of their location for the beneficial use of the owners/occupiers/allottees of the units/apartments located in all the phases.
- (e) The Purchaser doth hereby acknowledge that the permissible ground coverage and FAR for the different phases of the said Complex need not be fully/uniformly utilized and the Developer may vary the utilization of the permissible ground coverage/FAR for the development of the aforesaid different phases without exceeding the total permissible ground coverage and FAR for the said Complex.
- (f) The Purchaser doth hereby acknowledge that as per the applicable law, each phase of the said Complex may have a separate association of apartment owners and an apex association may be formed for all the phases, or there may be a common association for all the phases of the said Complex and the term 'Association' in this deed shall mean the association of the respective phase or the common association for the Complex, as the case may be.
- (g) The Purchaser shall be liable to pay the Common Expenses attributable to the said Unit as set forth in the Fifth **Schedule** hereunder written and demanded by the Developer/ Association/ Facility Manager.
- (h) The Purchaser doth hereby acknowledge that the possession of the said Unit has been delivered by the Vendor to the Purchaser.
- (i) The Purchaser doth hereby acknowledge and confirm that the Vendor shall be entitled to expand the Complex vertically or horizontally by amalgamating any adjoining and/ or neighboring plots and the transferees/occupiers of the buildings/blocks at such amalgamated plots shall be entitled to use and enjoy the common areas/ common parts and facilities in common with the transferees/occupiers of the buildings/blocks in which the Unit intended to be purchased by the Purchaser is situated.
- (j) The Purchaser doth hereby further acknowledge and confirm that the Vendor shall be further entitled to develop the adjoining and/ or neighboring plots separately and the transferees/occupiers of such adjoining or neighboring projects shall be entitled to use and enjoy the common areas/ common parts and facilities of the said Project/Complex in common with the transferees/occupiers of the buildings/blocks in which in which the Unit intended to be purchased by the Purchaser is situated.



- (k) The Purchaser shall not use other common areas/ common parts and facilities exclusively reserved for the use and enjoyment of the transferees of the commercial spaces/ units in the Complex.
- (l) The Purchaser shall not be entitled to any claim upon the limited common areas and facilities as set forth in the Fourth Schedule hereunder written unless right to use and enjoy the same is expressly granted to the Purchaser in terms of these presents.
- (m) The Purchaser shall not raise any obstruction/dispute upon the Developer to make any constructions/raising additional stories in any of the Buildings at the Project and/ or causing any modification/ alteration/ variation in the Plan as permissible under the prevailing building rules.
- (n) The Purchaser shall not have any claim of whatsoever nature over and in respect of commercial segment and the common areas/ common parts and facilities exclusively reserved for the commercial segment of the Project.
- (o) The Purchaser shall not raise any obstruction/ dispute upon the owners/ occupiers of the commercial segment and/ or their men, agents, vehicles to use and enjoy the common areas and amenities.

**IV. AND IT IS HEREBY FURTHER AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO** as follows:

- (a) The undivided proportionate impartible variable share attributable to the said Unit shall always remain impartible.
- (b) The right of the Purchaser shall remain restricted to the said Unit and the Properties Appurtenant thereto.
- (c) The Project shall always and forever be known by the name of “Unimark Sports City” or by such other name as may be determined by the Developer.
- (d) The Purchaser hereby acknowledges that the covenants regarding use and enjoyment of the Common Areas and Amenities as well as regular and timely payment of the Common Expenses are “must” and non-payment thereof is likely to adversely affect the interest of the other owners and/or occupiers of the Project including the New Building and that non-payment of such maintenance charges is likely to cause malicious loss and damages to the other owners and/or occupiers of the Project including the New Building and as such in the event of any default on the part of the Purchaser in making payment of such maintenance charges then and in that event without prejudice to any other rights, the Developer/Association/ Facility Manager shall be entitled to and are hereby authorized (i) to

disconnect the supply of water, (ii) to disconnect the supply of power back up, (iii) to prevent the use of other facilities and the same shall not be restored till such time the amounts so remaining outstanding are paid with the interest and the Purchaser hereby further waives the right for service of notice in the event of any default in non- payment of such common expenses.

- (e) The Purchaser doth hereby further acknowledge that the Developer/Association/ Facility Manager shall be entitled to derive and charge the maintenance charges/common expenses taking into account the area of sold units i.e. the units for which possession has been delivered to the transferees and the Owners and/ or the Developer shall not be liable to pay or contribute the Common Expenses for any unsold units.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**PART - I**  
**(ENTIRE LAND)**

**ALL THAT** a land area approximately 9.82 acres comprised in LR Dag Nos. 539, 554, 539/1430, 553, 544, 554, 553 in Mouza: Siti J.L. No. 101, P.S.: Barasat, District: North 24 Parganas in Mouza: Siti J.L. No. 101, being the municipal premises no. 49/39 Jessore Road (East), Kolkata – 700124, P.S.: Barasat, District: North 24 Parganas in the state of West Bengal, as per Plan annexed hereto and marked as **Annexure ‘A’** and butted and bounded as follows :

On the North: By Portion of Fortune Township (Dag No. 638, 541,540,539)  
On the South: By water body (Dag No.617,626,616,614615,672,673,674,675,1445,669,670)  
On the East: By water body (Dag Nos. 662,656,658) ;  
On the West: By Jessore Road.

**PART - II**  
**(PROJECT)**

**ALL THAT** a land area 23,908.50 Sq. meters i.e. 5 Acres 2 Bigha 14 cottah 14 chittacks 33 sq. ft. more or less out of the said Entire Land comprised in LR Dag Nos. 539, 554, 539/1430, 553 and 544, Mouza: Siti J.L. No. 101, P.S.: Barasat, District: North 24 Parganas in Mouza: Siti J.L. No. 101, **together with** structures and building standing thereon being portion of the municipal premises no. 49/39 Jessore Road (East), Kolkata – 700124, P.S.: Barasat, District: North 24 Parganas in the state of West Bengal and butted and bounded as follows:

On the North: By Portion of Fortune Township (Dag No. 638, 541,540,539)  
On the South: Partly by water body (Dag No.617,626,616,614615,672,673,674,675,1445,669,670)  
and partly by Second Phase of the Complex  
On the East: By water body (Dag Nos. 662,656,658) ;  
On the West: By Jessore Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
**(UNIT/APARTMENT)**

**ALL THAT** the residential flat containing a carpet area of \_\_\_\_\_ square feet together with a balcony area of \_\_\_\_ sq. ft. (built up area of \_\_\_\_\_ sq. ft.) with attached terrace area of \_\_\_\_\_ sq. ft. be the same a little more or less together with the right to use \_\_\_ nos. Open/Covered/Multi-level Car Parking Space (dependent/independent) on the \_\_\_\_ level of the Building/ Project/Complex demarcated in the plan/map annexed hereto and marked as **Annexure 'B'** together with the right to use the common areas/common parts and facilities in common with other allottees.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

The Common Portions are at 3 (three) levels, which are:

LEVEL 1: The Common Portions at Level 1 includes the following (if provided at the discretion of the Promoter and meant for use and enjoyment of any of the segments or phases and which may be installed or located in any of the phases ):

- 1.1.1 Sewerage treatment Plant/Water Treatment Plant (if any)
- 1.1.2 Common generators, its installation and its allied accessories, lighting of the common areas, pumps and common utilities.
- 1.1.3 Electrical Transformers, electric wiring meters and panels.
- 1.1.4 Roads, installations, and security arrangements not exclusive to any segment.
- 1.1.5 Drains and sewers from the premises to the Municipal Drains.
- 1.1.6 Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
- 1.1.7 Boundary walls of the premises including outer side of the walls of the building and main gates.
- 1.1.8 Water pump and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
- 1.1.9 Transformer electrical wiring meters and electrical panels
- 1.1.10 Management / Maintenance office if any
- 1.1.11 Security arrangements with CCTV
- 1.1.12 Main entrance Gate
- 1.1.13 Fire Fighting Equipment and Extinguishers and Protection system
- 1.1.14 Water supply system
- 1.1.15 Rain water harvesting system.
- 1.1.16 Communication system for Intercom
- 1.1.17 Water pump, the pump room, water reservoir, tube-well (if any), and distribution pipes
- 1.1.18 Cable connection
- 1.1.19 Fittings & Fixtures for common area lighting
- 1.1.20 Garden and lawn, water bodies and fountains if any
- 1.1.21 Children Play area, Creche
- 1.1.22 A.C. Community Hall for common use of all the occupants
- 1.1.23 Foundation columns beams support corridors lobbies stairs stairways landings entrances exits and pathways.
- 1.1.24 Visitors Car Parking if any
- 1.1.25 Swimming Pool with changing rooms
- 1.1.26 Indoor Games Room
- 1.1.27 Gym
- 1.1.28 Yoga and meditation area

LEVEL-2: Those which are to remain common to the Apartments in any particular Building/Block/Project. These include the following:

- 1.2.1 Entrance with ground floor lobby only.
- 1.2.2 Lobbies on each of its floors and the staircases from the ground floor up to the terrace and also the ultimate roof of the tower.
- 1.2.3 Elevators
- 1.2.4 Earmarked area of roof of respective tower demarcated for common use
- 1.2.5 Overhead Water Tank.
- 1.2.6 Lifts and their accessories installations and spaces required therefore.
- 1.2.7 Toilet and shower room on the Ground Floor in some blocks (if any).

