

SALE DEED

THIS INDENTURE made this _____ day of _____, ____

BY AND BETWEEN

DISPLAY VINIMAY PRIVATE LIMITED, a Company, incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata-700 136, PAN- AACCD3498G, CIN- U51109WB2005PTC103092, represented its Director Mr. Vikash Diwan son of Shri Murari Lal Diwan, having his I.T. PAN:ADPPD2790L; Aadhar:314214729341; and residing at 92/1, 2ND floor,, Alipore Road, Chetla, Circus Avenue Kolkata-700027, hereinafter referred to as “the **PROMOTER / DEVELOPER**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or nominees and assigns) of the **FIRST PART**

AND

(1) **LABHESHWARI DEALER PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AABCL6727H, CIN- U51109WB2009PTC136107, (2) **ASPIRATION COMMODITY MARKET PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista , Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN - AAJCA7383A, CIN- U52190WB20011PTC165964, (3) **POLYGON VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at at Green Vista , Atghara, Rajarhat Main Road, Kolkata- 700 136 , PAN- AAFCP2266D, CIN- U51909WB2009PTC139218, (4) **NILAMBAR VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata-700 136, PAN- AADCN1163D, CIN- U51909WB2009PTC139243, (5) **NEW EDGE VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCN1164E, CIN- U51909WB2009PTC139219, (6) **STRONG VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista , Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AANCS5336B, CIN- U51909WB2009PTC139217, (7) **GRACE VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCG5919L, CIN- U51109WB2009PTC139352, (8) **FAVOURITE TRADECOMM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AABCF4182E, CIN- U51909WB2009PTC137033, (9) **SUBHANKAR DEALER PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AANCS4720L, CIN- U51909WB2009PTC136729, (10) **FLOWERS VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AABCF6201G, CIN- U51909WB2010PTC154058, (11) **DHRUVTARA DEALTRADE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCD6150C, CIN- U51909WB2010PTC154056, (12) **SITARAM VINCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136 PAN NO— AAOCS9494B, CIN- U51909WB2010PTC154059, (13) **GEET VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered Green Vista, Atghara,

Rajarhat Main Road, Kolkata- 700 136, PAN- AAECG0629C, CIN-U51909WB2010PTC154358, (14) **KAMAL DEALMARK PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista , Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAECK1336N, CIN-U51909WB2010PTC154061, (15) **SIMPLE DEALMARK PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAOCS9491E, CIN-U51909WB2010PTC154060, (16) **ADITYA DEALMARK PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAICA9362J, CIN-U51909WB2010PTC154062, (17) **GLITTERS VINCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAECG0031A, CIN-U51909WB2010PTC154057, (18) **DESERVE DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCD8227C, CIN-U51909WB2010PTC152013, (19) **LINKWISE VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista , Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN-AACCL0226E, CIN-U51909WB2010PTC152014, (20) **SOFTLINK SUPPLIERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAPCS7509C, CIN-U51900WB2010PTC152015, (21) **GALLANT VINTRADE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAECG2343P, CIN-U51909WB2010PTC152016, (22) **MANGALKARI PRATISTHAN PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAGCM2051E, CIN-U51909WB2009PTC137302, (23) **APNAPAN SUPPLIERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAGCA0072K, CIN-U51109WB2005PTC104208 (24) **RENOVATE SUPPLIERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCR2698K, CIN-U51109WB2005PTC103459, (25) **SARWAR AGENCY KOLKATA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata—700136 PAN- AASCS6302A, CIN-U51109WB2005PTC102608, (26) **KUBER VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN-AACCK7869E, CIN-U51109WB2005PTC103701 (27) **MAXIM ENCLAVE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN-AAECM6172C, CIN-U70101WB2005PTC103532 (28) (28) **DAGGER MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista , Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AACCD3500B, CIN-U51109WB2005PTC103700, (29) **DHANLAXMI PRATISTHAN PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCD2528E, CIN-U51909WB2009PTC136731, (30) **LUCKDHAN DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista , Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AABCL2422P, CIN-U51109WB2005PTC103697, (31) **NABROOP SALES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista , Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AACCN2743E, CIN-U51109WB2005PTC103076, (32) **HECTOR DISTRIBUTORS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AABCH6820R, CIN-U51109WB2005PTC103455 (33) **PROTECT VYAPAAR PRIVATE LIMITED**, a Company

incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCP8532E, CIN-U51103WB2005PTC103179 (34) **DEEPJYOTI DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AACCD3497K, CIN-U51109WB2005PTC103454 (35) **RISHIKESH VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCR2701B, CIN-U51109WB2005PTC103715 (36) **DAMODAR AGENCIES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AACCD3496J, CIN-U51109WB2005PTC103167 (37) **LAGAN COMMODITIES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AABCL1762E, CIN-U51109WB2005PTC103458 (38) **COMPARE MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata— 700 136, PAN- AACCC7879A, CIN-U51109WB2005PTC103334 (39) **FANTOM VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAACF9705A, CIN-U51109WB2005PTC103711 (40) **VASUNDHARA VYAPAAR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista , Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AACCV2281K, CIN-U51109WB2005PTC103186 (41) **SINDHU VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista , Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAJCS7481B, CIN-U51109WB2005PTC103101, (42) **NEUTRAL VYAPAAR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AACCN4013B, CIN-U51109WB2005PTC103337, (43) **SADASIV VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAFCP2266D, CIN-U51909WB2009PTC139218 (44) **SUHAGAN MARKETING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista , Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAJCS7685R, CIN-U51109WB2005PTC103208 (45) **PRAYAG DEALCOMM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCP8616K, CIN-U51109WB2005PTC103702 (46) **SITARA VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAKCS3698H, CIN-U51109WB2005PTC104206 (47) **ROCKET VYAPAAR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCR2555B, CIN-U51109WB2005PTC103199 (48) **SURYA KIRAN VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAKCS9386C, CIN-V51109WB2007PTC112348, (49) **TARANA TIEUP PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN-AACCT5555C, CIN-U51109WB2005PTC104205 (50) **SAKSHI DISTRIBUTOR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at “Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN-AAJCS7959L, CIN-U51109WB2005PTC103712 (51) **DHANAPATI TIEUP PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at “Green Vista, Atghara, Rajarhat Main Road, Kolkata— 700 136, PAN-AACCD3422A, CIN-U51109WB2005PTC103336, (52) **NEPTUNE VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700136, PAN-AACCN2815P, CIN-

U51909WB2005PTC103456, (53) **GULMOHOR AGENCY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN-AACCG5592L, CIN-U51109WB2005PTC103088, (54) **ESQUIRE VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at “Green Vista , Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN-AABCE7848L, CIN-U51109WB2006PTC112327, (55) **PARIJAT VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCP8614M, CIN-U51109WB2005PTC103170, (56) **PANCHMUKHI VYAPAAR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCP8617J, CIN-U51109WB2005PTC103714, (57) **CORNFLOWER TRADELINK PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AACCC9114C, CIN-U51109WB2006PTC107287, (58) **BHAGIRATHI CONSULTANCY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata—700136, PAN- AACCB9662Q, CIN-U74140WB2006PTC107091 (59) **ANUMODAN SUPPLIERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata—700136, PAN- AAMFA5621P, CIN-U51109WB2005PTC103713 (60) **FASTMOVE ADVISORY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata—700136, PAN- AABCF0185F, CIN-U51109WB2006PTC107048, (61) **PASSION VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata—700136, PAN- AADCP8458R, CIN-U51109WB2005PTC103102, (62) **FORCEFUL COMMERCIAL PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AABCF4180G, CIN-U51909WB2009PTC135456 (63) **FORCEFUL DEALER PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AABCF4181H, CIN-U51101WB2009PTC136111, (64) **BAVICON VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCB8955D, CIN-U51101WB2009PTC139222, (65) **GOLDSTAR VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCG5852A, CIN-U51909WB2009PTC139253, (66) **GALLANT VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCG5850C, CIN-U51101WB2009PTC139252, (67) **SUPERIOR VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AANCS53337A, CIN-U51909WB2009PTC139250, (68) **DREAMLAND VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCD2679J, CIN-U51909WB2009PTC139251, (69) **GETWELL COMMODITY MARKET PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AECEG3644B, CIN-U52190WB2011PTC165975, (70) **JIBAN JYOTI RETAILS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AACCG6520H, CIN-U52190WB2011PTC165966, (71) **SUPERLATIVE VINCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAQCS2151P, CIN-U52190WB2011PTC165960, (72) **AAWAGAMAN COMMERCIAL PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at

Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAGCA0073J, CIN-U51109WB2005PTC104209, **all represented by their Constituted Attorney** its Director Mr. Vikash Diwan son of Shri Murari Lal Diwan, having his I.T. PAN:ADPPD2790L; Aadhar:314214729341; and residing at 92/1, 2ND floor,, Alipore Road,Chetla, Circus Avenue Kolkata-700027 appointed vide Power of Attorney dated _____ registered with the _____, in Book _____ Volume No.____ Pages _____ to _____ Being No._____ for the year _____, hereinafter collectively referred to as “the **OWNERS / LAND OWNERS**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors or successors-in-office and/or assigns) of the **SECOND PART**

AND

(1) **MR./ MRS.** _____, **PAN-** _____, son/daughter/wife of Mr. -----
 ----- **AND (2) MR./ MRS.** _____, **PAN-** _____, son/daughter/wife of
 Mr. -----, both residing at _____ hereinafter
 referred to as “the **ALLOTTEE / PURCHASER**” of the **THIRD PART**:

The Promoter, the Owners and the Allottee shall hereinafter collectively be referred to as the “**Parties**” and individually as a “**Party**”.

WHEREAS:

- A. Unless, in these presents, there be something contrary or repugnant to the subject or context, the terms / expressions mentioned in **Annexure "A"** hereto shall have the meaning assigned to them as therein mentioned.
- B. The Bigger Property Owners (as hereinafter defined) and the Promoter are jointly seized and possessed of and/or otherwise well and sufficiently entitled to the Bigger Property (as hereinafter defined) **SAVE such undivided shares / parts therein as have already been conveyed in favour of various Allottees**; and the Smaller Property Owners (as hereinafter defined) are seized and possessed of and/or otherwise well and sufficiently entitled to the Smaller Property (as hereinafter defined) **SAVE such undivided shares / parts therein as have already been conveyed in favour of various Allottees**, with both the Bigger Property and the Smaller Property jointly constituting the said Premises (as hereinafter defined) described in **PART-III of the FIRST SCHEDULE** hereunder written. Devolution of title in respect of the Bigger Property is set out in the **FIFTH SCHEDULE** hereunder written.
- C. By and in terms of the Development Agreements (as hereinafter defined), the respective Owners (i.e. the Bigger Property Owners and the Smaller Property Owners) have irrevocably permitted and granted exclusive right to the Promoter to develop their respective properties (i.e. the Bigger Property and the Smaller Property) by constructing New Building/s thereat for mutual benefit and for the consideration and on the terms and conditions therein contained, with liberty to the **Promoter** to sell, transfer and dispose of or agree to sell transfer and dispose off all the Units in the Housing Complex (save those specifically agreed to be allotted to Smaller Property Owners) to the person or persons desirous of owning or otherwise acquiring the same for the consideration and on the terms and conditions as be decided by the **Promoter** in its absolute decision. The Bigger Property Owners have executed power/s of attorney in favour of the Promoter and/or its nominees for the purposes of construction development and transfer of units, parking spaces etc., in the Bigger Property and the Smaller Property have executed power/s of attorney in favour of the Promoter and/or its nominees for the purposes of construction development and transfer of units, parking spaces etc., allotted to the Promoter in the Smaller Property.

- D. The Promoter has completed the construction of the Block-5, Block-6, Block-7, Block-8, Block-9 and Multi-Level Car Parking Block of the Project (**being Phase-IIA**) (as defined and dealt with in the Definitions, being **Annexure "A"**) in accordance with the Plan (as hereinafter defined) sanctioned by the concerned authorities and _____ has issued completion certificate vide _____ dated _____.
- E. By an Agreement for Sale dated _____ and **registered** with the _____ in _____, the Promoter agreed to sell and transfer to the Allottee **All That the said Apartment / Unit** (as hereinafter defined) described in the **SECOND SCHEDULE** for the consideration and on the terms and conditions therein mentioned (hereinafter referred to as "the **Sale Agreement**"), which stands modified and/or superseded by these presents.
- F. The construction of the said Apartment is complete to the full and final satisfaction of the Allottee and the Promoter has delivered possession thereof to the Allottee on _____.
- G. The Promoter has duly complied with its obligations contained in the said Sale Agreement and is not in default of its obligations therein, which the Allottee doth hereby confirm, and similarly the Promoter hereby confirms that the Allottee has made full payment of the Total Price to the Promoter.
- H. The Allottee has now requested the Promoter to convey the said Apartment in favour of the Allottee. The Land Owners have agreed to join in as party to this deed.
- I. At or before the execution hereof, the Allottee has fully satisfied itself with regard to the following:
- (i) The rights title and interest of the Land Owners **and the Promoter** to the Bigger Property;
 - (ii) The rights of the Promoter under the Development Agreements;
 - (iii) The facts hereinbefore recited and the superceding and overriding effects of this document and the contents hereof over all earlier agreements and understandings made prior hereto.
 - (iv) The workmanship and quality of construction of the said Apartment and the Project, including the structural stability of the same.
 - (v) The total area comprised in the said Apartment / Unit.
 - (vi) The Completion Certificate.
 - (vii) The scheme of user and enjoyment of the Common Areas and Installations as contained in these presents and also in the Sale Agreement.

I. NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in consideration of the sum of Rs. _____ (Rupees _____) only by the Allottee to the Promoter paid at or before the execution hereof (the receipt whereof the Promoter doth hereby as also by the receipt hereunder written admit and acknowledge), **the Land Owners and** the Promoter do and each of them doth hereby grant sell convey transfer release assign and assure **(each of them conveying and transferring their respective rights title and interest)** unto and to the Allottee **ALL THAT** the said Apartment / Unit described in the **SECOND SCHEDULE TOGETHER WITH** the right to use and enjoy the Common Areas and Installations in common in the manner herein stated and agreed **AND** reversion or reversions remainder or remainders and the rents issues and profits of and in connection with the said Apartment / Unit **TO HAVE AND TO HOLD** the said Apartment / Unit and every part thereof unto and to the use of the Allottee absolutely and forever **free from encumbrances** **SUBJECT NEVERTHELESS TO** the Allottee's covenants and agreements herein contained **and also in the Sale Agreement** and on the part of the Allottee to be observed fulfilled and performed **AND ALSO SUBJECT** to the Allottee paying and discharging all municipal and other rates taxes and impositions on the said Apartment / Unit wholly and the Common Expenses proportionately and all other outgoings in connection with the said Apartment / Unit wholly and the said Premises and in particular the Common Areas and Installations.

II. THE LAND OWNERS AND THE PROMOTER DO AND EACH OF THEM DO TH HEREBY COVENANT WITH THE ALLOTTEE as follows:-

- i) The interest which the Land Owners and the Promoter respectively profess to transfer subsists and that they have good right full power and absolute authority to grant, sell, convey transfer, assign and assure unto and to the use of the Allottee the said Apartment / Unit in the manner aforesaid.
- ii) It shall be lawful for the Allottee from time to time and at all times hereafter to peaceably and quietly, but subject nevertheless to the provisions herein contained, to hold use and enjoy the said Apartment / Unit and every part thereof and to receive the rents issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by the Land Owners or the Promoter.
- iii) The Land Owners and the Promoter shall upon reasonable request and at the costs of the Allottee make do acknowledge execute and perfect all such further and/or other lawful and reasonable acts deeds matters and things whatsoever for further better and more perfectly assuring the said Apartment / Unit hereby granted sold conveyed and transferred unto and to the Allottee in the manner aforesaid as shall or may be reasonably required by the Allottee.
- iv) Till such time the title deeds in connection with the said Premises are not handed over to the Association / Maintenance Company, the Land Owners and the Promoter, as the case may be, unless prevented by fire or some other irresistible force or accident shall upon reasonable request and at the costs of the Allottee produce or cause to be produced to the Allottee such title deeds and also shall at the like request and costs of the Allottee deliver to the Allottee such attested or other copies or extracts therefrom as the Allottee may require and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.

III. THE ALLOTTEE DO TH HEREBY COVENANT WITH THE PROMOTER AND THE LAND OWNERS as follows:

1. The Allottee so as to bind himself to the Promoter and the Land Owners and the other allottees and so that this covenant shall be for the benefit of the Project and other apartments / units therein hereby covenants with the Promoter and the Land Owners and with all the other allottees that the Allottee and all other persons deriving title under him will at all times hereafter observe the terms conditions covenants restrictions set-forth herein and also in the said Sale Agreement, which shall apply mutatis mutandis.

2. MAINTENANCE OF THE SAID HOUSING COMPLEX /APARTMENT/PROJECT

The terms conditions covenants restrictions etc., pertaining to use and enjoyment of the Common Areas And Installations of the Project are contained in **Annexure "B"** hereto and all the Allottees of Apartments / Units shall be bound and obliged to comply with the same.

It is agreed and clarified that the Association of Allottees has already been formed and the same is now in charge of the Common Areas and Installations and the Promoter or the Land Owners shall not be held liable therefore in any manner whatsoever.

3. The Allottee shall within 6 (six) months of completion of sale apply for and obtain at his own costs separate assessment and mutation of the said Unit in the records of concerned authorities.
4. Notwithstanding anything elsewhere to the contrary herein contained, it is expressly agreed understood and clarified that if at any time, under the provisions of applicable laws, the Common Areas and Installations and/or the land comprised in the said Premises or any part / phase / sub-phase thereof are required and to be transferred to the Association / Maintenance Company etc., then the Promoter and/or the Land Owners, as per their respective entitlements, shall be entitled to do so and the Allottee shall do all acts deeds and things and sign execute and deliver all papers documents etc., as be required therefor and if any stamp duty, registration fee, Legal fees, other expenses, etc., is payable therefor, then the same shall be borne paid and discharged by the Allottees / Unit Holders (including the Allottees herein) proportionately and the Promoter and/or the Land Owners shall not be liable therefor in any manner and the Allottee and the other Allottees / Unit Holders shall keep the Promoter and the Land Owners fully indemnified with regard thereto;
5. The Project / Housing Complex at the said Premises shall bear the name "**Urban Greens**" unless changed by the Promoter from time to time in its absolute discretion.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed these presents at Kolkata in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED ALLOTTEE : (including joint buyers)

SIGNED AND DELIVERED BY THE WITHIN NAMED PROMOTER :

SIGNED AND DELIVERED BY THE WITHIN NAMED LAND OWNERS:

For and on behalf of:

- (1) LABHESHWARI DEALER PRIVATE LIMITED
- (2) ASPIRATION COMMODITY MARKET PRIVATE LIMITED
- (3) POLYGON VANIJYA PRIVATE LIMITED
- (4) NILAMBAR VANIJYA PRIVATE LIMITED
- (5) NEWEDGE VANIJYA PRIVATE LIMITED
- (6) STRONG VANIJYA PRIVATE LIMITED
- (7) GRACE VANIJYA PRIVATE LIMITED
- (8) FAVOURITE TRADECOMM PRIVATE LIMITED
- (9) SUBHANKAR DEALER PRIVATE LIMITED
- (10) FLOWERS VINIMAY PRIVATE LIMITED
- (11) DHRUVTARA DEALTRADE PRIVATE LIMITED
- (12) SITARAM VINCOM PRIVATE LIMITED

- (13) GEET VINIMAY PRIVATE LIMITED
- (14) KAMAL DEALMARK PRIVATE LIMITED
- (15) SIMPLE DEALMARK PRIVATE LIMITED
- (16) ADITYA DEALMARK PRIVATE LIMITED
- (17) GLITTERS VINCOM PRIVATE LIMITED
- (18) DESERVE DEALERS PRIVATE LIMITED
- (19) LINKWISE VINIMAY PRIVATE LIMITED
- (20) SOFTLINK SUPPLIERS PRIVATE LIMITED
- (21) GALLANT VINTRADE PRIVATE LIMITED
- (22) MANGALKARI PRATISTHAN PRIVATE LIMITED
- (23) APNAPAN SUPPLIERS PRIVATE LIMITED
- (24) RENOVATE SUPPLIERS PRIVATE LIMITED
- (25) SARWAR AGENCY PRIVATE LIMITED
- (26) KUBER VANIJYA PRIVATE LIMITED
- (27) MAXIM ENCLAVE PRIVATE LIMITED
- (28) DAGGER MERCHANTS PRIVATE LIMITED
- (29) DHANLAXMI PRATISTHAN PRIVATE LIMITED
- (30) LUCKDHAN DEALERS PRIVATE LIMITED
- (31) NABROOP SALES PRIVATE LIMITED
- (32) HECTOR DISTRIBUTORS PRIVATE LIMITED
- (33) PROTECT VYAPAAR PRIVATE LIMITED
- (34) DEEPJYOTI DEALERS PRIVATE LIMITED
- (35) RISHIKESH VANIJYA PRIVATE LIMITED
- (36) DAMODAR AGENCIES PRIVATE LIMITED
- (37) LAGAN COMMODITIES PRIVATE LIMITED
- (38) COMPARE MERCHANTS PRIVATE LIMITED
- (39) FANTOM VANIJYA PRIVATE LIMITED
- (40) VASUNDHARA VYAPAAR PRIVATE LIMITED
- (41) SINDHU VINIMAY PRIVATE LIMITED
- (42) NEUTRAL VYAPAAR PRIVATE LIMITED
- (43) SADASIV VANIJYA PRIVATE LIMITED
- (44) SUHAGAN MARKETING PRIVATE LIMITED
- (45) PRAYAG DEALCOMM PRIVATE LIMITED,
- (46) SITARA VANIJYA PRIVATE LIMITED
- (47) ROCKET VYAPAAR PRIVATE LIMITED
- (48) SURYA KIRAN VANIJYA PRIVATE LIMITED
- (49) TARANA TIEUP PRIVATE LIMITED
- (50) SAKSHI DISTRIBUTOR PRIVATE LIMITED
- (51) DHANAPATI TIEUP PRIVATE LIMITED
- (52) NEPTUNE VANIJYA PRIVATE LIMITED
- (53) GULMOHOR AGENCY PRIVATE LIMITED
- (54) ESQUIRE VANIJYA PRIVATE LIMITED
- (55) PARIJAT VANIJYA PRIVATE LIMITED
- (56) PANCHMUKHI VYAPAAR PRIVATE LIMITED
- (57) CORNFLOWER TRADELINK PRIVATE LIMITED
- (58) BHAGIRATHI CONSULTANCY PRIVATE LIMITED
- (59) ANUMODAN SUPPLIERS PRIVATE LIMITED
- (60) FASTMOVE ADVISORY PRIVATE LIMITED
- (61) PASSION VANIJYA PRIVATE LIMITED
- (62) FORCEFUL COMMERCIAL PRIVATE LIMITED
- (63) FORCEFUL DEALER PRIVATE LIMITED
- (64) BAVISCON VANIJYA PRIVATE LIMITED
- (65) GOLDSTAR VANIJYA PRIVATE LIMITED
- (66) GALLANT VANIJYA PRIVATE LIMITED
- (67) SUPERIOR VINIMAY PRIVATE LIMITED
- (68) DREAMLAND VANIJYA PRIVATE LIMITED
- (69) GETWELL COMMODITY MARKET PRIVATE LIMITED
- (70) JIBAN JYOTI RETAILS PRIVATE LIMITED
- (71) SUPERLATIVE VINCOM PRIVATE LIMITED
- (72) AAWAGAMAN COMMERCIAL PRIVATE LIMITED

Authorised Signatory

WITNESSES TO ALL THE ABOVE:

1. Signature _____

Name _____

Address _____

2. Signature _____

Name _____

Address _____

SCHEDULES

THE FIRST SCHEDULE ABOVE REFERRED TO:

**PART-I
(Bigger Property)**

ALL THAT piece and parcel of land admeasuring 670.44 Decimal, (as per Record of Rights- 692.71 Decimal) lying and situated at Mouza- Atghara, J.L. No.10, comprised in R.S./L.R. Dag Nos. 444, 444/882, 445, 446, 447 (P), 448 (P), 457 to 469, 508 to 513, 518, 527 to 551, 551/883, 552 to 556, 556/884, 695, 707 to 711 & 720 to 724, duly recorded in L.R. Khatian Nos.1457 to 1469,1593 to 1602,1615 to 1618,1837 to 1843,1845 to 1848, 1862, 1965, 1969 to 1980, 1997 to 2004, 2204 to 2208, 2211, 2212 & 2214 to 2219, within the limit of Ward No. 12 of Bidhannagar Municipal Corporation (previously under- Rajarhat Gopalpur Municipality), under Police Station- Baguiati, District- North 24 Parganas.

Details of Land Comprised in Phase-I:

ALL THAT piece and parcel of land admeasuring 193.14 Decimal, comprised in R.S./L.R. Dag No. 444, 444/882, 445, 446, 447 (P), 448 (P), 458 to 469, 510 to 512, 518 (P), and 541 to 549, being a part of the Bigger Property hereinbefore mentioned.

Details of Land Comprised in Phase-II:

ALL THAT piece and parcel of land admeasuring 477.30 Decimal, lying and situated at Mouza- Atghara, J.L. No.10, comprised in R.S./L.R. Dag Nos.457 to 459, 508, 509, 513, 527 to 540, 549 to 551, 551/883, 552 to 556, 556/884, 695, 707 to 711 & 720 to 724, being a part of the Bigger Property hereinbefore mentioned.

**PART-II
(Smaller Property)**

ALL THAT piece or parcel of plot of land admeasuring 34.18 (Thirty four point one Eight) Decimal, more or less, lying and situated at Mouza- Atghara, J.L. No.10, comprised in R.S./L.R. Dag Nos. 470, 471, 472, 473, 503, 505, 506, 507, 508, 509, 513, 514 & 515, recorded in L.R. Khatian Nos. 2171, 2132, 2335 & 2298, within the limit of Ward No. 12 of Bidhannagar Municipal Corporation (previously under- Rajarhat Gopalpur Municipality), under Police Station- Baguiati, District- North 24 Parganas.