LEVEL-3: Undivided proportionate impartible variable share in the land of the Project attributable to the Apartment.

1. Unless otherwise indicated herein and in addition to these mentioned in Levels 1 and 2 the common portions like roads, lighting equipments, gates, building for guards, trees bushes, decorations e.g. sculptures etc. pipes, ducts and cables situate within the area whether over or under the land of the service zone shall be deemed to be common to the Allottees of all the segments and those that are inside the Complex including its boundary walls and/or fences, water body etc. shall be deemed to be common portion only of the complex and common to its Apartment Owners and users. Similarly those in any particular tower shall be deemed to be the Common Part only of that Block.
2. The Promoter reserves the right to alter the above scheme or any of the items mentioned in Clauses 1.1, 1.2 or 1.3, if so advised by its Architects and/or Advocates for better and effective management and maintenance and otherwise equitable to the Owner of any segment or part thereof.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(LIMITED COMMON AREAS AND FACILITIES)**

1. Open, parking in multilevel car parking area and covered car parking areas (dependent/independent);
2. Right of use of any specified area in ground floor or other floor;
3. Exclusive right of use of garden / space on ground floor, other floor or roof;
4. Demarcated area of terrace appurtenant to a particular Apartment;

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**  
**(COMMON EXPENSES)**

1. Repairing rebuilding repainting improving or other treating as necessary and keeping the Project/Complex and every exterior part thereof in good and substantial repairs order and condition and renewing and replacing all worn or damaged parts thereof.
2. Painting with quality paint as often as may (in the opinion of the Apex Association) be necessary and in a proper and workmanlike manner all the wood metal stone and other work of the Project/Complex

and the external surfaces of all exterior doors of the Building and decorating and colouring all such parts of the Project/Complex as usually are or ought to be.

3. Keeping the gardens and grounds of the Project/Complex generally in a neat and tide condition and tending and renewing all lawns flowers beds shrubs trees forming part thereof as necessary and maintaining repairing and where necessary reinstating any boundary wall hedge or fence.
4. Keeping the road in good repair, clean and tidy and edged where necessary and clearing the road when necessary.
5. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers forming part of the Project/Complex.
6. Paying such workers as may be necessary in connection with the upkeep of the Project/Complex.
7. Insuring any risks.
8. Cleaning as necessary the external walls and windows (not forming part of any Apartment) in the Project/Complex as may be necessary keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the building.
9. Cleaning as necessary of the areas forming parts of the Project/Complex.
10. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time of the maintained Project/Complex and providing such additional lighting apparatus as the Developer may think fit.
11. Maintaining and operating the lifts.
12. Providing and arranging for the emptying receptacles for rubbish.
13. Paying all land revenue/khazana for the land of the Project/Complex and the rates taxes duties charges assessments and outgoings whatsoever (whether central state or local) assessed charged or imposed upon or payable in respect of the building or any part thereof excepting in so far as the same are the responsibility of the individual owners/lessees/ occupiers of any Apartment.
14. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Apartment of any individual lessee of any Apartment.
15. Generally managing and administering the development and protecting the amenities in the building and for that purpose employing and contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Apartments.
16. Employing qualified accountant for the purpose of auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.
17. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and bye-laws made there under relating to the building excepting those which are the responsibility of the Owner/Lessee/occupier of any Apartment.
18. Insurance of fire fighting appliances and other equipments for common use and maintenance renewal and insurance of the common equipment as the Developer/Association may from time to time consider necessary for the carrying out of the acts and things mentioned in this Schedule.
19. Administering the management company staff and complying with all relevant statutes and regulations and orders thereunder and employing suitable persons or firm to deal with these matters.
20. The provision for maintenance and renewal of any other equipment and the provision of any other service which in the opinion of the Management company/Apex Association it is reasonable to provide.

21. The charges / fees of any professional Company / Agency appointed to carry out maintenance and supervision of the Project/Complex.
22. Any other expense for common Purpose.

**THE SIXTH SCHEDULE ABOVE REFERRED TO:**  
**(PURCHASER'S COVENANTS)**

1. To co-operate with the other Apartment/Unit owners/allottees and the Developer in the management and maintenance of the Building/Project/Complex.
2. To observe the rules framed from time to time by the Developer and upon the formation of the Association by such Association. The covenants agreed herein to the Developer shall mean and include towards Association also, as and when applicable.
3. To use the said Unit for residential purposes and not for other purposes whatsoever without the consent in writing of the Developer/Association.
4. To allow the Developer with or without workmen to enter into the said Unit for the purpose of maintenance and repairs but only with 24 hours prior notice in writing.
5. To pay charges for electricity in relation to the said Unit wholly and proportionately relating to the common parts and also undertake to pay such damages on demand as ascertained by the Developer for the breach of any of the covenants herein contained within the due date therefor as mentioned in the demand and till such time the said demand is not paid, the Purchaser shall not be entitled to use any of the facilities and utilities of the building.
6. Not to do anything or prevent the Developer from making further or additional legal constructions within 8 A.M. to 6 P.M. within any working day notwithstanding any temporary disruption in the Purchaser's enjoyment of the said Unit.
7. To maintain or remain responsible for the structural stability of the said Unit and not to do anything which has the effect of affecting the structural stability of the building and also not to store or bring and allow to be stored and brought in the said Unit any goods of hazardous or combustible nature or which are so heavy as to affect or endanger the structure of the Block or any portion of any fittings or fixtures thereof including windows, doors, floors, etc. in any manner.
8. Not to do or cause anything to be done in or around the said Unit which may cause or tend to cause or tantamount to cause or effect any damage to any flooring or ceiling of the said Unit or adjacent to the said Unit or in any manner interfere with the use and rights and enjoyment thereof or any open passages or amenities available for common use.
9. Not to damage demolish or cause to damage or demolish the said Unit or any part thereof or the fittings and fixtures affixed thereto or commit or permit to be caused any alteration or changes in the pipes, conduits, cables and/or any other fixtures or fittings serving any of the apartment/units in the building or which may cause damage to any other portion of the building in any manner.
10. Not to close or permit the closing of verandahs, terraces or lounges or balconies and lobbies and common parts and also not to alter or permit any alteration in the elevation and outside color scheme of the exposed walls of the Verandahs lounge or any external walls or the fences of external doors and windows including grills of the said Unit which in the opinion of the

- Developer differs from the color Scheme of the building or deviation or which in the opinion of the Developer may affect the elevation in respect of the exterior walls of the said building.
11. Not affix or draw any wire, cable, pipe from, to or through any of the common portions or outside walls of the building block or other parts, without approval of the Developer/ Association.
  12. Not to do or permit to be done any act or thing which may render void or make voidable any insurance in respect of the building or cause increased premium to be payable in respect thereof if the building is insured.
  13. Not claim any right of pre-emption or otherwise regarding any of the other units or any portion of the Building/Project/Complex.
  14. Not to use the said Unit or permit the same to be used for any illegal or immoral purpose or as a Boarding House, Guest House, Club House, amusement or Entertainment Centre, Eating or Catering Place, Dispensary or a Meeting Place or for any commercial or industrial activities whatsoever or for any purposes which may or is likely to cause nuisance or annoyance to other residents/unit holders of the other portions of the said building or buildings or occupiers of the neighboring premises.
  15. Similarly shall not keep in the parking place anything other than private motor car of standard size or a two-wheeler and shall not raise or put up any kutchra or pucca constructions gridded wall or enclosure thereon or part thereof and shall keep it always open as before. Dwelling or staying of any person or blocking by putting any articles shall not be permitted.
  16. Not to use or permit to be used the allocated car parking space for any other purpose whatsoever other than parking of its own car/cars.
  17. Not to park car on the pathway or open spaces of the building at any other place except the space allotted to him/ her/ it and shall use the pathways as would be decided by the Developer/Association.
  18. Not to let out, mortgage or give on rent or transfer the right to use of car parking space independently and separately of the Apartment/Unit.
  19. Not to dry any clothes upon/outside the windows/elevations and other portions which may be directly exposed to the outsiders in a manner or be visible to the outsiders.
  20. To abide by such building rules and regulations as may be made applicable by the Developer before the formation of the Association. The Developer shall cause an Adhoc Committee of the Apartment/Unit Owner to be formed and the initial members of the said adhoc Committee shall be such of the Apartment/Unit Owner who may be nominated and/or selected by the Developer. After the formation of the Association to comply with and/or adhere to the building rules and regulations of such association.
  21. Not to put any nameplate or letter box or neon-sign or board in the common areas or on the outside wall of the block save a letter-box at the place in the ground floor as be expressly approved or provided by the Developer and a decent nameplate outside the main gate of his Apartment/Unit.
  22. Not to alter the outer elevation of the block or any part thereof nor decorate the exterior of the block otherwise than in the manner agreed by the Developer and/or the Maintenance In-charge in writing or in the manner as near as may be in which it was previously decorated.
  23. Not to bring in any contractor or any labour or mason of his own so long as the said phase is not handed over by the Developer to the Association.

24. Watchman, driver, domestic servants or any other person employed by the Apartment/ Unit Owner or his Agents shall not be allowed to sleep or squat in the common passage/ lobby/ terrace/ corridors/ lift room/ garden or any common areas
25. The Apartment/Unit Owner must submit photographs of their employee and Drivers with full particulars with the Association a copy of which will also be forwarded to the local Police Station. The Association will issue identity cards to the staff and visitors who will carry the same for identification.
26. Visitor's cars will not be allowed to be parked inside the premises other than in the space earmarked for this purpose.
27. The Association will implement a system of issuing Gate Pass for all incoming and outgoing materials in any manner to ensure proper security.
28. Any work men temporarily employed by any Apartment/Unit Owner will be issued a temporary identity pass by the Association for easy identification. All fit-out work inside the Apartment/ Unit shall be carried out between 10 A.M and 6 P.M and while carrying out such work, to ensure that no annoyance or disturbance is caused to the residents of the building and not to carry out any such work during the continuance of Board examinations. Subject to the aforesaid restrictions all such work has to be done with the consent of the Developer or the Association or FMC as the case may be and in strict compliance of the guidelines as framed by the Developer or the Association of FMC as the case may be.
29. The Apartment/Unit Owner and their visitors shall not litter in the common areas specially betel juice and tobacco products.
30. Smoking Zones may be provided within the complex where only smoking will be permitted and smoking will be prohibited at all other places.
31. All visitors to the respective Apartment/Units will be filtered at the entrance and permitted entry only on proper authorization from the Apartment/Unit Owner.
32. Not to install any additional grills the design of which has not been approved by the Architect nor to open out any grilled cage out of the window and other places nor to close any open verandahs.
33. No sign, notice or advertisement shall be inscribed or exposed on or at a window or other part of the building except such as shall have been approved by the Developer nor shall anything be projected out of any window of the Building without similar approval.
34. On payment of the applicable charges to use the Community Hall for the purpose of private parties, get together and functions in a capacity not exceeding 100 persons and not to use or permit the same to be used for wedding receptions and other festivals which involve lighting of fire.
35. Not to use or permit to be used any loud speakers beyond the confines of the Community Hall.
36. Not to use the Community Hall or any other covered spaces for celebrating the festival of Holi except that the Apartment/Unit Owners shall be entitled to celebrate Holi in the space as may be designated for such purpose provided however such celebration shall not continue beyond 10 p.m. and the use of loud speakers shall be within the tolerable limits so as not to cause any annoyance to the other Owners and/or occupiers.
37. To carry out all interiors and/or decorations during the day time without creating any annoyance or disturbance to the other Owners and/or occupiers.



38. To remain wholly and solely responsible for the conduct of the domestic help and/or drivers who may be employed by the Purchaser and upon employing such domestic help to give relevant information of such domestic help to the local Police station.
39. To remain fully responsible for any pets which may be kept by the Apartment/Unit Owners and In no event shall dogs and other pets be permitted on elevators or in any of the common portions of the Building unless accompanied and to ensure that the same are immunized and kept on leash and the concerned allottee/occupier shall also ensure that the Pet relieves itself only at the designated place. Otherwise the concerned allottee/occupier shall be responsible for cleaning up immediately and/or bearing the cost of cleaning up plus 10% service charge
40. Not to use or permit to be used the passenger lifts for the purpose of carting pets and other domesticated animals including any furniture and fixtures.
41. To carry out proper pest control treatment in the said Apartment/ Unit at the cost of the Purchaser.
42. To ensure that there is no leakage or seepage of water from any of the taps and/or bathrooms fittings which may cause inconvenience to any Apartment/Unit Owner and/or occupier of the Unit below and in the event of any leakage or seepage of water to forthwith carry out repairs at his/her own cost.
43. Not to have nor create any place of worship in any common part or portion of the building or the Complex. However, the allottees/occupiers will be entitled to celebrate festivals such as Durga Puja etc and for this purpose may set up temporary pandals at the single common earmarked place only and the allottees under no circumstances shall be permitted to organize such activities at any other place within the complex.
44. It shall be the responsibility of the Purchaser to keep his Car Parking area in an orderly manner without causing encroachments and in the event of the Purchaser washing his vehicle or permitting it to be washed in the Car parking area it will be obligatory on the part of the Purchaser to clean up the entire space.
45. Not to use the Apartment/Unit or any part or portion thereof for any film shooting, political meeting nor for any dangerous noxious or offensive trade or business.
46. Not to permit any sale by auction or public meeting or exhibition or display to be held upon the Apartment/Unit nor to permit or suffered to be done into or upon the Apartment/Unit or any part thereof any act or thing which is illegal or immoral or which shall or may be or become a nuisance, damage, unreasonable annoyance or unreasonable inconvenience to the other residents and/or occupiers.
47. Not to arrange any public function in any part of the property, except with the permission of the Developer/ Association as the case may be.
48. Not to discharge into any conducting media any oil or grease or any noxious or deleterious effluent or substance which may cause an obstruction or might be or become a source of danger or which might injure the conducting media or the drainage system of the residential complex.
49. Not to overload and/or draw excess electricity so as to cause overloading of the electricity connection.
50. The Purchaser shall not object to the sale of any unsold stock such as the Servant's Quarter, car/two wheeler parking space by the Developer to any other person and/or persons as the Developer in their absolute discretion may deem fit and proper.

51. Not to kill/sacrifice/slaughter or permit to be killed/sacrificed or slaughtered any living animals of any nature whatsoever except fish either within the said Unit or the said building or complex including the Common area for any purpose whatsoever or howsoever on any occasion whether religious or ceremonial nor do any act deed or thing which may hurt the sentiments of any of the other Owners and/or occupiers of the said Complex. The practice of sacrificing /slaughtering the animal during the festive period of Kali Puja /Durga Puja, Eid, Bakra Eid etc shall not be done or permitted within the said Complex and the Apartment/Unit Owners shall strictly abide by maintaining such rule/restriction. The Apartment/Unit Owners of all caste, creed and religion shall be bound by this..
52. Not to do or permit to be done any act deed or thing whereby the sentiments of other occupants are in any way injured or hurt.
53. Not to install any air conditioner, except in the approved places.
54. Not allow or use any cable, internet or other service providers save and except those service providers whom the Developer or the Association might have selected or engaged. The Developer may at its discretion provide connectivity of various telecom/high speed broadband / other telecom and IT facilities to the Complex and for this purpose enter into contract with any eligible Service Provider and such contracts by the Developer with the Service Provider shall be honored for the term of the Agreements/contract.
55. Pay such further deposits as required by the Developer/FMC/Association time to time.
56. Only drills (and not manual hammers) can be used to drive nails into the walls of the Apartment/Unit. However no drills can be used in the kitchen or the toilet without the supervision of the representative of the Developer or the FMC or the Association as the case may be.
57. Gratings, should not be removed in the toilets and kitchen so as to avoid clogging of the pipelines and/or sewerage lines.
58. The lobby should be kept clean at all times.
59. No games or sporting activities are allowed which may cause damage to the landscaped gardens and the common facilities of the Complex.
60. No tenant will be allowed to occupy any Apartment/Unit unless such tenant is introduced to the Developer or the Association or the FMC as the case may be so that he may be recognized as a bona fide occupant of the Apartment/Unit for security purposes.
61. Flowers should not be plucked and plants or trees should not be destroyed in landscaped areas . The landscaped areas shall always be maintained as open areas and no occupier shall be allowed to construct anything in these areas.
62. No bills shall be stuck anywhere on the Buildings or in any place within the Project.
63. No cooking will be allowed in the Common areas, Parking spaces and Servants Quarters by the Apartment/Unit Owner, any staff, servant, worker or anybody else except the places designated for the same by the Developer or the Association.
64. Electrical fitting can only be made from underground cable trench or existing electrical ducts in such manner that electric wires are not exposed.
65. Any damage to common property inflicted by any resident would be recoverable by compensation of the actual amount for repair / replacement plus compensation /service charges, if any.

66. Car Parking stickers should be obtained from the Developer or the Association to track authorized vehicles.
67. The Developer or Association will be at liberty to decide from time to time car parking charges for visitor' car and the occupier concerned shall be responsible to pay the same in case the visitor refuses to pay.
68. The Developer or the Association reserves the right to frame the fit-out rules from time to time to establish the procedures for monitoring and controlling the Purchaser's fit-out and Maintenance process so as to ensure that :
  - (i) The fit-out works are carried out in accordance with the approved plans;
  - (ii) The fit-out works are in compliance with the guidelines as framed by the Developer/ Association.
  - (iii) All the repairs required to be effected in respect of the doors, windows, internal installation (including sanitary installations) in connection with, or in relation to water, light, gas, power sewage, televisions, air-conditioners, and all other kinds of accessories within the area of such Apartment/Unit, shall be undertaken at the expense of the Purchaser.
  - (iv) The Purchaser shall reimburse the Association for any expenditure that may have been incurred by it for repairing or replacing anything pertaining to common areas and facilities, such repairing or replacing being required to be effected due to any damage caused by such allottee/occupier in respect of the common areas and facilities.
  - (v) All Apartment/Units, except those specifically meant for non-residential purpose shall be used for residential purpose only.
69. The Developer will hand over the Fit-Out Rules at the time of handing over possession. Every allottee/occupier shall, undertake and complete all maintenance and repair work within his own Apartment/Unit, which if delayed, is likely to affect the property concerned, wholly or in part, and the Allottee will be solely responsible for the damage that his failure to undertake such work may cause to the said property or part thereof and shall also be liable on the said account for payment of damages as may be determined by the Developer/Association.
70. The lobbies, entrances and stairways of the Building shall not be obstructed or used for any purpose other than ingress to and egress from the Apartment/Unit and further the Owner or occupier of any Apartment/Unit shall not place or cause to be placed in the lobbies, vestibules, stair ways, corridors, elevators and other areas and facilities both common and restricted, any furniture package or object of any kind and such areas shall be used for no other purpose than for the normal transit through them.
71. Children shall not play in the, stairways or elevators and shall not go in the elevators of the Building unless accompanied by elders..
72. No Apartment/Unit Owner / Occupier shall make or permit any disturbing noises in the Building or do or permit anything to be done therein which will interfere with the rights comfort or convenience of other occupiers. No Occupier shall play upon or suffer to be played upon instrument or permit to be operated a phonograph or radio or television loud speaker in the Apartment/Unit if the same shall disturb or annoy other occupants of the building..
73. Each Owner shall keep such Apartment/Unit in a good state of preservation and cleanliness and shall not throw or permit to be thrown there from or from the doors, windows, terraces, balconies thereof any dirt or other substances.