**PART-III
(said Premises)**

ALL THAT piece and parcel of land admeasuring 704.62 (Seven Hundred four point six two) Decimal, lying and situated at Mouza- Atghara, J.L. No.10, comprised in R.S./L.R. Dag Nos. 444, 444/882, 445, 446, 447 (P), 448 (P), 457 to 473, 503, 505 to 515, 518, 527 to 551, 551/883, 552 to 556, 556/884, 695, 707 to 711 & 720 to 724, duly recorded in L.R. Khatian Nos.1457 to 1469,1593 to 1602,1615 to 1618,1837 to 1843,1845 to 1848, 1862,

1965, 1969 to 1980, 1997 to 2004, 2204 to 2208, 2211, 2212, 2214 to 2219, 2171, 2132, 2335 & 2298, within the limits of Ward No.12 of the Bidhannagar Municipal Corporation (formerly Ward No. 9, of Rajarhat Gopalpur Municipality), P.S. Rajarhat (currently Baguiati), District North 24 Parganas, **being both the Bigger Property and the Smaller Property**.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(UNIT)

All That the **Residential Flat / Apartment** bearing No. _____ containing a **Carpet Area** of _____ **Square Feet** [**Built-up Area** whereof being _____ **Square Feet** (inclusive of the area of the balcony(ies) / verandah(s) / Open Terrace being _____ Square Feet)] more or less on the _____ floor, Lobby- _____ of the _____ Block in **Phase-IIA** at the Bigger Property of the Housing Complex "**Urban Greens**" at the said Premises described in the **First Schedule** hereinabove written and shown in the **Plan** annexed hereto, duly bordered thereon in "**RED**".

With Right to park ____ medium sized motor car/s in the open compound of the said Premises, as shown in the **Plan** annexed hereto, duly bordered thereon in "_____".

With Right to park ____ medium sized motor car/s in the covered space in the Ground Floor/Basement of the _____ Block, as shown in the **Plan** annexed hereto, duly bordered thereon in "_____".

With Right to park ____ medium sized motor car/s in the covered space in the Ground Floor/Basement of the ____ Block, on the basis of sharing of the entry and exit of the motor car, to and from the Covered Space, commonly with the covered space being No.____, as shown in the **Plan** annexed hereto, duly bordered thereon in "_____".

With Right to park ____ Two-Wheeler/s (i.e. motor-cycle, scooter etc.) in the open compound of the said Premises, as shown in the **Plan** annexed hereto, duly bordered thereon in "_____".

With Right to park ____ medium sized Two-Wheeler/s (i.e. motor-cycle, scooter etc.) in the covered space in the Ground Floor/Basement of the ____ Block, as shown in the **Plan** annexed hereto, duly bordered thereon in "_____".

THE THIRD SCHEDULE ABOVE REFERRED TO

(Common Areas and Installations)

1. Land comprised in the Phase-II at the Bigger Property or the relevant Sub-Phase thereof, as applicable, subject to the Clause **35.18** hereinabove.
2. Club Facilities as follows (which are common to all Phases and Sub-Phases, notwithstanding the location thereof), subject to the clarification mentioned hereinbelow:
 - i) In Phase-I:
 - a) 1 Badminton Court;
 - ii) In Phase-IIA (tentative):
 - a) 2 Badminton Courts, one in ground and one on roof of MLCP;
 - b) Stepped Amphi Court;
 - c) Multi-purpose Court on top roof of Multi Level Car Park;
 - d) Party Lawn/ Children's outdoor play area on roof of Multi Level Car Park (MLCP);

e) Multi purpose hall. Squash Court, Games Room, Hobby Room, Children's Play Area, Creche, etc.

iii) In Phase-IIB (tentative), subject to the clarification mentioned hereinbelow:

a) 1 Badminton Court;

b) Swimming Pool;

c) Mini Party Lawn;

d) Kids Play area

e) Covered Sit-out

f) Fitness Garden

3. Entrance and exit gates of the Project.
4. Paths, passages and driveways in the Project other than those reserved by the Promoter for its own use for any purpose and those meant or earmarked or intended to be reserved for parking of motor cars or other vehicles or marked by the Promoter for use of itself or any unit-holder / occupant.
5. Entrance Lobbies.
6. Staircases upto the ultimate top floor (below the roof) alongwith their full and half landings.
7. Transformer/s and Transformer room, if any.
8. Concealed Electrical wiring and fittings and fixtures for lighting the staircases, lobbies and landings and other common areas and operating the lifts and separate electric meter/s and meter room / space.
9. Water pump with motor and with water supply pipes to overhead water tank and with distribution pipes therefrom connecting to different Units and space / room for pump and motor.
10. Overhead water tank and Underground water reservoir for water storage and for fire fighting.
11. Water waste and sewerage evacuation pipes from the Units to drains and sewers common to the building and from the buildings / blocks to the municipal drain.
12. Room / Space for darwan / security guard at appropriate place in the Project.
13. Boundary walls.
14. Common toilet/s.
15. Top Roofs of the Blocks / Buildings and staircover room;
16. Space provided for Generator;
17. Space provided for Water Filtration Plant;
18. Other common parts, areas, equipments, installations, fixtures, fittings and spaces in or about the Project as are necessary for the use and occupation of the flats in common and as are specified by the Promoter expressly to be the common areas after construction of the said Project;

It is clarified that the Common Areas and Installations shall not include the parking spaces and other open and covered spaces at the Housing Complex / Premises and the Building/s which the Promoter / Land Owners may use for themselves or permit to be used for the purpose of parking cars, two wheelers and other vehicles and/or for other purposes **nor** shall include roofs/terraces at different floor levels attached to any particular Flat / Apartment **nor** shall include the exclusive greens / gardens attached to any particular Flat / Apartment, and the Promoter / Land Owners shall in their absolute right deal therewith to which the Allottee hereby consents.

It is further clarified that the development of the said Premises having been undertaken by the Promoter in Phases / Sub-Phases under different plans for both the Bigger Property and the Smaller Property, not all of the Common Areas and Installations may be available for use till such time the development of the entire Housing Complex is completed, and only thereafter shall all the Common Areas and Installations (including the Club) shall be available for use, which fact the Allottee is

aware of and hereby acknowledges. It is further clarified that in the unlikely event that the Phase-IIB is not developed or launched at all, then the same shall not form part of the Project / Housing Complex and the land of Phase-IIB shall be divided and demarcated and/or partitioned from Phase-IIA and retained by the Promoter and the Bigger Property Owners and the Allottees of Phase-IIA shall not have any claim or demand with regard thereto and the Promoter shall try and accommodate the specific common facilities proposed thereat (mainly the swimming pool) at any other portion of Phase-IIA / Phase-I / Smaller Property.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(Common Expenses)

1. **MAINTENANCE:** All costs and expenses of maintaining repairing redecorating and renewing etc., of the main structure and in particular the top roofs (only to the extent of leakage and drainage to the upper floors), gutters and water pipes for all purposes, drains and electric cables and wires in under or upon the Housing Complex and enjoyed or used by the co-owners in common with each other, main entrance and exit gates, landings and staircases of the Buildings/Blocks in the Housing Complex and enjoyed by the co-owners in common as aforesaid and the boundary walls of the premises, compounds etc. The costs of cleaning and lighting the main entrance and exit gates, passage, driveway, landings, staircases and other parts of the Housing Complex so enjoyed or used by the co-owners in common as aforesaid and keeping the adjoining side spaces in good and repaired conditions.
2. **OPERATIONAL:** All expenses for running operating maintaining etc., of all machines equipments and installations comprised in the Common Areas and Installations [including but not limited to the Lifts, Water Pump with Motor, Generator, Deep Tube Well etc., if and as applicable] and also the costs of repairing, renovating and replacing the same.
3. **STAFF:** The salaries of and all other expenses of the staffs to be employed for the common purposes (e.g. security, electrician, maintenance persons, caretaker, plumber, administration persons, accountant, clerk, gardeners, sweepers, liftmen etc.) including their bonus and other emoluments and benefits.
4. **TAXES:** Municipal and other rates, taxes and levies and all other outgoings, if any, in respect of the premises (save those assessed separately in respect of any unit).
5. **INSURANCE:** Insurance premium, if incurred for insurance of the said Housing Complex and premises, including the title to the land, and also otherwise for insuring the same against earthquake, damages, fire, lightning, mob, violence, civil commotion (and other risks, if insured).
6. **COMMON UTILITIES:** Expenses for serving / supply of common facilities and utilities and all charges incidental thereto.
7. **RESERVES:** Creation of funds for replacement, renovation and/or other periodic expenses.
8. **OTHERS:** All other expenses and/or outgoings including litigation expenses as are incurred by the Maintenance In-charge for the common purposes.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Devolution of Title of the Bigger Property)

The **Bigger Property Owners and the Developer** purchased various parcels of lands lying and situated at Mouza- Atghara, J.L. No.10, under various deeds, all recorded in Book-I of various registry office, details whereof are as follows:

Sl.	Deed	Vol.	Pages	Name of			R.S.	L.R.	R.S.	Area in		
No.	Dated	No.	No.	From	To	Reg. off.	Seller	Purchaser	Kh.	Kh.	Dag	Decimal
1	03.05.2005	4967	298	175	189	ADSR,	Jaker Ali Tarafdar	Sindhu Vinimay P. Ltd.	111	375	510	0.5
						Saltlake City,					511	0.33
						Bidhannagar.					512	0.252
2	30.05.2005	4862	292	289	305	ADSR,	Jaker Ali Tarafdar	Passion Vanijya P. Ltd.	530	216	533	2.75
						Saltlake City,			530	216	526	0.25
						Bidhannagar.			530	216	527	2
									542	216	528	0.625
										375	711	2.5
										375	724	1
										375	710	1.25
3	01.06.2005	4831	291	41	57	ADSR,	Rahul Jaiswal	Nabroop Sales P. Ltd.	530	344	553	2.25
						Saltlake City,						
						Bidhannagar.						
4	01.06.2005	4843	291	249	265	ADSR,	Vinod Kumar Jaiswal	Nabroop Sales P. Ltd.	448	375	460	4.5
						Saltlake City,			368	263	549	2.875
						Bidhannagar.						
5	08.06.2005	4797	289	98	113	ADSR,	Yad Ali Tarafdar	Protect Vyapaar P. Ltd.		216	458	2.25
						Saltlake City,					460	4.5
						Bidhannagar.					553	2.25
											549	2.875
6	08.06.2005	4800	289	135	150	ADSR,	Yad Ali Tarafdar	Display Vinimay P. Ltd.		216	510	0.5
						Saltlake City,					511	0.5
						Bidhannagar.					512	0.5
											543	1.25
											544	1.25
											547	2.5
											548	2.5
7	08.06.2005	4808	289	262	278	ADSR,	Vinod Kumar Jaiswal	Sindhu Vinimay P. Ltd.	255	344	458	2.25
						Saltlake City,			368	149	549	8.625
						Bidhannagar.						
8	08.06.2005	4837	291	135	151	ADSR,	Yad Ali Tarafdar	Dhanpati Tie-up P. Ltd.	530	216	533	2.75
						Saltlake City,			530	216	526	0.25
						Bidhannagar.			530	216	527	2
									542	216	528	0.625
9	08.06.2005	4885	294	54	69	ADSR,	Yad Ali Tarafdar	Gulmohar Agency P. Ltd.	368	216	711	2.5
						Saltlake City,			368	216	724	1
						Bidhannagar.			368	216	710	1.25
10	09.06.2005	4817	290	103	117	ADSR,	Kausar Ali Tarafdar	Nabroop Sales P. Ltd.	111	263	510	0.5
						Saltlake City,	Vinod Kumar Jaiswal				511	0.33
						Bidhannagar.					512	0.252
11	09.06.2005	4850	292	40	56	ADSR,	Kausar Ali Tarafdar	Dhanpati Tie-up P. Ltd.	530	263	533	2.75
						Saltlake City,	Kausar Ali Tarafdar		530	263	526	0.25
						Bidhannagar.			530	263	527	2
12	09.06.2005	4858	292	163	177	ADSR,	Saifulla Tarafdar	Nabroop Sales P. Ltd.	111	344	510	0.5
						Saltlake City,					511	0.5
						Bidhannagar.					512	0.5
13	09.06.2005	4865	293	32	49	ADSR,	Kausar Ali Tarafdar	Damodar Agency P. Ltd.	542	263	528	0.625
						Saltlake City,	Safia Khatun		368	263	711	2.5
						Bidhannagar.			368	263	724	1
									368	263	710	1.25
									49	901/2	535	6.25
14	26.08.2005	4764	287	127	146	ADSR,	Shashi Kala	Compare Merchants P. Ltd.	530	375	553	2.25
						Saltlake City,	Jaiswal		368		549	2.875