74. No article shall be allowed to be placed in the halls or on the staircase landings or fire refuge nor shall anything be hung or shaken from the floor, windows, terraces or balconies or placed upon the window sills of the Building. No fences or partitions shall be placed or affixed to any terrace without the prior approval of the Developer.
75. No shades awnings, window guards, ventilators or air conditioning devices shall be used in or about the Building excepting such as shall have been approved by the Developer and no puncturing of window/wall to install AC Units will be permitted. The Apartment/Units have been designed for air conditioning with suitable provision for keeping outdoor units of the AC System, which the Purchaser shall have to strictly follow while installing their AC Units.
76. No sign, notice or advertisement shall be inscribed or exposed on or at a window or other part of the building except such as shall have been approved by the Developer nor shall anything be projected out of any window of the Building without similar approval.
77. Water-closets and other water apparatus in the Building shall not be used for any purpose other than those for which they were constructed nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from misuse of any of the water-closets or apparatus shall be paid for by the Apartment/Unit-Owner/Lessee in whose Apartment/Unit it shall have been caused.
78. No radio or television aerial, electrical and telephone installation, machines or air-conditioning units shall be attached to or hung from the exterior or the roof of the building.
79. If any electrical points are installed on shear wall/RCC Wall of the Apartment/Unit then the same cannot be changed as the same may affect the structure of the Building. So any electrical point on shear wall/RCC wall can be changed/created after doing brick-work or paneling on that portion where electrical point/points are proposed to be installed so that shear wall/RCC wall remains untouched.
80. Garbage from the Apartment/Units must be handed over in bags to the house keeping personnel at a specified time daily or in such manner as the Association of the Project may direct or throw into dustbins provided for the purpose within the common service area.
81. No vehicle belonging to an owner/occupier of Apartment/Unit or to a member of the family or guest, tenant or employee shall be parked in the open space or in such manner as to impede access to the Building/Project/Complex by another vehicle.
82. The Apartment/Unit Owner is not to fix any antenna, equipment or any gadget on the roof or terrace of the building or any window antenna excepting that the Apartment/Unit Owner shall be entitled to avail of the cable connection facilities provided to all.
83. After the Purchase the Apartment/Unit Owner shall get his Apartment/Unit mutated. In case of default by the Apartment/Unit Owner/Lessee, the Developer will be entitled to get the said Apartment/Unit mutated and apportioned in the name of the Apartment/Unit Owner subject to the Apartment/Unit Owner's bearing and paying all costs, charges and expenses including professional fees.
84. The access to the ultimate roof in common with others shall be permissible BUT not to use the common areas and installations including the roof of the said building for holding any cultural/social/functional programme or for resting of any staff etc. or for other undesirable and/or objectionable uses and purposes which may cause nuisance and annoyance or obscenity.
85. Ensure that the domestic help/service providers visiting the said Apartment/Unit use only the common toilets and while so using, keep the common toilets clean and dry.

86. Use the spittoons / dustbins located at various places in the Project.
87. Not install any collapsible gate outside the main door / entrance of the said Apartment/Unit.
88. Not to sub-divide the said Apartment/Unit and the Common Areas, under any circumstances.
89. Not to carry on or cause to be carried on any obnoxious or injurious activity in or through the said Apartment/Unit, the parking space, if any, the said Building, the Common Areas, including but not limited to acts of vandalism, putting up posters and graffiti.
90. Not to put up or affix any sign board, name plate or other things or other similar articles in the Common Areas, inside or outside the windows and/or the outside walls of the said Apartment/Unit/said Building save at the place or places provided therefor provided that this shall not prevent the Purchaser from displaying a standardized name plate outside the main door of the said Apartment/Unit.
91. Not to install or keep or run any generator in the Said Apartment/Unit.
92. Not to damage the Common Areas, amenities and facilities in any manner and if such damage is caused by the Purchaser or the family members, invitees, servants, agents or employees of the Allottee, the Allottee shall compensate for the same.
93. Not to overload the passenger lifts and move goods only through goods lift or the staircase of the Building.
94. Not to cover the Common Areas, fire exits and balconies/terraces (if any) of the said Apartment/Unit.
95. The balconies in the Apartment/Unit will always remain to be balcony and no glazing/grill/cover will be permitted in the balconies so as to enclose the space or to disturb the aesthetics of the buildings of the Project. No interference to the elevation/ façade of the building will be permitted. Fixation of tiles in Walls of Balcony shall not be allowed.
96. To ensure that any dispute arising with any employee or staff member is promptly dealt with and further that no demonstration /agitation of any kind takes place inside or in the vicinity of the Complex. The Purchaser shall also ensure that its employees, agents, contractors or Associates do not in any way deface, vandalise or bring into disrepute the Complex by affixing posters, hanging festoons or doing any other act.
97. To ensure that the Purchaser complies with, obtains and keeps valid and subsisting all requisite permissions, license, registration and approvals including but not limited to, those under municipal laws, local laws, labour laws, fire laws, environmental laws as are applicable for the use of the said Unit.
98. The Purchaser shall not make the Developer responsible for the temporary disruption and/or obstruction of common services in the said Unit for any reasons whatsoever. The Developer shall however make all reasonable efforts to set right the same as soon as possible;
99. To pay to the Developer all costs, charges and expenses including costs and fees which may be incurred by the Developer in connection with or for common purpose or incidental to any services of the said Complex.
100. For the purpose of these presents any act, default or omission of the servants, agents, independent contractors and invitees of the Allottee shall be deemed to be the act, default or omission of the Purchaser.
101. Not to install or use at the said unit any equipment which causes noise or vibration detectable outside the said unit or causes damage to the building or plant or conducting media.
102. Not to sub divide or partition the said Unit in any manner whatsoever.

103. House rules may be added to, amended or repealed at any time by the Developer and after formation by the Association.
104. Not to do anything or prevent the Developer from making further or additional constructions on any day notwithstanding any temporary disturbance in the Purchaser's enjoyment of the said Unit.
105. Not to raise any objection in the Developer' installing any telecom tower, Internet tower or erect a neon/glow sign, lighted/unlighted hoarding on the roof of any Building or Buildings without affecting the roof top over the Purchaser's Unit and the considerations for these rights will be received by the Developer.

**THE SEVENH SCHEDULE ABOVE REFERRED TO:**

1. Deed of Conveyance dated 22-03-2012 between Sri Chittaranjan Basak (Vendor) and M/s. Candice Towers Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in Book no. I, volume no.8, pages 1476 to 1491, as being no.02004 for the year 2012.
2. Deed of Conveyance dated 30-03-2012 between 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Asoke Kumar Paul and 4) Sri Arup Kumar Paul (Vendors) and M/s. Solana Promoters Pvt. Ltd., (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.8, pages 4345 to 4363, as being no.02176 for the year 2012.
3. Deed of Conveyance dated 30-03-2012 between 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Asoke Kumar Paul and 4) Sri Arup Kumar Paul (Vendors) and M/s. Candice Towers Pvt. Ltd., (Purchaser) registered in the office of ADSR Barasat in book no. I, as being no.02178 for the year 2012.
4. Deed of Conveyance dated 30-03-2012 between 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Asoke Kumar Paul and 4) Sri Arup Kumar Paul (Vendors) and M/s. Rogelio Construction Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.8, pages 4403 to 4422, as being no.02179 for the year 2012.
5. Deed of Conveyance dated 30-03-2012 between 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Asoke Kumar Paul and 4) Sri Arup Kumar Paul (Vendors) and M/s. Candice Towers Pvt. Ltd., (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.8, pages 4423 to 4442, as being no.02180 for the year 2012.
6. Deed of Conveyance dated 30-03-2012 between 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Asoke Kumar Paul and 4) Sri Arup Kumar Paul (Vendors) and M/s. Solana Promoters Pvt. Ltd., (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.8, pages 4465 to 4485, as being no.02183 for the year 2012.
7. Deed of Conveyance dated 30-03-2012 between 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Asoke Kumar Paul and 4) Sri Arup Kumar Paul (Vendors) and M/s. Ximen Enclave Pvt. Ltd., (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.8, pages 4499 to 4517, as being no.02185 for the year 2012.
8. Deed of Conveyance dated 30-03-2012 between 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Asoke Kumar Paul and 4) Sri Arup Kumar Paul (First Vendors) and 1) Sri Kripananda Paul, 2) Sri Jibananda Paul and 3) Sri Sadananda Paul (Second Vendors) and M/s. Solana Construction Pvt. Ltd., (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.8, pages 4518 to 4538, as being no.02186 for the year 2012.
9. Deed of Conveyance dated 30-03-2012 between 1) Sri Kripananda Paul, 2) Sri Sadananda Paul, 3) Sri Jibananda Paul, 4) Smt. Aparna Paul, 5) Sri Alope Kumar Paul, 6) Sri Asoke Kumar Paul and 7) Sri Arup Kumar Paul (Vendors) and M/s. Solana Construction Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.8, pages 4605 to 4638, as being no.02190 for the year 2012.

10. Deed of Conveyance dated 30-03-2012 between 1) Sri Jibananda Paul, 2) Sri Kripananda Paul, 3) Smt. Aparna Paul, 4) Sri Alope Kumar Paul, 5) Sri Asoke Kumar Paul and 6) Sri Arup Kumar Paul (Vendors) and M/s. Ximen Enclave Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.8, pages 4639 to 4660, as being no.02191 for the year 2012.
11. Deed of Conveyance dated 30-03-2012 between 1) Sri Jibananda Paul, 2) Smt. Aparna Paul, 3) Sri Alope Kumar Paul, 4) Sri Asoke Kumar Paul and 5) Sri Arup Kumar Paul (Vendors) and M/s. Solana Promoters Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.8, pages 4661 to 4684, as being no.02192 for the year 2012.
12. Deed of Conveyance dated 30-03-2012 between 1) Sri Kripananda Paul, 2) Sri Sadananda Paul, 3) Sri Jibananda Paul, 4) Smt. Aparna Paul, 5) Sri Alope Kumar Paul, 6) Sri Asoke Kumar Paul and 7) Sri Arup Kumar Paul (Vendors) and M/s. Tejas Enclave Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.8, pages 4685 to 4702, as being no.02193 for the year 2012.
13. Deed of Conveyance dated 30-03-2012 between Sri Kripananda Paul (Vendor) and M/s. Solana Promoters Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.8, pages 4716 to 4734, as being no.02195 for the year 2012.
14. Deed of Conveyance dated 30-03-2012 between Sri Kripananda Paul (Vendor) and M/s. Candice Towers Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.9, pages 1 to 19, as being no.02196 for the year 2012.
15. Deed of Conveyance dated 30-03-2012 between Sri Kripananda Paul (Vendor) and M/s. Rogelio Construction Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.9, pages 34 to 51, as being no.02198 for the year 2012.
16. Deed of Conveyance dated 30-03-2012 between Sri Asoke Kumar Paul (Vendor) and M/s. Solana Promoters Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.9, pages 89 to 107, as being no.02201 for the year 2012.
17. Deed of Conveyance dated 30-03-2012 between Sri Asoke Kumar Paul (Vendor) and M/s. Rogelio Construction Pvt. Ltd., (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.9, pages 108 to 124, as being no.02202 for the year 2012.
18. Deed of Conveyance dated 30-03-2012 between Sri Asoke Kumar Paul (Vendor) and M/s. Ximen Towers Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.9, pages 125 to 147, as being no.02203 for the year 2012.
19. Deed of Conveyance dated 30-03-2012 between Sri Arup Kumar Paul (Vendor) and M/s. Rogelio Construction Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.9, pages 198 to 215, as being no.02205 for the year 2012.
20. Deed of Conveyance dated 30-03-2012 between Sri Arup Kumar Paul (Vendor) and M/s. Candice Towers Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.9, pages 216 to 235, as being no.02206 for the year 2012.
21. Deed of Conveyance dated 30-03-2012 between Sri Jibananda Paul (Vendor) and M/s. Candice Towers Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.9, pages 236 to 256, as being no.02207 for the year 2012.
22. Deed of Conveyance dated 30-03-2012 between 1) Sri Kripananda Paul, 2) Sri Sadananda Paul, 3) Sri Jibananda Paul, 4) Smt. Aparna Paul, 5) Sri Alope Kumar Paul, 6) Sri Asoke Kumar Paul and 7) Sri Arup Kumar Paul (Vendors) and M/s. Ximen Construction Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.9, pages 317 to 350, as being no.02211 for the year 2012.
23. Deed of Conveyance dated 30-03-2012 between 1) Sri Kripananda Paul, 2) Sri Sadananda Paul, 3) Sri Jibananda Paul, 4) Smt. Aparna Paul, 5) Sri Alope Kumar Paul, 6) Sri Asoke Kumar Paul and 7) Sri Arup Kumar Paul (Vendors) and M/s. Solana Plaza Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.9, pages 351 to 384, as being no.02212 for the year 2012.

24. Deed of Conveyance dated 15-06-2012 between Smt. Suruchi Mishra (Vendor) and M/s. Ximen Construction Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.16, pages 1430 to 1446, as being no.04159 for the year 2012.
25. Deed of Conveyance dated 22-06-2012 between Sri Mukul Kanti Jana (Vendor) and M/s. Ximen Construction Pvt. Ltd. registered in the office of ADSR Barasat in book no. I, volume no.17, pages 294 to 309, as being no.04340 for the year 2012.
26. Deed of Conveyance dated 22-06-2012 between Sri Sanjib Kumar Saha (Vendor) and M/s. Candice Towers Pvt. Ltd., (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.17, pages 326 to 342, as being no.04342 for the year 2012.
27. Deed of Conveyance dated 04-07-2012 between Sri Rabindranath Saha (Vendor) and M/s. Solana Promoters Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.18, pages 442 to 457, as being no.04618 for the year 2012.
28. Deed of Conveyance dated 09-07-2012 between Sri Tapan Kumar Paul (Vendor) and M/s. Ximen Construction Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.18, pages 1951 to 1965, as being no.04710 for the year 2012.
29. Deed of Conveyance dated 12-09-2012 between Sri Swapan Kanti Dey (Vendor) and M/s. Solana Plaza Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.24, pages 1007 to 1023, as being no.06218 for the year 2012.
30. Deed of Conveyance dated 12-09-2012 between Sri Sukumar Roy Chowdhury (Vendor) and M/s. Solana Plaza Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.24, pages 1024 to 1040, as being no.06219 for the year 2012.
31. Deed of Conveyance dated 12-09-2012 between Sri Samar Kanti Das (Vendor) and M/s. Solana Plaza Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.24, pages 1041 to 1057, as being no.06220 for the year 2012.
32. Deed of Conveyance dated 12-09-2012 between Smt. Shilpi Das (Vendor) and M/s. Solana Plaza Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.24, pages 1058 to 1074, as being no.06221 for the year 2012.
33. Deed of Conveyance dated 11-10-2012 between Sri Radha Benode Saha (Vendor) and M/s. Solana Plaza Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.26, pages 4552 to 4568, as being no.06924 for the year 2012.
34. Deed of Conveyance dated 11-10-2012 between Sri Uttam Kumar Saha (Vendor) and M/s. Ximen Construction Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.26, pages 4569 to 4584, as being no.06925 for the year 2012.
35. Deed of Conveyance dated 11-10-2012 between Sri Dilip Kumar Saha (Vendor) and M/s. Rogelio Construction Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.27, pages 49 to 65, as being no.06927 for the year 2012.
36. Deed of Conveyance dated 28-02-2013 between M/s. Desire Agro Resorts Development Pvt. Ltd (Vendor) and M/s. Rogelio Construction Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.5, pages 4088 to 4103, as being no.01271 for the year 2013.
37. Deed of Conveyance dated 28-02-2013 between Sri Jai Prakash Singh (Vendor) and M/s. Solana Construction Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.5, pages 4123 to 4139, as being no.01273 for the year 2013.
38. Deed of Conveyance dated 11-06-2013 between Smt. Shampa Ghosh (Vendor) and M/s. Ximen Towers Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.15, pages 356 to 373, as being no.03915 for the year 2013.
39. Deed of Conveyance dated 11-06-2013 between 1) Rajjak Ali and 2) Amena Bibi (Vendors) and M/s. Ximen Construction Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.15, pages 394 to 411, as being no.03917 for the year 2013.