						Bidhannagar.					545	0.95
											546	0.8
34	20.02.2006	7796	1	1	23	DSR-II, Barasat	Momrej Ali Mondal	Neutral Vyapaar P. Ltd.	709	541	1.8	
									713	542	2.2	
									591	545	1.4	
									896	546	1.2	
35	20.02.2006	7804	1	1	23	DSR-II, Barasat	Momrej Ali Mondal	Rocket Vyapaar P. Ltd.	713	695	10.05	
36	20.02.2006	7806	1	1	17	DSR-II, Barasat	Omar Ali Mondal	Sadashiv Vanijya P. Ltd.	713	695	10.05	

37	20.02.2006	7807	1	1	17	DSR-II, Barasat	Omar Ali Mondal	Prayag Dealcom P. Ltd.	370	217	722	1.9
									370	718	725	1.43
									368	718	707	2.61
38	20.02.2006	7808	1	1	17	DSR-II, Barasat	Omar Ali Mondal	Dagger Merchants P. Ltd.	709	541	1.8	
									713	542	2.2	
									591	545	1.4	
									896	546	1.2	
39	13.03.2006	7798	1	1	23	DSR-II, Barasat	Kashem Ali Mondal Imtiaj Ali Mondal	Parijat Vanijya P. Ltd.	370	217	722	1.9
							Yaar Ali Mondal		370	718	725	1.43
									368	718	707	2.61
40	13.03.2006	7803	1	1	18	DSR-II, Barasat	Kashem Ali Mondal Imtiaj Ali Mondal	Maxim Enclave P. Ltd.		713	695	11.25
41	10.04.2006	7805	1	1	22	DSR-II, Barasat	Momrej Ali Mondal	Suhagan Marketing P. Ltd.	370	667	722	1.9
									370	718	725	1.43
									368	718	707	2.61
42	28.04.2006	7824	471	1	19	ADSR, Saltlake City, Bidhannagar.	Akbar Mondal Ajgar Mondal	Tarana Tie-up P. Ltd.	368	25	552	7
43	12.07.2006	7391	444	118	130	ADSR, Saltlake City, Bidhannagar.	Vinod Kumar Jaiswal	Anumodan Suppliers P. Ltd.	806	447	4	
44	12.07.2006	7392	444	131	143	ADSR, Saltlake City, Bidhannagar.	Vinod Kumar Jaiswal	Hector Distributors P. Ltd.	806	534	3	
45	12.07.2006	7393	444	144	164	ADSR, Saltlake City, Bidhannagar.	Kasem Ali Mondal Imtiaj Ali Mondal Yaar Ali Mondal Vinod Kumar Jaiswal	Deepjyoti Dealers P. Ltd.	709	541	1.8	
									713	542	2.2	
									591	545	1.4	
									996	546	1.2	
46	14.08.2006	14693	47	7184	7210	ARA-II, Kolkata	Anna Bala Mondal Labanya Dey Sumitra Das Amita Hazra Tanuja Sarkar Kajali Das Tapas Mondal Soumen Mondal	Apnapan Suppliers P. Ltd. Aawagaman Commercial P. Ltd. Sitarra Vanijya P. Ltd. Rishikesh Vanijya P. Ltd. Fantom Vanijya P. Ltd. Panchmukhi Vyapaar P. Ltd.	522		524	1
									522		529	6
									521		532	30.5
									522		539	8.5
									522		554	3
									521		555	13.5
47	01.09.2006	2640	1	4379	4401	ADSR, Saltlake City, Bidhannagar.	Rabindra Nath Mondal Gouri Mondal Utpala Das	Display Vinimay P. Ltd. Hector Distributors P. Ltd. Luckdhan Dealers P. Ltd. Kuber Vanijya P. Ltd. Sarware Agency P. Ltd. Lagan Commodities P. Ltd. Anumodan Suppliers P. Ltd. Gulmohar Agency P. Ltd. Compare Merchants P. Ltd.	522		524	0.125
									522		529	0.75
									521		532	3.8125
									522		539	1.0625
									522		554	0.375
									521		555	1.6875
48	01.09.2006	2641	1	4335	4360	ADSR, Saltlake City, Bidhannagar.	Madan Mohan Mondal Moni Mohan Mondal Nimai Chandra Mondal Arati Sarkar Anjali Pal Gita Pal Deepa Das	Deepjyoti Dealers P. Ltd. Parijat Vanijya P. Ltd. Suhagan Marketing P. Ltd. Neutral Vyapaar P. Ltd. Dagger Merchants P. Ltd. Prayag Dealcom P. Ltd. Tarana Tie-up P. Ltd.	522		524	0.218
									522		529	1.312
									521		532	6.671
									522		539	1.859
											554	0.656
									521		555	2.953
49	24.03.2007	7979	9	2085	2098	DSR-II, Barasat	Vinod Kumar Jaiswal	Cornflower Tradelink P. Ltd. Bhagirathi Consultancy P. Ltd. Fastmove Advisory P. Ltd.	368	344	711	2.5
									368	344	724	1
									368	344	710	1.25
									77	344	537	1.25

										77	344	538	2.25
										530	344	526	0.25
										530	344	527	2
										530	344	533	2.75
										49	905	535	6.25
										25	263	536	11.25
											344	528	0.625
50	13.04.2007	6606	8	3890	3899	DSR-II, Barasat	Vinod Kumar Jaiswal	Suhagan Marketing P. Ltd. Neutral Vyapaar P. Ltd.		77	263	537	2.5
										58	375	538	4.5
51	13.04.2007	7978	9	2075	2084	DSR-II, Barasat	Vinod Kumar Jaiswal	Prayag Dealcom P. Ltd.		255	263	458	2.25
52	13.04.2007	7981	9	2111	2120	DSR-II, Barasat	Rishika Jaiswal	Prayag Dealcom P. Ltd.		530	263	553	2.25

53	17.04.2008	8199	17	7053	7069	ARA-II, Kolkata	Manick Roy alias Sanjoy Roy	Esquire Vanija P. Ltd.		263	448	1.095
										806	447	3.243
54	03.10.2008	4676	5	57	73	DSR-II, Barasat	Sabila Bibi Halima Bibi Saleha Bibi	Surya Kiran Vanija P. Ltd. Vinod Jaiswal		531	343	0.2366
										531	346	0.13
										531	492	0.2366
										11	500	0.2866
55	03.10.2008	4677	5	74	95	DSR-II, Barasat	Sabila Bibi Halima Bibi Saleha Bibi	Surya Kiran Vanija P. Ltd.		11	509	0.5733
										531	508	0.2866
										531	530	0.2
										531	720	0.76
										531	730	0.1866
										531	709	0.74
56	03.10.2008	4678	5	96	107	DSR-II, Barasat	Sabila Bibi Halima Bibi Saleha Bibi	Surya Kiran Vanija P. Ltd.		531	550	1.4266
										11		
57	01.12.2009	13107	26	9286	9299	ARA-II, Kolkata	Abdur Rahaman Gain	Forceful Dealer P. Ltd. Forceful Commercial P. Ltd. Dhanlaxmi Pratisthan P. Ltd. Labheshwari Dealer P. Ltd. Favourite Tradecomm P. Ltd. Subhankar Dealer P. Ltd. Mangalkari Pratisthan P. Ltd.		1726	444	1.289
											444/882	1.8046
											445	2.0624
											446	1.8046
											461	2.5794
											462	0.7734
											463	0.7737
											464	1.289
											465	1.0312
											466	0.7734
											467	0.7734
											468	2.3202
58	04.12.2009	13315	27	2511	2524	ARA-II, Kolkata	Kutubuddin Gain	Forceful Dealer P. Ltd. Forceful Commercial P. Ltd. Dhanlaxmi Pratisthan P. Ltd. Labheshwari Dealer P. Ltd. Favourite Tradecomm P. Ltd. Subhankar Dealer P. Ltd. Mangalkari Pratisthan P. Ltd.		1728	444	1.289
											444/882	1.8046
											445	2.0624
											446	1.8046
											461	0.5796
											462	0.7734
											463	0.7737
											464	1.289
											465	1.0312
											466	0.7734
											467	0.7734
											468	2.3202
59	07.12.2009	13364	27	3567	3580	ARA-II, Kolkata	Soyebnabi Gain	Forceful Dealer P. Ltd. Forceful Commercial P. Ltd. Dhanlaxmi Pratisthan P. Ltd. Labheshwari Dealer P. Ltd. Favourite Tradecomm P. Ltd. Subhankar Dealer P. Ltd. Mangalkari Pratisthan P. Ltd.		1730	444	0.2265
											444/882	0.3171
											445	0.3624
											446	0.3171
											461	0.4518
											462	0.1359
											463	0.1359
											464	0.2265
											465	0.1812
											466	0.1359
											467	0.1359
											468	0.4077
60	17.12.2009	13838	28	2937	2950	ARA-II, Kolkata	Shashi Kala Jaiswal	Forceful Dealer P. Ltd. Forceful Commercial P. Ltd. Dhanlaxmi Pratisthan P. Ltd. Labheshwari Dealer P. Ltd. Favourite Tradecomm P. Ltd. Subhankar Dealer P. Ltd. Mangalkari Pratisthan P. Ltd.		1736	461	2

61	22.12.2009	14152	29	129	141	ARA-II, Kolkata	Ayub Gain @ Ayubnabi Gain	Forceful Dealer P. Ltd. Forceful Commercial P. Ltd. Dhanlaxmi Pratisthan P. Ltd. Labheshwari Dealer P. Ltd. Favourite Tradecomm P. Ltd. Subhankar Dealer P. Ltd. Mangalkari Pratisthan P. Ltd.	1729	444 444/882 445 446 461 462 463 464 465 466 467 468	0.227 0.3178 0.3624 0.3178 0.4518 0.1362 0.1362 0.227 0.1818 0.1362 0.1362 0.4086
62	22.12.2009	14153	29	142	154	ARA-II, Kolkata	Musanabi Gain @ Musanabi Gayen	Forceful Dealer P. Ltd. Forceful Commercial P. Ltd. Dhanlaxmi Pratisthan P. Ltd. Labheshwari Dealer P. Ltd. Favourite Tradecomm P. Ltd. Subhankar Dealer P. Ltd. Mangalkari Pratisthan P. Ltd.	1733	444 444/882 445 446 461 462 463 464 465 466 467 468	0.2265 0.3171 0.3624 0.3171 0.4536 0.1359 0.1359 0.2265 0.1812 0.1359 0.1359 0.4077
63	22.12.2009	14155	29	169	181	ARA-II, Kolkata	Ichhanabi Gain @ Yshanabi Gain @ Ysha Gain	Forceful Dealer P. Ltd. Forceful Commercial P. Ltd. Dhanlaxmi Pratisthan P. Ltd. Labheshwari Dealer P. Ltd. Favourite Tradecomm P. Ltd. Subhankar Dealer P. Ltd. Mangalkari Pratisthan P. Ltd.	1732	444 444/882 445 446 461 462 463 464 465 466 467 468	0.2265 0.3171 0.3624 0.3171 0.4536 0.1359 0.1359 0.2265 0.1812 0.1359 0.1359 0.4077
64	22.12.2009	14156	29	182	194	ARA-II, Kolkata	Yunus Gain @ Yunusnabi Gain	Forceful Dealer P. Ltd. Forceful Commercial P. Ltd. Dhanlaxmi Pratisthan P. Ltd. Labheshwari Dealer P. Ltd. Favourite Tradecomm P. Ltd. Subhankar Dealer P. Ltd. Mangalkari Pratisthan P. Ltd.	1731	444 444/882 445 446 461 462 463 464 465 466 467 468	0.2265 0.3171 0.3624 0.3171 0.4518 0.1359 0.1359 0.2265 0.1812 0.1359 0.1359 0.4077
65	22.12.2009	14157	29	195	208	ARA-II, Kolkata	Abdul Wahab Gain @ Abdul Ohab Gayan	Forceful Dealer P. Ltd. Forceful Commercial P. Ltd. Dhanlaxmi Pratisthan P. Ltd. Labheshwari Dealer P. Ltd. Favourite Tradecomm P. Ltd. Subhankar Dealer P. Ltd. Mangalkari Pratisthan P. Ltd.	1725	444 444/882 445 446 461 462 463 464 465 466 467 468	1.289 1.8046 2.0624 1.8046 2.5794 0.7734 0.7737 1.289 1.0312 0.7734 0.7734 2.3202
66	22.12.2009	14158	29	209	224	ARA-II, Kolkata	Vinod Kumar Jaiswal Soyebnabi Gain Musanabi Gain Ichhanabi Gain @ Yshanabi Gain @ Ysha Gain Ayub Gain @ Ayubnabi Gain Yunus Gain @ Yunusnabi Gain	Baviscon Vanija P. Ltd.	18 193 885 631 197	549 2	
67	24.12.2009	14219	29	1112	1125	ARA-II, Kolkata	Rahul Jaiswal	Forceful Dealer P. Ltd. Forceful Commercial P. Ltd. DhanLaxmi Pratisthan P. Ltd. Labheshwari Dealer P. Ltd. Favourite Tradecomm P. Ltd.	1735	461	4