40. Deed of Conveyance dated 11-06-2013 between Sri Santosh Sharma (Vendors) and M/s. Ximen Towers Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.15, pages 412 to 429, as being no.03918 for the year 2013.
41. Deed of Conveyance dated 11-06-2013 between Nargis Khatun (Vendors) and M/s. Ximen Enclave Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.15, pages 430 to 447, as being no.03919 for the year 2013.
42. Deed of Conveyance dated 11-06-2013 between 1) Nargis Khatun, 2) Smt. Shampa Ghosh and 3) Smt. Santosh Sharma (Vendors) and M/s. Ximen Construction Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.16, pages 1548 to 1567, as being no.03920 for the year 2013.
43. Deed of Conveyance dated 19-06-2013 between Sri Dibyendu Saha (Vendor) and M/s. Solana Promoters Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.15, pages 1955 to 1971, as being no.04009 for the year 2013.
44. Deed of Conveyance dated 19-06-2013 between 1) Sri Bijoy Roy (also known as Bijay Kumar Ray) and 2) Smt. Monisha Sombhui (also known as Manisha Sambui) (Vendors) and M/s. Solana Promoters Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.15, pages 2014 to 2031, as being no.04013 for the year 2013.
45. Deed of Conveyance dated 12-07-2013 between Mohammad Jamaluddin (Vendor) and M/s. Ximen Enclave Pvt. Ltd. (Purchaser) registered in the office of ARA-II Kolkata in book no. I, volume no.30, pages 6911 to 6927, as being no.10178 for the year 2013.
46. Deed of Conveyance dated 12-07-2013 between Mohammad Rizwan (Vendor) and M/s. Ximen Enclave Pvt. Ltd. (Purchaser) registered in the office of ARA-II Kolkata in book no. I, volume no.30, pages 6928 to 6942, as being no.10179 for the year 2013.
47. Deed of Conveyance dated 13-09-2013 between 1) Sri Bijoy Kumar Mallick (also known as Vijay Mallick) and 2) Smt. Abha Mallick (also known as Ava Mallick) (Vendors) and M/s. Tejas Enclave Pvt. Ltd. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.25, pages 1519 to 1535, as being no.05923 for the year 2013.
48. Deed of Conveyance dated 18-11-2013 between Smt. Gouri Guha (Vendor) and M/s. Tejas Enclave Pvt. Ltd. (Purchaser) registered in the office of ARA-II Kolkata in book no. I, volume no.46, pages 3023 to 3037, as being no.15332 for the year 2013.
49. Deed of Conveyance dated 19-02-2004 between Sri Kripananda Paul (Vendor) and Smt. Swapna Dhar (Purchaser) registered in the office of ADSR Barasat in book no. I, as being no.03407 for the year 2004.
50. Deed of Conveyance dated 12-05-2004 between Sri Sadananda Paul (Vendor) and Sri Indra Kumar Nag (Purchaser) registered in the office of DSR-II Barasat and recorded in its book no. I, as being no.04099 for the year 2004.
51. Deed of Conveyance dated 12-05-2004 between 1) Sri Sadananda Paul, 2) Smt. Aparna Paul, 3) Sri Alope Kumar Paul, 4) Sri Ashoke Kumar Paul and 5) Sri Arup Kumar Paul (Vendors) and Smt. Rupanjali Nag (Purchaser) registered in the office of DSR-II Barasat in book no. I, as being no.04100 for the year 2004.
52. Deed of Conveyance dated 12-05-2004 between 1) Sri Sadananda Paul and 2) Sri Arup Kumar Paul (Vendors) and Smt. Gouri Debnath (Purchaser) registered in the office of DSR-II Barasat in Book no. I, as being no.05063 for the year 2004.
53. Deed of Conveyance dated 13-07-2004 between 1) Sri Jibanananda Paul, 2) Smt. Aparna Paul, 3) Sri Alope Kumar Paul, 4) Sri Ashoke Kumar Paul and 5) Sri Arup Kumar Paul (Vendors) and Sri Pranab Paul (Purchaser) registered in the office of DSR-II Barasat in book no. I, as being no. 4769 for the year 2004.
54. Deed of Conveyance dated 13-07-2004 between Sri Arup Kumar Paul (Vendor) and Smt. Swapna Das Gupta (Purchaser) registered in the office of DSR-II Barasat in book no. I, as being no.4771 for the year 2004.

55. Deed of Conveyance dated 09-08-2005 between Sri Ashoke Kumar Paul (Vendor) and 1) Smt. Runa Das and 2) Sri Ranajit Kumar Das (Purchasers) registered in the office of ADSR Barasat in book no. I, pages 392 to 414 as being no.04089 for the year 2006.
56. Deed of Conveyance dated 09-08-2005 between Sri Ashoke Kumar Paul (Vendor) and Md. Hanif (Purchaser) registered in the office of ADSR Barasat in book no. I, as being no.04088 for the year 2005.
57. Deed of Conveyance dated 18-08-2005 between Sri Arup Kumar Paul (Vendor) and Sri Dipak Majumder (Purchaser) registered in the office of ADSR Barasat in book no. I, as being no.04086 for the year 2005.
58. Deed of Conveyance dated 28-08-2006 between Sri Ashoke Kumar Paul (Vendor) and 1) Sri Somnath Deb and 2) Smt. Babita Rani Deb (Purchasers) registered in the office of ADSR Barasat in book no. I, volume no.1, pages 14238 to 14254, as being no.02333 for the year 2007.
59. Deed of Conveyance dated 28-08-2006 between 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Ashoke Kumar Paul and 4) Sri Arup Kumar Paul (Vendors) and Sri Jyotirmoy Ghosh (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.1, pages 14299 to 14318, as being no.02337 for the year 2007.
60. Deed of Conveyance dated 28-08-2006 between Sri Jibananda Paul (Vendor) and 1) Sri Anish Mahipal and 2) Smt. Shweta Mahipal (Purchasers) registered in the office of ADSR Barasat in book no. I, as being no.07793 for the year 2006.
61. Deed of Conveyance dated 26-07-2007 between 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Ashoke Kumar Paul and 4) Sri Arup Kumar Paul (Vendors) and 1) Sri Kaushik Basu and 2) Smt. Rama Basu (Purchasers) registered in the office of ADSR Barasat in book no. I, volume no.9, pages 4204 to 4221, as being no.02733 for the year 2010.
62. Deed of Conveyance dated 26-07-2007 between Sri Ashoke Kumar Paul (Vendor) and Smt. Sharmila Pal (Purchaser) registered in the office of ADSR Barasat and recorded in its book no. I, volume no.25, pages 2282 to 2297, as being no.07378 for the year 2010.
63. Deed of Conveyance dated 26-07-2007 between Sri Ashoke Kumar Paul (Vendor) and Sri Ashish Bhowmick (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.24, pages 4441 to 4456, as being no.07204 for the year 2010.
64. Deed of Conveyance dated 26-07-2007 between Sri Ashoke Kumar Paul (Vendor) and 1) Smt. Madhumita Sarkar and 2) Smt. Runu Pal (Purchasers) registered in the office of ADSR Barasat and recorded in its book no. I, volume no.24, pages 1290 to 1311, as being no.06792 for the year 2011.
65. Deed of Conveyance dated 26-07-2007 between Sri Ashoke Kumar Paul (Vendor) and Sri Sushil Saha (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.2, pages 8401 to 8420, as being no.03003 for the year 2007.
66. Deed of Conveyance dated 26-07-2007 between 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Ashoke Kumar Paul and 4) Sri Arup Kumar Paul (Vendors) and Smt. Lucky Biswas (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.2, pages 8343 to 8357, as being no.03000 for the year 2007.
67. Deed of Conveyance dated 26-07-2007 between 1) Sri Jibananda Paul, 2) Smt. Aparna Paul, 3) Sri Alope Kumar Paul, 4) Sri Ashoke Kumar Paul and 5) Sri Arup Kumar Paul (Vendors) and Sri Subhojit Chatterjee (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.2, pages 8421 to 8436, as being no.03004 for the year 2007.
68. Deed of Conveyance dated 26-07-2007 between 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Ashoke Kumar Paul and 4) Sri Arup Kumar Paul (Vendors) and Smt. Nupur Biswas (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.2, pages 8380 to 8400, as being no.03002 for the year 2007.

69. Deed of Conveyance dated 11-12-2007 between Sri Pradip Kumar Paul (Vendor) and Sri Ratnadeep Paul (Purchaser) registered in the office of DSR-II Barasat in book no. I, volume no.18, pages 3431 to 3459, as being no.09084 for the year 2007.
70. Deed of Conveyance dated 26-11-2008 between Sri Kripananda Paul (Vendor) and Smt. Bipasha Saha (Purchasers) registered in the office of DSR-II Barasat and recorded in its book no. I, volume no.3, pages 1030 to 1043, as being no.02642 for the year 2009.
71. Deed of Conveyance dated 26-11-2008 between Sri Kripananda Paul (Vendor) and 1) Smt. Kabita Saha and 2) Sri Khokan Saha (Purchasers) registered in the office of DSR-II Barasat and recorded in its book no. I, volume no.3, pages 1089 to 1103, as being no.02646 for the year 2009.
72. Deed of Conveyance dated 26-11-2008 between Sri Kripananda Paul (Vendor) and Smt. Jhuma Dey (Purchaser) registered in the office of DSR-II Barasat and recorded in its book no. I, volume no.3, pages 1104 to 1117, as being no.02647 for the year 2009.
73. Deed of Conveyance dated 28-11-2008 between 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Ashoke Kumar Paul and 4) Sri Arup Kumar Paul (Vendors) registered in the office of DSR-II Barasat in book no. I, as being no.07753 for the year 2010.
74. Deed of Conveyance dated 05-06-2009 between 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Ashoke Kumar Paul and 4) Sri Arup Kumar Paul (Vendors) and Smt. Binita Banerjee (Purchaser) registered in the office of ADSR Barasat in book no. I, as being no.05838 for the year 2009.
75. Deed of Conveyance dated 05-06-2009 between Sri Kripananda Paul (Vendor) and Smt. Litu Dhar (Purchaser) registered in the office of ADSR Barasat in book no. I, as being no.07379 for the year 2010.
76. Deed of Conveyance dated 15-06-2009 between 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Ashoke Kumar Paul and 4) Sri Arup Kumar Paul (Vendors) and Smt. Arumita Saha (Roy) (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.25, pages 2325 to 2351, as being no.07380 for the year 2010.
77. Deed of Conveyance dated 15-06-2009 between 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Ashoke Kumar Paul and 4) Sri Arup Kumar Paul (Vendors) and Sri Santibrata Halder (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.1, pages 1388 to 1417, as being no.00090 for the year 2010.
78. Deed of Conveyance dated 17-06-2009 between Sri Ashoke Kumar Paul (Vendors) and Smt. Chandana Paul (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.14, pages 628 to 653, as being no.05421 for the year 2009.
79. Deed of Conveyance dated 17-06-2009 between M/s. Desire Agro Resorts Development Ltd. and Sri Subrata Sen (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.2, pages 3301 to 3314, as being no.00502 for the year 2011.s
80. Deed of Conveyance dated 17-06-2009 between Sri Kripananda Paul (Vendor) and Sri Ranatosh Dhar (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.25, pages 252 to 280, as being no.07246 for the year 2010.
81. Deed of Conveyance dated 24-09-2009 between 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Ashoke Kumar Paul and 4) Sri Arup Kumar Paul (Vendors) and Smt. Swapna Mallick (Purchaser) registered in the office of DSR-II Barasat in book no. I, volume no.34, pages 3097 to 3116, as being no.09858 for the year 2010.
82. Deed of Conveyance dated 11-12-2009 between 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Ashoke Kumar Paul and 4) Sri Arup Kumar Paul (Vendors) and Abdul Jabbar (Purchaser) registered in the office of DSR-II Barasat in book no. I, volume no.18, pages 3008 to 3025, as being no.05148 for the year 2010.
83. Deed of Conveyance dated 11-12-2009 between Smt. Aparna Paul (Vendor) and Smt. Chandana Paul (Purchaser) registered in the office of DSR-II Barasat in book no. I, volume no.22, pages 3776 to 3802, as being no.06350 for the year 2010.