								Subhankar Dealer P. Ltd.				
								Mangalkari Pratisthan P. Ltd.				
68	26.12.2009	14242	29	1504	1517	ARA-II, Kolkata	Rishika Jaiswal	Forceful Dealer P. Ltd.	1734	461	4	
								Forceful Commercial P. Ltd.				
								DhanLaxmi Pratisthan P. Ltd.				
								Labheshwari Dealer P. Ltd.				
								Favourite Tradecomm P. Ltd.				
								Subhankar Dealer P. Ltd.				
								Mangalkari Pratisthan P. Ltd.				
69	31.12.2009	14385	29	4213	4225	ARA-II, Kolkata	Motiar Rahaman Sahedur Rahaman	Goldstar Vanija P. Ltd.	505	551	10	
70	04.02.2010	1200	3	7089	7102	ARA-II, Kolkata	Maskura Begum Mallik	Gallant Vanija P. Ltd.	11	508	0.775	
							Anjura Khatun		11	530	0.63525	
							Manjura Bibi		11	550	0.775	
									11	709	0.875	
									11	721	1.225	
71	04.02.2010	1201	3	6255	6268	ARA-II, Kolkata	Mahamuda Bibi @ Masuda Bibi Md. Ayub Ali Tarafder	Gallant Vanija P. Ltd.	11	508	0.9	
									11	530	0.726	
									11	550	0.9	
									11	709	1	
									11	721	1.4	

72	19.04.2010	4639	13	3910	3934	ARA-II, Kolkata	Vinod Kumar Jaiswal Sneh Prabha Jaiswal Smt. Kavita Jaiswal Smt. Rishika Jaiswal	Polygon Vanija P. Ltd. Strong Vanija P. Ltd. Grace Vanija P. Ltd.		375	458	2.25	
									522	577	518	0.723	
										531	530	0.33	
									522	924	540	4.442	
									368	134	549	2.875	
										531	721	1.02	
										470	459	1.3125	
										11	530	0.73	
										595	709	1.46	
										686	721	1.02	
										840	550	1.3125	
73	24.04.2010	4903	14	2135	2147	ARA-II, Kolkata	Vinod Kumar Jaiswal	Superior Vinimay P. Ltd.	325	531	7		
74	28.04.2010	5114	14	6742	6755	ARA-II, Kolkata	Suranjit Mondal	Superior Vinimay P. Ltd.	521	401	524	0.0312	
									522	686	529	0.1872	
										841	532	0.9516	
										444	539	0.2652	
										495	554	0.0936	
										518	555	0.4212	
75	30.07.2010	9308	29	323	340	ARA-II, Kolkata	Basanti Gayen Sukumar Gayen Dilip Gayen Sushanta Gayen Jayanta Gayen Krishna Gayen Pradip Gayen Mintu Gayen Bandana Mondal	Dreamland Vanija P. Ltd. Nilambar Vanija P. Ltd.	401	555	19.21		
										686			
										841			
										444			
										495			
										518			
										595	555	6.75	
										840			
										924			
										948			
										625			
										841			
										577			
76	10.08.2010	9754	30	5433	5452	ARA-II, Kolkata	Dhiren Mandal Sudha Mandal @ Sudharani Mondal Jaydeb Mandal @ Jaideb Mandal Ashok Mandal @ Ashoke Mandal Alok Mandal @ Aloke Mandal Samar Mandal Utpal Mandal Jayanta Mandal Anita Mandal	Deserve Dealers P. Ltd. Gallant Vintrade P. Ltd. Linkwise Vinimay P. Ltd. Softlink Suppliers P. Ltd.	521	401	524	0.5	
									522	686	529	3	
										444	532	15.25	
										495	539	4.25	
										518	554	1.5	
										595	555	6.75	
										840			
										924			
										948			
										625			
										841			
										577			
77	10.08.2010	9745	30	5280	5295	ARA-II, Kolkata	Biswajit Sardar @ Bishwajit Sardar	Deserve Dealers P. Ltd. Gallant Vintrade P. Ltd. Linkwise Vinimay P. Ltd. Softlink Suppliers P. Ltd.	521	401	524	0.125	
									522	686	529	0.75	
										444	532	3.8125	
										495	539	1.0625	
										841	554	0.375	
										577	555	1.6875	

78	24.02.2011	2666	11	1352	1367	ARA-II, Kolkata	Mahamuda Bibi @ Masuda Bibi Md. Ayub Ali Tarafdar	Surya Kiran Vanija P. Ltd.	1199 1200	720 730	2.6666 0.6666
79	09.03.2011	3309	14	175	188	ARA-II, Kolkata	Ajit Tarafdar Abdul Ajit Allauddin Tarafdar	Simple Dealmark P. Ltd. Sitaram Vincom P. Ltd. Flowers Vinimay P. Ltd.	470	507	0.8
80	09.03.2011	3310	14	256	271	ARA-II, Kolkata	Narul Mondal Haque	Simple Dealmark P. Ltd. Sitaram Vincom P. Ltd. Flowers Vinimay P. Ltd.	11 531 353 346	550 709 708 525	2.85714 2.22 4 0.6666
81	09.03.2011	3311	14	189	201	ARA-II, Kolkata	Samsuddin Tarafdar	Simple Dealmark P. Ltd. Sitaram Vincom P. Ltd. Flowers Vinimay P. Ltd.	340	723	2
82	09.03.2011	3312	14	202	217	ARA-II, Kolkata	Halima Bibi	Simple Dealmark P. Ltd. Sitaram Vincom P. Ltd. Flowers Vinimay P. Ltd.	1773	508 509 720 730 530 723	0.142857 0.253968 0.380952 0.095238 0.101844 0.266666
83	09.03.2011	3313	14	272	291	ARA-II, Kolkata	Samsuddin Tarafdar Johar Ali Tarafdar Motalab Tarafdar Abdul Aziz Tarafdar Allauddin Tarafdar	Simple Dealmark P. Ltd. Sitaram Vincom P. Ltd. Flowers Vinimay P. Ltd.	531 11 531 531 531	508 509 720 730 530	0.57142 1.23809 1.52376 0.38057 0.61106

							Haszara Bibi Rasida Bibi		353	723	1.6
84	09.03.2011	3316	14	315	331	ARA-II, Kolkata	Narul Mondal Haque	Simple Dealmark P. Ltd. Sitaram Vincom P. Ltd. Flowers Vinimay P. Ltd.	1773 531 1845 806	550 709 708 525	2.14285 1.11 4.1666 0.5173
85	01.11.2011	13649	53	4471	4489	ARA-II, Kolkata	Sabila Bibi Saleha Bibi	Simple Dealmark P. Ltd. Sitaram Vincom P. Ltd. Flowers Vinimay P. Ltd.	246	353 729	723 0.8
86	01.11.2011	13650	53	4490	4508	ARA-II, Kolkata	Nurul Mondal	Simple Dealmark P. Ltd. Sitaram Vincom P. Ltd. Flowers Vinimay P. Ltd.	353 346	708 525	1.3333 0.2222
87	09.12.2011	14095	23	1332	1351	ADSR, Saltlake City, Bidhannagar.	Baviscon Vanija P. Ltd.	Dhanlaxmi Pratisthan P. Ltd. & Other 64 P. Ltd. Co.	1847	549	0.875
88	15.02.2012	1941	3	9558	9570	ADSR, Saltlake City, Bidhannagar.	Syamal Bose	Deserve Dealers P. Ltd.	462	613 469	6
89	07.03.2012	2941	4	15954	15970	ADSR, Saltlake City, Bidhannagar.	Moraj Ali Tarafdar Jamal Ali Tarafdar Kamal Ali Tarafdar Sabir Ali Tarafdar	Newedge Vanija P. Ltd. Aditya Dealmark P. Ltd.	216 725	535 536 537 538	6.25 7.5 1.25 2.25
90	19.11.2012	14162	20	1362	1375	ADSR, Saltlake City, Bidhannagar.	Vinod Kumar Jaiswal	Geet Vinimay P. Ltd.	470	457	0.7621
91	19.11.2012	14385	20	6396	6408	ADSR, Saltlake City, Bidhannagar.	Vinod Kumar Jaiswal	Geet Vinimay P. Ltd.	806	457	3.0625
92	27.11.2012	181 D/E	1	3243	3262	ADSR, Rajarhat	Jahangir Hasan Tarafda Ziaur Rahaman Tarafda	Damodar Agencies P. Ltd. Cornflower Tradelink P. Ltd. Bhagirathi Consultancy P. Ltd. Fastmove Advisory P. Ltd. Passion Vanija P. Ltd. Dhanpati Tie-Up P. Ltd. Neptune Vanija P. Ltd.	521 1880	1879 555	2 1.5 1.5 1.5 4 6 8.5
93	27.11.2012	183 D/E	1	3283	3303	ADSR, Rajarhat	Abdul Hannan Tarafdar	Newedge Vanija P. Ltd. Suhagan Marketing P. Ltd. Neutral Vyapaar P. Ltd.	78 79 368	158/1 304 913/1 167/1	508 0.666 0.333 0.555 0.888 0.777 1.333 1.111

94	27.11.2012	185	1	3325	3345	ADSR, Rajarahat	Abdul Rahim Tarafdar	Lagan Commodities P. Ltd. Display Vinimay P. Ltd. Prayag Dealcomm P. Ltd. Parijat Vanijya P. Ltd. Suhagan Marketing P. Ltd.	78 79 368 167/1	148 304 913/1 721	508 509 530 720 721	0.666 0.333 0.555 0.888 0.777
											550 709	1.333 1.111
95	18.02.2013	2022	3	10029	10043	ADSR, Rajarahat	Abdul Rahaman Tarafdar	Esquire Vanijya P. Ltd.	78 79 368	147 304 913/1	530 720 721	0.5556 0.8888 0.7778
											167/1 709	1.3333 1.1111
96	26.04.2013	4857	7	9277	9295	ADSR, Rajarahat	Vinod Kumar Jaiswal	Gallant Vanijya P. Ltd. Simple Dealmark P. Ltd. Sitaram Vincom P. Ltd. Flowers Vinimay P. Ltd.	530	375 344 216	556 1.0109 1.0109 1.0109	1.675 1.0109 1.0109 1.0109
97	26.04.2013	4860	7	9329	9341	ADSR, Rajarahat	Sneha Prabha Jaiswal	Geet Vinimay P. Ltd.		470	457	0.8613
98	26.04.2013	4861	7	9342	9353	ADSR, Rajarahat	Sneha Prabha Jaiswal	Baviscon Vanijya P. Ltd.		263	556	3
99	26.04.2013	4862	7	9354	9367	ADSR, Rajarahat	Vinod Kumar Jaiswal	Geet Vinimay P. Ltd.		470	457	0.6566
100	26.04.2013	4877	7	9503	9515	ADSR, Rajarahat	Vinod Kumar Jaiswal	Kamal Dealmark P. Ltd.		470	513	0.14
101	26.04.2013	4878	7	9555	9568	ADSR, Rajarahat	Vinod Kumar Jaiswal	Geet Vinimay P. Ltd.		470	457	0.9605

102	26.04.2013	4903	7	9739	9752	ADSR, Rajarahat	Vinod Kumar Jaiswal	Glitters Vincom P. Ltd.	530	470	556/884	1.9345
103	26.04.2013	4910	7	9843	9856	ADSR, Rajarahat	Vinod Kumar Jaiswal	Glitters Vincom P. Ltd.	530	470	556/884	3.9375
104	26.04.2013	5002	7	11761	11774	ADSR, Rajarahat	Vinod Kumar Jaiswal	Baviscon Vanijya P. Ltd.		375 344 216	556	4.2923
105	26.04.2013	5005	7	11870	11883	ADSR, Rajarahat	Vinod Kumar Jaiswal (HUF)	Glitters Vincom P. Ltd.		375 344 216	556/884	4
Total project Area (in Decimal)											742.469	

Out of the aforesaid 742.469 satak, land measuring 692.7079 satak was proposed to be developed (being the Bigger Property), which was **duly recorded** in the names of the **Bigger Property Owners and the Developer, details of khatians** whereof are as follows:

Sl. No.	Name of Company	L.R. Kh. No.
1	Nabroop Sales Pvt. Ltd.	1457
2	Dhanpati Tie-up Pvt. Ltd.	1458
3	Damodar Agency Pvt. Ltd.	1459
4	Protect Vyapaar Pvt. Ltd.	1460
5	Sakshi Distributor Pvt. Ltd.	1461
6	Sindhu Vinimay Pvt. Ltd.	1462
7	Passion Vanijya Pvt. Ltd.	1463
8	Kuber Vanijya Pvt. Ltd.	1464
9	Compare Merchants Pvt. Ltd.	1465
10	Luckdhan Dealers Pvt. Ltd.	1466
11	Gulmohar Agency Pvt. Ltd.	1467
12	Display Vinimay Pvt. Ltd.	1468
13	Renovate Suppliers Pvt. Ltd.	1469
14	Deepjyoti Dealers Pvt. Ltd.	1593

Sl. No.	Name of Company	L.R. Kh. No.
37	Baviscon Vanijya Pvt. Ltd.	1847
38	Goldstar Vanijya Pvt. Ltd.	1848
39	Gallant Vanijya Pvt. Ltd.	1862
40	Superior Vinimay Pvt. Ltd.	1965
41	Aawagaman Commercial Pvt. Ltd.	1969
42	Apnapan Suppliers Pvt. Ltd.	1970
43	Panchmukhi Vyapaar Pvt. Ltd.	1971
44	Fantom Vanijya Pvt. Ltd.	1972
45	Sitara Vanijya Pvt. Ltd.	1973
46	Rishikesh Vanijya Pvt. Ltd.	1974
47	Deserve Dealers Pvt. Ltd.	1975
48	Linkwise Vinimay Pvt. Ltd.	1976
49	Softlink Suppliers Pvt. Ltd.	1977
50	Gallant Vintrade Pvt. Ltd.	1978
51	Dreamland Vanijya Pvt. Ltd.	1979
52	Nilambar Vanijya Pvt. Ltd.	1980

15	Sarware Agency Pvt. Ltd.	1594
16	Anumodan Suppliers Pvt. Ltd.	1595
17	Suhagan Marketing Pvt. Ltd.	1596
18	Parijat Vanijya Pvt. Ltd.	1597
19	Tarana Tie-up Pvt. Ltd.	1598
20	Rocket Vyapaar Pvt. Ltd.	1599
21	Sadashiv Vanijya Pvt. Ltd.	1600
22	Basundhara Vyapaar Pvt. Ltd.	1601
23	Maxim Enclave Pvt. Ltd.	1602
24	Lagan Commodities Pvt. Ltd.	1615
25	Prayag Dealcom Pvt. Ltd.	1616
26	Nutral Vyapaar Pvt. Ltd.	1617
27	Dagger Merchants Pvt. Ltd.	1618
28	Forceful Dealer Pvt. Ltd.	1837
29	Forceful Commercial Pvt. Ltd.	1838
30	Dhanlaxmi Pratisthan Pvt. Ltd.	1839
31	Labheshwari Dealer Pvt. Ltd.	1840
32	Favourite Tradecomm Pvt. Ltd.	1841
33	Subhankar Dealer Pvt. Ltd.	1842
34	Mangalkari Pratisthan Pvt. Ltd.	1843
35	Hector Distributors Pvt. Ltd.	1845
36	Neptune Vanijya Pvt Ltd.	1846

53	Polygon Vanijya Pvt. Ltd.	1997
54	Strong Vanijya Pvt. Ltd.	1998
55	Grace Vanijya Pvt. Ltd.	1999
56	Esquire Vanijya Pvt. Ltd.	2000
57	Surya Kiran Vanijya Pvt. Ltd.	2001
58	Cornflower Tradelink Pvt. Ltd.	2002
59	Bhagirathi Consultancy Pvt. Ltd.	2003
60	Fastmove Advisory Pvt. Ltd.	2004
61	Aditya Dealmark Pvt. Ltd.	2204
62	New Edge Vanijya Pvt. Ltd.	2205
63	Flowers Vinimay Pvt. Ltd.	2206
64	Sitaram Vincom Pvt. Ltd.	2207
65	Simple Dealmark Pvt. Ltd.	2208
66	Kamal Dealmark Pvt. Ltd.	2211
67	Geet Vinimay Pvt. Ltd.	2212
68	Dhruvtara Dealtrade Pvt. Ltd.	2214
69	Glitters Vincom Pvt. Ltd.	2215
70	Getwell Commodity Market Pvt. Ltd.	2216
71	Jibanijyoti Retails Pvt. Ltd.	2217
72	Superlative Vincom Pvt. Ltd.	2218
73	Aspiration Commodity Market Pvt.	2219

The Area of land of the Bigger Property, comprised in various R.S./ L.R. Dags at Mouza- Atghara, J.L. No. 10, are as follows:

Sl. No.	R.S./ L.R. Dag No.	Total Area in Dag in Decimal	Area of land in project
1	444	5	5
2	444/882	7	7
3	445	8	8
4	446	7	7
5	447	18	7.2438
6	448	15	1.095
7	457	7	6.303
8	458	9	9
9	459	11	11
10	460	18	18
11	461	18	17.924
12	462	3	3
13	463	3	3
14	464	5	5
15	465	4	4
16	466	3	3
17	467	3	3
18	468	9	9
19	469	6	6
20	508	6	0.1734
21	509	3	0.508
22	510	2	2
23	511	2	1.3792
24	512	2	1.505
25	513	2	0.14
26	518	6	0.723
27	527	8	0.2363
28	528	5	0.25
29	529	12	12
30	530	5	5
31	531	7	7
32	532	61	61
33	533	11	11
34	534	16	7.5556

Sl. No.	R.S./ L.R. Dag No.	Total Area in Dag in Decimal	Area of land in project
35	535	25	17.25
36	536	30	21.76
37	537	5	1.875
38	538	9	8.6984
39	539	17	17
40	540	16	8.216
41	541	11	11
42	542	11	11
43	543	5	5
44	544	5	5
45	545	7	7
46	546	6	6
47	547	10	10
48	548	10	10
49	549	23	23
50	550	12	12
51	551	10	10
52	551/883	4	4
53	552	14	14
54	553	9	9
55	554	6	6
56	555	71	71
57	556	12	12
58	556/884	24	9.872
59	695	59	59
60	707	11	11
61	708	10	10
62	709	10	10
63	710	9	9
64	711	10	10
65	720	8	8
66	721	7	7
67	722	8	8
68	723	4	4
69	724	4	2

Total Area of land : 692.708 Decimal, more or less.

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named Allottee the within mentioned sum of Rs. _____ (Rupees _____) only being the consideration in full payable under these presents to the Promoter by cheques / pay order / demand draft and/or in cash.

MEMO OF CONSIDERATION:

Annexure "A"

Unless, in these presents, there be something contrary or repugnant to the subject or context:

- i) **ACT** shall mean the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XLI of 2017).
- ii) **RULES** shall mean the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017.
- iii) **REGULATIONS** shall means the Regulations made under the West Bengal Housing Industry Regulation Act, 2017.
- iv) **SECTION** shall means a section of the Act.
- v) **PREMISES/ SAID PREMISES PREMISES/ SAID PREMISES** shall mean the Premises / Property formed of the Bigger Property and the Smaller Property (both hereinafter defined), both adjoining each other and jointly containing an area of 729.5564 (Seven Hundred And Twenty Nine point double Five Six Four) Decimals more or less, lying and situated at Mouza-Atghara, J.L. No. 10, R.S.No. 133, Touzi No.172, comprised in various Dags recorded under various Khaitans within Ward No. 12 of the Bidhannagar Municipal Corporation (formerly Ward No. 9 of Rajarhat Gopalpur Municipality), P.S. Rajarhat (currently Baguiati), District North 24 Parganas, more fully and particularly mentioned and described in **PART-III of the FIRST SCHEDULE** to these presents.
- vi) **PROJECT / HOUSING COMPLEX AND/OR BUILDING/S AND/OR NEW BUILDING/S** shall mean and include the housing complex named "**Urban Greens**" consisting of various buildings / blocks to be constructed in phases / sub-phases by the Promoter at the said Premises (i.e. at both the Bigger Property and the Smaller Property) to be developed from time to time in Phases / Sub-Phases. The Allottee is aware that the Promoter intends to undertake construction of the Housing Complex in various phases / sub-phases and accordingly all the Common Areas and Installations may not be available for use by the Allottee till all the Phases / Sub-Phases are completed. The Allottee is also aware that in the unlikely event that the Phase-IIB is not developed or launched at all, then the same shall not form part of the Project / Housing Complex (and the Project / Housing Complex shall be deemed to have been reduced to that extent) and the land of Phase-IIB shall be divided and demarcated and/or partitioned from Phase-IIA and retained by the Promoter and the Bigger Property Owners and the Allottees of Phase-IIA shall not have any claim or demand with regard thereto.
- vii) **BIGGER PROPERTY** shall mean the Property containing an area of 692.7079 Decimals, more or less, lying and situated at Mouza-Atghara, J.L. No. 10, comprised in R.S./L.R. Dag Nos. 444, 444/882, 445, 446, 447 (P), 448 (P), 457 to 469, 508 to 513, 518, 527 to 551, 551/883, 552 to 556, 556/884, 695, 707 to 711 & 720 to 724, duly recorded in L.R. Khatian Nos.1457 to 1469,1593 to 1602,1615 to 1618,1837 to 1843,1845 to 1848, 1862, 1965, 1969 to 1980, 1997 to 2004, 2204 to 2208, 2211, 2212 & 2214 to 2219, within Ward No.12 of the Bidhannagar Municipal Corporation (formerly Ward No. 9 of Rajarhat Gopalpur Municipality), P.S. Rajarhat (currently Baguiati), District North 24 Parganas, more fully and particularly mentioned and described in **PART-I of the FIRST SCHEDULE** to these

presents, **which is owned by the Bigger Property Owners (hereinafter defined)**. The Bigger Property is intended to be developed in Two Phases, being Phase-I (having a land area of 193.14 Decimal) and Phase-II (having a land area of 477.30 decimals), as hereinafter dealt with. The said Phase-II is being developed and launched in Two Sub-Phases, being Phase-IIA having a land area of 268 Decimals (comprised of Block-5, Block-6, Block-7, Block-8, Block-9 and Multi-Level Car Parking Block) and Phase-IIB having a land area of 209.30 Decimals (for the time being intended to comprise of Block-10, Block-11, Block-12, Block-13 and Block-14 as future development or such other development as the Promoter may deem fit in its absolute discretion). In the unlikely event that the Phase-IIB is not developed or launched at all, then the same shall be divided and demarcated and/or partitioned from Phase-IIA and retained by the Promoter and the Bigger Property Owners and the Allottees of Phase-IIA shall not have any claim or demand with regard thereto.

- viii) **SMALLER PROPERTY** shall mean the Property containing an area of **34.18 (Thirty four point One Eight)** Decimal, more or less, lying and situated at Mouza-Atghara, J.L. No. 10, R.S.No. 133, Touzi No.172, comprised in R.S./L.R. Dag Nos. 470, 471, 472, 473, 503, 505, 506, 507, 508, 509, 513, 514 & 515, recorded in L.R. Khatian Nos. 2171, 2132, 2335 & 2298, within Ward No. 12 of the Bidhannagar Municipal Corporation (formerly Ward No. 9 of Rajarhat Gopalpur Municipality), P.S. Rajarhat (currently Baguiati), District North 24 Parganas, more fully and particularly mentioned and described in **PART-II of the FIRST SCHEDULE** to these presents, **which is owned by the Smaller Property Owners (hereinafter defined)**. The Smaller Property is proposed to be developed in One Single Phase, as hereinafter dealt with.
- ix) **BIGGER PROPERTY OWNERS** shall mean **the Promoter herein and its 72 other Co-owners (being the Land-Owners herein)** namely (1) **LABHESHWARI DEALER PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AABCL6727H, CIN- U51109WB2009PTC136107, (2) **ASPIRATION COMMODITY MARKET PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista , Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN - AAJCA7383A, CIN- U52190WB2011PTC165964, (3) **POLYGON VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at at Green Vista , Atghara, Rajarhat Main Road, Kolkata-700 136 , PAN- AAFCP2266D, CIN- U51909WB2009PTC139218, (4) **NILAMBAR VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata-700 136, PAN- AADCN1163D, CIN- U51909WB2009PTC139243, (5) **NEW EDGE VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCN1164E, CIN- U51909WB2009PTC139219, (6) **STRONG VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista , Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AANCS5336B, CIN- U51909WB2009PTC139217, (7) **GRACE VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata-700 136, PAN- AADCG5919L, CIN- U51109WB2009PTC139352, (8) **FAVOURITE TRADECOMM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AABCF4182E,