84. Deed of Conveyance dated 11-12-2009 between Sri Ashoke Kumar Paul (Vendor) and Smt. Rita Ghosal Paul (Purchaser) registered in the office of DSR-II Barasat in book no. I, as being no.08157 for the year 2010.
85. Deed of Conveyance dated 21-12-2009 between Sri Ashoke Kumar Paul (Vendor) and Sri Gopal Biswas (Purchaser) registered in the office of DSR-II Barasat in book no. I, volume no.2, pages 897 to 913, as being no.00384 for the year 2011.
86. Deed of Conveyance dated 21-12-2009 between Sri Ashoke Kumar Paul (Vendor) and Sri Subhankar Chakraborty (Purchaser) registered in the office of DSR-II Barasat in book no. I, volume no.18, pages 3026 to 3041, as being no.05149 for the year 2010.
87. Deed of Conveyance dated 21-12-2009 between Sri Ashoke Kumar Paul (Vendor) and Sri Sujash Biswas (Purchaser) registered in the office of DSR-II Barasat in book no. I, volume no.19, pages 3484 to 3499, as being no.05459 for the year 2010.
88. Deed of Conveyance dated 21-12-2009 between Sri Jibananda Paul (Vendor) and Sri Santibrata Halder (Purchaser) registered in the office of DSR-II Barasat in book no. I, volume no.18, pages 2743 to 2761, as being no.05128 for the year 2010.
89. Deed of Conveyance dated 23-12-2009 between 1) Sri Arup Paul, 2) Sri Sadananda Paul and 3) Sri Jibananda Paul (Vendors) and Smt. Suruchi Mishra (Purchaser) registered in the office of DSR-II Barasat and recorded in book no. I, volume no.18, pages 3068 to 3079, as being no.05151 for the year 2010.
90. Deed of Conveyance dated 13-09-2010 between Sri Ashoke Kumar Paul (Vendor) and Dr. Ashraf Ali (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.23, pages 4458 to 4471, as being no.06912 for the year 2010.
91. Deed of Conveyance dated 13-09-2010 between Sri Ashoke Kumar Paul (Vendor) and Sri Sachindra Nath Ghosh (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.23, pages 4502 to 4516, as being no.06915 for the year 2010.
92. Deed of Conveyance dated 13-09-2010 between Sri Ashoke Kumar Paul (Vendor) and Md. Mahabub Ali (Purchaser) registered in the office of ADSR Barasat in book no. I, as being no.06917 for the year 2010.
93. Deed of Conveyance dated 13-09-2010 between Sri Sadananda Paul (Vendor) and 1) Sri Bijay Roy and 2) Smt. Manisha Shambui (Purchasers) and M/s. Desire Agro Resorts Development Pvt. Ltd., represented by its Director Sri Sanjay Kumar Shaw (Confirming Party). The said deed was registered in the office of ADSR Barasat and recorded in its book no. I, volume no.23, pages 4556 to 4572, as being no.06919 for the year 2010.
94. Deed of Conveyance dated 13-09-2010 between 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Asoke Kumar Paul and 4) Sri Arup Kumar Paul (Vendors) and Dr. Ashraf Ali (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.23, pages 4573 to 4591, as being no.06920 for the year 2010.
95. Deed of Conveyance dated 13-09-2010 between Sri Jibananda Paul (Vendor) and 1) Sri Bimal Kumar Dey and 2) Smt. Baby Dey (Purchasers) registered in the office of ADSR Barasat in book no. I, as being no.06927 for the year 2010.
96. Deed of Conveyance dated 13-09-2010 between 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Ashoke Kumar Paul and 4) Sri Arup Kumar Paul (Vendors) and Smt. Arumita Saha (Roy) (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.23, pages 4708 to 4727, as being no.06928 for the year 2010.
97. Deed of Conveyance dated 13-09-2010 between Sri Jibananda Paul (Vendor) and 1) Sri Dhiraj Mohan Ganguly and 2) Smt. Rita Ganguly (Purchasers) registered in the office of ADSR Barasat in book no. I, volume no.24, pages 1 to 17, as being no.06935 for the year 2010.
98. Deed of Conveyance dated 13-09-2010 between Sri Jibananda Paul (Vendor) and Sri Anup Kumar Roychowdhury. (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.24, pages 126 to 141, as being no.06943 for the year 2010

99. Deed of Conveyance dated 13-09-2010 between Smt. Aparna Paul (Vendor) and Smt. Banani Biswas (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.24, pages 182 to 197, as being no.06947 for the year 2010.
100. Deed of Conveyance dated 13-09-2010 between Smt. Aparna Paul (Vendor) and Sri Deboprasad Roy (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.23, pages 4773 to 4788, as being no.06932 for the year 2010.
101. Deed of Conveyance dated 13-09-2010 between Sri Jibananda Paul (Vendor) and Sri Chittaranjan Basak (Purchaser) registered in the office of ADSR Barasat and recorded in book no. I, volume no.24, pages 33 to 48, as being no.06937 for the year 2010.
102. Deed of Conveyance dated 15-06-2012 between Sri Radheshyam Gharai (Vendor) and Sri Nirmal Kumar Roy (Purchaser) registered in the office of ADSR Barasat in book no. I, volume no.16, pages 1306 to 1327, as being no.04154 for the year 2012.
103. Deed of Conveyance for the year 2009 between Sri Sadananda Paul (Vendor) and Sri Sanjib Kumar Saha (Purchaser) registered in the office of ADSR Barasat and recorded in its book no. I, volume no.25, pages 4537 to 4555, as being no.07511 for the year 2010.
104. Deed of Conveyance dated 19-02-2003 between Sri Jibananda Paul 1) Smt. Aparna Paul, 2) Sri Alope Kumar Paul, 3) Sri Ashoke Kumar Paul and 4) Sri Arup Kumar Paul (Vendors) registered in the office of ADSR Barasat in book no. I, volume no.151, pages 42 to 62, as being no. 03994 for the year 2005.
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**THE EIGHTH SCHEDULE ABOVE REFERRED TO:**  
**(DEVELOPMENT AGREEMENTS)**

1. By and under a Development Agreement dated 17-03-2012 between 1) Sri Anish Mahipal and 2) Smt. Shweta Mahipal (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party).
2. Agreement dated 31-08-2012 between Sri Chittaranjan Basak (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.23, pages 2100 to 2141, as being no.06038 for the year 2012.
3. Agreement dated 24-03-2012 between 1) Sri Dhiraj Mohan Ganguly and 2) Smt. Rita Ganguly (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party).
4. Agreement dated 24-06-2017 between Smt. Nandita Gangopadhyay (Roy) (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ARA-IV Kolkata in book no. I, volume no.1904-2017, pages 253229 to 253297, as being no.190406616 for the year 2017.
5. Agreement dated 24-06-2017 between Sri Ashok Kumar Biswas (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ARA-IV Kolkata in book no. I, volume no.1904-2017, pages 252026 to 252094, as being no.190406618 for the year 2017.
6. Agreement dated 24-06-2017 between 1) Sri Kaushik Basu and 2) Smt. Rama Basu (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ARA-IV Kolkata in book no. I, volume no.1904-2017, pages 256168 to 256239, as being no.190406725 for the year 2017.