CIN- U51909WB2009PTC137033, (9) **SUBHANKAR DEALER PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AANCS4721 L, CIN- U51909WB2009PTC136729, (10) **FLOWERS VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AABCF6201G, CIN- U51909WB2010PTC154058, (11) **DHRUVTARA DEALTRADE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCD6150C, CIN- U51909WB2010PTC154056, (12) **SITARAM VINCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136 PAN- AAOC9494B, CIN- U51909WB2010PTC154059, (13) **GEET VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAECG0629C, CIN- U51909WB2010PTC154358, (14) **KAMAL DEALMARK PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAECK1336N, CIN- U51909WB2010PTC154061, (15) **SIMPLE DEALMARK PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAOC9491E, CIN- U51909WB2010PTC154060, (16) **ADITYA DEALMARK PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAICA9362J, CIN- U51909WB2010PTC154062, (17) **GLITTERS VINCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAECG0031A, CIN- U51909WB2010PTC154057, (18) **DESERVE DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCD8227C, CIN- U51909WB2010PTC152013, (19) **LINKWISE VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AACCL0226E, CIN- U51909WB2010PTC152014, (20) **SOFTLINK SUPPLIERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAPCS7509C, CIN- U51900WB2010PTC152015, (21) **GALLANT VINTRADE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAECG2343P, CIN- U51909WB2010PTC152016, (22) **MANGALKARI PRATISTHAN PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAGCM2051E, CIN- U51909WB2009PTC137302, (23) **APNAPAN SUPPLIERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAGCA0072K, CIN- U51109WB2005PTC104208 (24) **RENOVATE SUPPLIERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCR2698K, CIN- U51109WB2005PTC103459, (25) **SARWAR AGENCY KOLKATA PRIVATE LIMITED**, a Company

incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata—700136 PAN-AASCS6302A, CIN- U51109WB2005PTC102608, (26) **KUBER VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN-AACCK7869E, CIN-U51109WB2005PTC103701 (27) **MAXIM ENCLAVE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata-700 136, PAN-AAECM6172C, CIN- U70101WB2005PTC103532 (28) **DAGGER MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista , Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AACCD3500B, CIN-U51109WB2005PTC103700, (29) **DHANLAXMI PRATISTHAN PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata-700 136, PAN- AADCD2528E, CIN- U51909WB2009PTC136731, (30) **LUCKDHAN DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista , Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AABCL2422P, CIN-U51109WB2005PTC103697, (31) **NABROOP SALES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista , Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN-AACCN2743E, CIN- U51109WB2005PTC103076, (32) **HECTOR DISTRIBUTORS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AABCH6820R, CIN-U51109WB2005PTC103455 (33) **PROTECT VYAPAAR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata-700 136, PAN- AADCP8532E, CIN-U51103WB2005PTC103179 (34) **DEEPJYOTI DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AACCD3497K, CIN-U51109WB2005PTC103454 (35) **RISHIKESH VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata-700 136, PAN- AADCR2701B, CIN-U51109WB2005PTC103715 (36) **DAMODAR AGENCIES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AACCD3496J, CIN-U51109WB2005PTC103167 (37) **LAGAN COMMODITIES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AABCL1762E, CIN-U51109WB2005PTC103458 (38) **COMPARE MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata— 700 136, PAN- AACCC7879A, CIN-U51109WB2005PTC103334 (39) **FANTOM VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAACF9705A, CIN- U51109WB2005PTC103711 (40) **VASUNDHRA VYAPAAR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista , Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN-AACCV2281K, CIN- U51109WB2005PTC103186 (41) **SINDHU VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista , Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAJCS7481B, CIN-

U51109WB2005PTC103101, (42) **NEUTRAL VYAPAAR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata-700 136, PAN- AACCN4013B, CIN-U51109WB2005PTC103337, (43) **SADASIV VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAJCS7962D, CIN-U51109WB2005PTC103699 (44) **SUHAGAN MARKETING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista , Atghara, Rajarhat Main Road, Kolkata-700 136, PAN- AAJCS7685R, CIN-U51109WB2005PTC103208 (45) **PRAYAG DEALCOMM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCP8616K, CIN-U51109WB2005PTC103702 (46) **SITARA VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata-700 136, PAN- AAKCS3698H, CIN-U51109WB2005PTC104206 (47) **ROCKET VYAPAAR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCR2555B, CIN-U51109WB2005PTC103199 (48) **SURYA KIRAN VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAKCS9386C, CIN- U51109WB2007PTC112348, (49) **TARANA TIEUP PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN-AACT5555C, CIN-U51109WB2005PTC104205 (50) **SAKSHI DISTRIBUTORS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at “Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN-AAJCS7959L, CIN- U51109WB2005PTC103712 (51) **DHANPATI TIEUP PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at “Green Vista, Atghara, Rajarhat Main Road, Kolkata— 700 136, PAN-AAACCD3422A, CIN-U51109WB2005PTC103336, (52) **NEPTUNE VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata-700 136, PAN-AAACCN2815P, CIN- U51909WB2005PTC103456, (53) **GULMOHOR AGENCY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN-AAACCG5592L, CIN-U51109WB2005PTC103088, (54) **ESQUIRE VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at “Green Vista , Atghara, Rajarhat Main Road, Kolkata-700 136, PAN-AABCE7848L, CIN- U51109WB2006PTC112327, (55) **PARIJAT VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCP8614M, CIN-U51109WB2005PTC103170, (56) **PANCHMUKHI VYAPAAR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCP8617J, CIN- U51109WB2005PTC103714, (57) **CORNFLOWER TRADELINK PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN-AAACCC9114C, CIN- U51109WB2006PTC107287, (58) **BHAGIRATHI CONSULTANCY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista,

Atghara, Rajarhat Main Road, Kolkata—700 136, PAN- AACCB9662Q, CIN- U74140WB2006PTC107091 (59) **ANUMODAN SUPPLIERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata—700 136, PAN- AAMFA5621P, CIN- U51109WB2005PTC103713 (60) **FASTMOVE ADVISORY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata—700 136, PAN- AABCF0185F, CIN- U51109WB2006PTC107048, (61) **PASSION VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata—700 136, PAN- AADCP8458R, CIN- U51109WB2005PTC103102, (62) **FORCEFUL COMMERCIAL PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AABCF4180G, CIN- U51909WB2009PTC135456 (63) **FORCEFUL DEALER PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AABCF4181H, CIN- U51101WB2009PTC136111, (64) **BAVICON VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCB8955D, CIN- U51101WB2009PTC139222, (65) **GOLDSTAR VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCG5852A, CIN- U51909WB2009PTC139253, (66) **GALLANT VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCG5850C, CIN- U51101WB2009PTC139252, (67) **SUPERIOR VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AANCS5337A, CIN- U51909WB2009PTC139250, (68) **DREAMLAND VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AADCD2679J, CIN- U51909WB2009PTC139251, (69) **GETWELL COMMODITY MARKET PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAECG3644B, CIN- U52190WB2011PTC165975, (70) **JIBAN JYOTI RETAILS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AACJ6520H, CIN- U52190WB2011PTC165966, (71) **SUPERLATIVE VINCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAQCS2151P, CIN- U52190WB2011PTC165960, (72) **AAWAGAMAN COMMERCIAL PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata- 700 136, PAN- AAGCA0073J, CIN- U51109WB2005PTC104209, **all of whom own the said Bigger Property.**

- x) **SMALLER PROPERTY OWNERS** shall mean (1) **VINOD KUMAR JAISWAL** son of Late Tribeni Prasad Jaiswal (2) **SNEHA PRABHA JAISWAL** wife of Shri Vinod Kumar Jaiswal (3) **RISHIKA JAISWAL** daughter of Shri Vinod Kumar Jaiswal, and (4) **SHASHIKALA JAISWAL** wife of Mr. Narsingh Kumar Jaiswal, **all of whom own the said Smaller Property.**

- xi) **OWNERS** shall mean either the Bigger Property Owners or the Smaller Property Owners or both, as the context may permit.
- xii) **ALLOTTEES / UNIT-HOLDERS** according to the context shall mean all the buyers/owners who from time to time have purchased or agreed to purchase from the Promoter / Owners and taken possession of any Unit in the said Housing Complex, including the Promoter and the Owners for those units not alienated or agreed to be alienated by them.
- xiii) **COMMON AREAS AND INSTALLATIONS** shall mean those areas installations and facilities in the Housing Complex mentioned and specified in the **THIRD SCHEDULE** to these presents and as be expressed or intended from time to time by the Promoter for exclusive use and enjoyment by the occupants of the Housing Complex.

It is clarified that the Common Areas and Installations shall not include the parking spaces and other open and covered spaces at the Housing Complex / Premises and the Building/s which the Promoter may use for themselves or permit to be used for the purpose of parking cars, two wheelers and other vehicles and/or for other purposes **nor** shall include roofs/terraces at different floor levels attached to any particular Flat / Apartment **nor** shall include the exclusive greens / gardens attached to any particular Flat / Apartment, and the Promoter shall in its absolute right deal therewith to which the Allottee hereby consents.

It is further clarified that the development of the said Premises having been undertaken by the Promoter in Phases / Sub-Phases under different plans for both the Bigger Property and the Smaller Property, not all of the Common Areas and Installations may be available for use till such time the development of the entire Housing Complex is completed, and only thereafter shall all the Common Areas and Installations (including the Club) shall be available for use, which fact the Allottee is aware of and hereby acknowledges. **It is further clarified that in the unlikely event that the Phase-IIB is not developed or launched at all, then the same shall not form part of the Project / Housing Complex and the land of Phase-IIB shall be divided and demarcated and/or partitioned from Phase-IIA and retained by the Promoter and the Bigger Property Owners and the Allottees of Phase-IIA shall not have any claim or demand with regard thereto and the Promoter shall try and accommodate the specific common facilities proposed thereat (mainly the swimming pool) at any other portion of Phase-IIA / Phase-I / Smaller Property;**

- xiv) **COMMON EXPENSES** shall mean and include all expenses to be incurred for the management maintenance upkeep and administration of the Common Areas and Installations and rendition of common services in common to the allottees of units in the Housing Complex and all other expenses for the common purposes (including those mentioned in the **FOURTH SCHEDULE** to these presents) to be contributed and shared by the Allottees.
- xv) **COMMON PURPOSES** shall mean and include the purpose of managing maintaining upkeep and administering the Common Areas and Installations, rendition of services in common to the Unit Holders / Allottees in the Housing Complex for the Common Areas and Installations, collection and disbursement of the common expenses and dealing with all matters of common interest of the Unit Holders.

- xvi) **UNITS** shall mean all the Flats / Apartments and other saleable spaces / constructed areas in the Housing Complex (i.e. at both the Bigger Property and the Smaller Property), capable of being independently and exclusively held used occupied and enjoyed.
- xvii) **PARKING SPACES** shall mean the spaces in the basement and the ground floor of the various blocks of buildings in the Housing Complex (i.e. at both the Bigger Property and the Smaller Property), as applicable, as also the Multi-Level Car Park, as also at the open space at the ground level in the said Premises / Housing Complex as expressed or intended by the Promoter at its sole discretion capable of being parked motor cars, two wheelers and other vehicles therein or thereat.
- xviii) **CARPET AREA** according to the context shall mean and include the net usable floor area of any Flat / Apartment, excluding the area covered by external walls, areas under service shafts (if any), exclusive balcony or verandah or exclusive open terrace area, but includes the area covered by the internal partition walls of the Flat / Apartment;
- xix) **BUILT-UP AREA** according to the context shall mean and include the plinth area of any Flat / Apartment in the Housing Complex [including (i) area covered by balcony or verandah or open terrace area; and (ii) the thickness of the external and internal walls thereof and columns therein **PROVIDED THAT** if any wall or column be common between two Flats / Apartments, then one half of the area under such wall or column shall be included in the area of each such Flat / Apartment].
- xx) **PROPORTIONATE OR PROPORTIONATELY** according to the context shall mean the following:

The proportionate share of any Allottee in (i) the Common Areas and Installations (excluding the land); (ii) the Common Expenses; and (iii) other matters related to Common Purposes; shall be the proportion in which the Built-up Area of the concerned Allottee's Unit may bear to the Built-up Area of all the Units in the said Premises **Provided That** (i) the proportionate share of any Allottee of Unit in Phase-IIA or IIB at the Bigger Property in the Land comprised in Phase-IIA or IIB of the Bigger Property shall be the proportion in which the Built-up Area of the concerned Allottee's Unit may bear to the Built-up Area of all the Units in that particular Phase-IIA or IIB respectively at the Bigger Property; and likewise (ii) the proportionate share of any Allottee of Unit in the Smaller Property in the Land comprised in the Smaller Property shall be the proportion in which the Built-up Area of the concerned Allottee's Unit may bear to the Built-up Area of all the Units in the Smaller Property.

Provided Further That where it refers to the share of the Allottee or any other allottee in the rates and/or taxes amongst the Common Expenses then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied (i.e. in case the basis of any levy be on area rental income consideration or user then the same shall be determined on the basis of the area rental income consideration or user of the said Unit).

- xxi) **SAID UNIT** shall mean the **Residential Flat / Apartment** No. _____ Lobby - _____ on the _____ floor of the _____ Block in **Phase-IIA** at the Bigger Property, morefully and particularly mentioned and described in the **SECOND SCHEDULE** to these presents, with right to use the Common Areas and Installations in common in the manner herein stated.

xxii) **DEVELOPMENT AGREEMENTS** shall mean the Several Development Agreements, entered into by and between the respective Owners and the Promoter from time to time, including modifications and/or additions and/or alterations thereto from time to time, details whereof are mentioned hereinbelow:

For Bigger Property:

- a) Development Agreement dated 29.06.2012, duly registered at the office of the Additional District Sub-Registrar, Rajarhat, and recorded in Book- I, CD Volume No. 2, Pages 6650 to 6672, Being No. 1113 for the year 2012.
- b) Development Agreement dated 29.06.2012, duly registered at the office of the Additional District Sub-Registrar, Rajarhat, and recorded in Book- I, CD Volume No. 2, Pages 6673 to 6693, Being No. 1114 for the year 2012.
- c) Development Agreement dated 29.06.2012, duly registered at the office of the Additional District Sub-Registrar, Rajarhat, and recorded in Book- I, CD Volume No. 2, Pages 6814 to 6832, Being No. 1115 for the year 2012.
- d) Development Agreement dated 29.06.2012, duly registered at the office of the Additional District Sub-Registrar, Rajarhat, and recorded in Book- I, CD Volume No. 2, Pages 6717 to 6748, Being No. 1116 for the year 2012.
- e) Supplementary Development Agreement dated 30.03.2015, duly registered at the office of the Additional District Sub-Registrar, Rajarhat, and recorded in Book- I, CD Volume No. 1523, Pages 150760 to 150785, Being No. 11124 for the year 2015.
- f) Development Agreement dated 30.03.2015, duly registered at the office of the Additional District Sub-Registrar, Rajarhat, and recorded in Book- I, CD Volume No. 1523, Pages 150812 to 150837, Being No. 11228 for the year 2015.
- g) Supplementary Development Agreement dated 30.03.2015, duly registered at the office of the Additional District Sub-Registrar,

Rajarhat, and recorded in Book- I, CD Volume No. 1523, Pages 150838 to 150861, Being No. 11229 for the year 2015.