7. Agreement dated 24-06-2017 between Sri Jyotirmoy Ghosh (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ARA-IV Kolkata in book no. I, volume no.1904-2017, pages 253360 to 253428, as being no.190406617 for the year 2017.
8. Agreement dated 24-06-2017 between Sri Subhajit Chatterjee (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ARA-IV Kolkata in book no. I, volume no.1904-2017, pages 250860 to 250929, as being no.190406621 for the year 2017.
9. Agreement dated 13-04-2012 between Sri Deba Prasad Roy (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party).
10. Agreement dated 24-06-2017 between Sri Dipak Majumder (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ARA-IV Kolkata in book no. I, volume no.1904-2017, pages 251873 to 251941, as being no.190406619 for the year 2017.
11. Agreement dated 28-04-2012 between Sri Anup Kumar Roychowdhury (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party).
12. Agreement dated 04-06-2012 between Sri Sanjib Kumar Saha (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.14, pages 2941 to 2984, as being no.03760 for the year 2012.
13. Agreement dated 04-06-2012 between Smt. Binita Banerjee (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.14, pages 2985 to 3026, as being no.03761 for the year 2012.
14. Agreement dated 04-06-2012 between Sri Santibrata Halder (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.14, pages 3108 to 3151, as being no.03767 for the year 2012.
15. Agreement dated 04-06-2012 between Sri Subrata Sri Subrata Sen (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.14, pages 4231 to 4273, as being no.03768 for the year 2012.
16. Agreement dated 04-06-2012 between Abdul Jabbar (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.14, pages 3170 to 3212, as being no.03770 for the year 2012.
17. Agreement dated 07-06-2012 between Sri Indra Kumar Nag (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.15, pages 851 to 891, as being no.03899 for the year 2012.
18. Agreement dated 07-06-2012 between Smt. Rupanjali Nag (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.15, pages 892 to 933, as being no.03900 for the year 2012.
19. Agreement dated 07-06-2012 between Sri Sushil Saha (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.15, pages 987 to 1034, as being no.03904 for the year 2012.

20. Agreement dated 07-06-2012 between Sri Subhankar Chakraborty (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.15, pages 1035 to 1076, as being no.03905 for the year 2012.
21. Agreement dated 07-06-2012 between Dr. Asraf Ali (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.15, pages 1102 to 1144, as being no.03908 for the year 2012.
22. Agreement dated 07-06-2012 between Smt. Nupur Biswas (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.15, pages 1208 to 1248, as being no.03914 for the year 2012.
23. Agreement dated 07-06-2012 between Smt. Rita Ghosal (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.15, pages 1166 to 1207, as being no.03913 for the year 2012.
24. Agreement dated 07-06-2012 between Smt. Arumita Saha (Roy) (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.15, pages 1348 to 1391, as being no.03923 for the year 2012.
25. Agreement dated 07-06-2012 between Smt. Lucky Biswas (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.15, pages 1407 to 1447, as being no.03925 for the year 2012.
26. Agreement dated 11-06-2012 between Md. Hanif (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.15, pages 2656 to 2696, as being no.03995 for the year 2012.
27. Agreement dated 04-06-2012 between Smt. Mithu Basu (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and M/s. 1) High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.14, pages 2857 to 2899, as being no.03756 for the year 2012.
28. Agreement dated 15-06-2012 between Sri Gopal Biswas (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.16, pages 968 to 1009, as being no.04143 for the year 2012.
29. Agreement dated 15-06-2012 between Smt. Gouri Debnath (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.16, pages 1058 to 1098, as being no.04146 for the year 2012.
30. Agreement dated 15-06-2012 between Sri Sujosh Biswas (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.16, pages 1120 to 1162, as being no.04148 for the year 2012.
31. Agreement dated 15-06-2012 between Smt. Shipra Biswas (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.16, pages 1163 to 1205, as being no.04149 for the year 2012.
32. Agreement dated 15-06-2012 between Smt. Suruchi Mishra (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri

- Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.16, pages 1262 to 1305, as being no.04153 for the year 2012.
33. Agreement dated 24-08-2012 between Sri Ashis Dhar (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.23, pages 75 to 116, as being no.05927 for the year 2012.
  34. Agreement dated 24-08-2012 between Smt. Swapna Dhar (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.23, pages 117 to 158, as being no.05928 for the year 2012.
  35. Agreement dated 31-08-2012 between Mohammad Mehbub Ali (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.23, pages 1949 to 1990, as being no.06032 for the year 2012.
  36. Agreement dated 31-08-2012 between Sri Ashish Bhowmick (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.23, pages 1991 to 2032, as being no.06033 for the year 2012.
  37. Agreement dated 31-08-2012 between Smt. Swapna Das Gupta (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.23, pages 2142 to 2184, as being no.06039 for the year 2012.
  38. Agreement dated 31-08-2012 between Sri Ratnadeep Paul Mohammad Mehbub Ali (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.23, pages 2263 to 2305, as being no.06045 for the year 2012.
  39. Agreement dated 31-08-2012 between 1) Sri Somnath Deb and 2) Smt. Babita Rani Deb (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.23, pages 2306 to 2348, as being no.06046 for the year 2012.
  40. Agreement dated 31-08-2012 between Sri Pranab Paul (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.23, pages 2472 to 2515, as being no.06056 for the year 2012.
  41. Agreement dated 31-08-2012 between 1) Sri Bimal Kumar Dey and 2) Smt. Baby Dey (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.23, pages 2537 to 2579, as being no.06058 for the year 2012.
  42. Agreement dated 09-01-2013 between Smt. Litu Dhar (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.1, pages 1937 to 1978, as being no.00125 for the year 2013.
  43. Agreement dated 09-01-2013 between Smt. Chandana Paul (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.1, pages 1979 to 2020, as being no.00126 for the year 2013.
  44. Agreement dated 09-01-2013 between Sri Ranatosh Dhar (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri



- Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.1, pages 2021 to 2062, as being no.00127 for the year 2013.
45. Agreement dated 11-01-2013 between Sri Sachindranath Ghosh (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.1, pages 2528 to 2569, as being no.00156 for the year 2013.
  46. Agreement dated 24-01-2013 between Smt. Bipasa Saha (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.5, pages 2773 to 2816, as being no.01200 for the year 2013.
  47. Agreement dated 24-01-2013 between Smt. Jhuma Dey (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.5, pages 2817 to 2860, as being no.01201 for the year 2013.
  48. Agreement dated 24-01-2013 between 1) Smt. Kabita Saha and 2) Sri Khokan Saha (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.5, pages 2861 to 2905, as being no.01202 for the year 2013.
  49. Agreement dated 11-03-2013 between Smt. Banani Biswas (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and M/s. High View Housing Projects Pvt. Ltd. (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.6, pages 4227 to 4267, as being no.01560 for the year 2013.
  50. Agreement dated 11-03-2013 between Sri Nirmal Kumar Ray (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and M/s. High View Housing Projects Pvt. Ltd. (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.6, pages 4293 to 4333, as being no.01563 for the year 2013.
  51. Agreement dated 11-03-2013 between 1) Smt. Anima Sarkar, 2) Sri Rajib Sarkar and 3) Sri Tridib Sarkar (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and M/s. High View Housing Projects Pvt. Ltd. (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.8, pages 878 to 918, as being no.01885 for the year 2013.
  52. Agreement dated 10-04-2013 between Smt. Swapna Mallick (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.9, pages 2506 to 2547, as being no.02311 for the year 2013.
  53. Agreement dated 10-04-2013 between Smt. Runu Pal (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.9, pages 2548 to 2589, as being no.02312 for the year 2013.
  54. Agreement dated 10-04-2013 between Smt. Sharmila Pal (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.9, pages 2590 to 2631, as being no.02313 for the year 2013.
  55. Agreement dated 16-04-2013 between Smt. Madhumita Sarkar (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.20, pages 250 to 294, as being no.05272 for the year 2013.
  56. Agreement dated 18-04-2013 between 1) Smt. Runa Das and 2) Sri Ranajit Kumar Das (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of

- ADSR Barasat in book no. I, volume no.10, pages 582 to 626, as being no.02478 for the year 2013.
57. Agreement dated 12-09-2013 between Smt. Bithika Biswas (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and M/s. High View Housing Projects Pvt. Ltd. (Third Party) registered in the office of ADSR Barasat in book no. I, volume no.25, pages 1187 to 1232, as being no.05906 for the year 2013.
  58. Agreement dated 04-01-2017 between 1) M/s. Candice Towers Pvt. Ltd., 2) M/s. Rogelio Construction Pvt. Ltd., 3) M/s. Solana Construction Pvt. Ltd., 4) M/s. Solana Plaza Pvt. Ltd., 5) M/s. Solana Promoters Pvt. Ltd., 6) M/s. Tejas Enclave Pvt. Ltd., 7) M/s. Ximen Construction Pvt. Ltd., 8) M/s. Ximen Enclave Pvt. Ltd. and 9) M/s. Ximen Towers Pvt. Ltd. (Landowners) and M/s. Unimark Realty Pvt. Ltd. (Developer) registered in the office of ARA-IV Kolkata and recorded in its book no. I, volume no.1904-2017, pages 8605 to 8674, as being no.190400098 for the year 2017.
  59. Agreement dated 24-06-2017 between Sri Ujjwal Gangopadhyay (First Party) and M/s. Unimark Realty Pvt. Ltd. (Second Party) and 1) M/s. High View Housing Projects Pvt. Ltd. and 2) Sri Ashoke Kumar Basu (Third Party) registered in the office of ARA-IV Kolkata in book no. I, volume no.1904-2017, pages 251804 to 251872, as being no.190406620 for the year 2017.

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

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

**SIGNED SEALED AND DELIVERED** by the abovenamed  
**DEVELOPER** at **Kolkata** in the presence of:

**EXECUTED AND DELIVERED** by the abovenamed  
**PURCHASER** at **Kolkata** in the presence of:

RECEIVED of and from the within named  
Purchaser the within mentioned sum of  
Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) being the consideration amount as per details  
below:

MEMO OF CONSIDERATION

<u>Cheque/PO/DD/NEFT/RTGS</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount</u>
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Witnesses:

Signature of the Developer