- h) Supplementary Development Agreement dated 30.03.2015, duly registered at the office of the Additional District Sub-Registrar, Rajarhat, and recorded in Book- I, CD Volume No. 1523, Pages 150862 to 150900, Being No. 11230 for the year 2015.**for**

For Smaller Property:

- a) Development Agreement dated 26.04.2013, duly registered at the office of the Additional District Sub-Registrar, Rajarhat, and recorded in Book- I, CD Volume No. 7, Pages 12673 TO 12697, Being No. 5004 for the year 2013.
- b) Development Agreement dated 22.05.2014, duly registered at the office of the Additional District Sub-Registrar, Rajarhat, and recorded in Book- I, CD Volume No. 9, Pages 7457 to 7480, Being No. 5767 for the year 2014.
- xxiii) **ASSOCIATION / MAINTENANCE COMPANY** shall mean one or more Company incorporated under any provisions of the Companies Act, 1956 or Association or Syndicate Committee or Registered Society or other Association of Persons, that may be formed by the Promoter for the common purposes having such rules regulations bye-laws and restrictions as be deemed proper and necessary by the Promoter in its absolute discretion.
- xxiv) **MAINTENANCE IN-CHARGE** shall upon formation of the Maintenance Company and its taking over charge of the acts relating to the Common Purposes from the Promoter shall mean the Maintenance Company and till such time the Maintenance Company is formed and takes over charge of the acts relating to the Common Purposes shall mean the Promoter and/or the Owners, as per arrangement between them.
- xxv) **PLAN** shall mean the **Final Plans** from time to time sanctioned by the authorities as hereinbelow mentioned:

Details of Plans:

i) for Phase-I at the Bigger Property:

Plan bearing No. 1364 of 2014-15 dated 18.06.2015 sanctioned by the Rajarhat Gopalpur Municipality for construction of **Phase-I** at the said Bigger Property;

Promoter has undertaken development and construction of the Phase-I at the Bigger Property;

ii) for Phase-II (comprised of Phase-IIA and IIB) at the Bigger Property:

Plan bearing No. BMC/BPN/RG/204/134/17-18 dated 21.12.2018 sanctioned by the Bidhannagar Municipal Corporation for construction of **Phase-II** at the said Bigger Property;

In as much as the said Phase-II is intended to be developed / launched in two sub-phases, being Phase-IIA and Phase-IIB, and since this document pertains only to Phase-IIA, the Promoter and the Bigger Property Owners shall be entitled to cause modification / revision / alteration etc., of the Plan to the extent the same relates to Phase-IIB and/or obtain fresh sanction and/or avail and consume therein any additional / higher area / FAR, if available in future; and the Allottee shall have no objection with regard thereto and hereby consents to the same and no further consent / no objection of the Allottee shall be required therefor.

iii) for the Smaller Property:

The Promoter intends to obtain all necessary approvals and sanction of the plans and thereafter undertake development and construction at the said Smaller Property.

- xxx) Words importing **SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa.
- xxxi) Words importing **MASCULINE GENDER** shall include the **FEMININE GENDER** and **NEUTER GENDER**; similarly words importing **FEMININE GENDER** shall include **MASCULINE GENDER** and **NEUTER GENDER**; Likewise **NEUTER GENDER** shall include **MASCULINE GENDER** and **FEMININE GENDER**.

Annexure "B"

1. **MANAGEMENT, MAINTENANCE AND COMMON ENJOYMENT:** As a matter of necessity, the ownership and enjoyment of the said Unit by the Allottee shall be consistent with the rights and interest of all the Allottees and in using and enjoying the said Unit and the Common Areas and Installations, the Allottee binds himself and covenants:
 - (a) to co-operate with the Maintenance In-charge in the management and maintenance of the Housing Complex and other common purposes and formation of the Association/Maintenance Company;
 - (b) to observe and perform the rules regulations and restrictions from time to time in force for the quiet and peaceful use enjoyment and management of the Housing Complex and in particular the Common Areas and Installations and other common purposes, as may be made and/or framed by the Promoter and/or the Maintenance Company, as the case may be;
 - (c) to allow the Promoter and its authorised representatives with or without workmen to enter into and upon the said Unit at all reasonable times for construction and completion of the buildings and other areas and also for the common purposes and to view and examine the state and condition thereof and make good all defects decays and want of repair in the said Unit within seven days of giving of a notice in writing by the Promoter to the Allottee thereabout;
 - (d) to use the said Unit only for the private dwelling and residence in a decent and respectable manner and for no other purposes (such as Guest House, Boarding & Lodging House, Hotel, Nursing Home, Meeting Place, Club, Eating & Catering Centre, Hobby Centre or any commercial, manufacturing or processing work or commercial machine work etc.,) whatsoever without the consent in writing of the Promoter first had and obtained, it being expressly agreed that such restriction on the Allottee shall not in any way restrict the right of the Promoter to use or permit to be used any other unit in the building for non-residential purposes; and such permission if given shall not be pleaded as ground for using the said Unit hereby agreed to be sold for such purposes and uses.
 - (e) In the event the Allottee has been allotted any right of parking motor car / two wheeler or other vehicle within the said Premises, then the Allottee shall be bound and obliged to observe fulfill and perform the following terms and conditions:
 - (i) The Allottee shall use such Parking Space only for the purpose of parking of its own medium sized motor car / two wheeler and for no other purpose whatsoever and shall not at any time claim ownership title interest or any other right over the same save the exclusive right to park one medium sized motor car / two wheeler thereat;
 - (ii) The Allottee shall not be entitled to sell transfer or assign such parking space or his right of parking car / two wheeler at such Parking Space or allow or permit any one to park car / two wheeler or other vehicle at such parking space as tenant, lessee, caretaker, licensee or otherwise or part with possession of such Parking Space, independent of his Unit, to any person, with the only exception being that the Allottee shall, only after completion of sale, be entitled to let out transfer or part with possession of his parking space independent

of the flat only to any other owner of flat in the Housing Complex and none else;

- (iii) The Allottee shall not make any construction of any nature whatsoever in or around such Parking Space or any part thereof nor cover such parking space by erecting walls / barricades etc. of any nature whatsoever;
 - (iv) The Allottee shall not park nor allow or permit anyone to park motor car / two wheeler or any other vehicle nor shall claim any right of parking motor car / two wheeler or any other vehicle in or at the driveways pathways or passages within the Housing Complex or any other portion of the said Premises save at the allotted Parking Space;
 - (v) The Allottee shall observe fulfill and perform all terms conditions stipulations restrictions rules regulations etc., as be made applicable from time to time by the Promoter and/or the Association / Maintenance Company with regard to the user and maintenance of the parking spaces in the Housing Complex and the said Premises.
 - (vi) The Allottee shall remain liable for payment of all municipal and other rates and taxes, maintenance charges and all other outgoings payable in respect of such Parking Space, if and as applicable, and shall indemnify and keep saved harmless and indemnified the Promoter and the Land Owners and the Maintenance In-charge with regard thereto.
- (f) not to use the roof or other Common Areas and Installations for bathing or other undesirable purposes or such purpose which may cause any nuisance or annoyance to the other Allottees.
 - (g) to use the Common Areas and Installations only to the extent required for ingress to and egress from the said Unit of men and materials and passage of utilities and facilities.
 - (h) to keep the common areas, open spaces, parking areas, paths, passages, staircases, lobby, landings etc., in the premises free from obstructions or encroachments and in a clean and orderly manner and not to store or allow anyone to store any goods articles or things therein or thereat or in any common areas of the Housing Complex.
 - (i) not to claim any right whatsoever or howsoever over any unit or portion in the Housing Complex / said premises save the said Unit and also not to claim any right of pre-emptive purchase in the event of sale or transfer of other flats/units etc.
 - (j) not to put any nameplate or letter box or neon-sign or board in the common areas or on the outside wall of the buildings save a letter-box at the place in the ground floor of the Block in which the said Unit is situated, as be expressly approved or provided by the Promoter and a decent nameplate outside the main gate of his Unit. It is hereby expressly made clear that in no event the Allottee shall open out any additional window or make any wall-cut or use any other apparatus protruding outside the exterior of the said Unit.
 - (k) not to do or permit or suffer to be done anything whereby the policy or policies of insurance on the Building or the Unit against loss or damage by fire or other risks may be rendered void or voidable or whereby the rate of

premium thereon may be increased and to make good all damage suffered by the Promoter and/or the Maintenance In-charge and to repay to the Promoter and/or the Maintenance In-charge on demand all sums paid by the Promoter and/or the Maintenance In-charge by way of increased premiums and all other expenses relating to the renewal of such policy or policies rendered necessary by a breach or non-observance of this covenant without prejudice to any other rights of the Promoter and/or the Maintenance In-charge.

- (l) not to alter the outer elevation of the buildings or the Housing Complex or any part thereof nor decorate the exterior of the buildings (including balcony and windows) or the Housing Complex otherwise than in the manner agreed by the Maintenance In-charge in writing or in the manner as near as may be in which it was previously decorated.
- (m) not to deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in the roof, staircase, lobby, landings, pathways, passages or in any other Common Areas and Installations or in any other portion of the Housing Complex / said premises nor into lavatories, cisterns, water or soil pipes serving the Housing Complex nor allow or permit any other allottee to do so.
- (n) not to commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other units in the Housing Complex.
- (o) To keep the said Unit and party walls, sewers, drains pipes, cables, wires, entrance and main entrance serving any other Unit in the building in good and substantial repair and condition so as to support shelter and protect and keep habitable the other units/parts of the Housing Complex and not to do or cause to be done anything in or around the said Unit which may cause or tend to cause or tantamount to cause or affect any damage to any flooring or ceiling of any other portion over below or adjacent to the said Unit. In particular and without prejudice to the generality to the foregoing, the Allottee doth hereby covenant that the Allottee shall not make any form of alteration in the beams and columns passing through the said Unit or the common areas for the purpose of making changing or repairing the concealed wiring and piping or otherwise.
- (p) In the event the Allottee has been allotted any store room / servant quarter, whether jointly with the flat or independently, then the Allottee shall be bound and obliged to observe fulfill and perform the following terms and conditions:
 - (i) The Allottee shall use such store room / servant quarter only for the purpose of storage or lodging of servant, as applicable, and for no other purpose whatsoever;
 - (ii) The Allottee shall not be entitled to sell transfer or assign to any person such store room / servant quarter or part with possession of the same, independent of his Unit,;
 - (iii) The Allottee shall observe fulfill and perform all terms conditions stipulations restrictions rules regulations etc., as be made applicable from time to time by the Promoter and/or the Association / Maintenance Company with regard to the user and maintenance of the store room / servant quarter.

- (iv) The Allottee shall remain liable for payment of all municipal and other rates and taxes, maintenance charges and all other outgoings payable in respect of such store room / servant quarter and shall indemnify and keep saved harmless and indemnified the Land Owners and the Promoter and the Association / Maintenance Company with regard thereto.
- (q) not to carry on or cause to be carried on any obnoxious injurious noisy dangerous hazardous illegal or immoral deed or activity in or through the said Unit.
- (r) to abide by and observe and perform all the relevant laws, norms, terms, conditions, rules and regulations with regard to user and operation of water, electricity, drainage, sewerage, lifts, tube-well generator and other installations and amenities at the Housing Complex / said premises including those under the laws related to Fire and Fire Services and rules made there under and shall indemnify and keep the Promoter and the Maintenance In-Charge saved harmless and indemnified from and against all losses damages costs claims demands actions and proceedings that they or any of them may suffer or incur due to any non compliance, non performance, default or negligence on the part of Allottee.
- (s) maintain at their own costs, the said Unit in the same good condition state and order in which the same be delivered to the Allottee and abide by all laws, bye-laws, rules, regulations and restrictions (including those relating to Fire Safety under the laws related to Fire and Fire Services and the rules made there under) of the Government, The Municipality / Municipal Corporation, the Development Authority, Electricity Authorities, Fire Brigade and/or any statutory authority and/or local body with regard to the user and maintenance of the said Unit as well as the user operation and maintenance of the lifts, tube-well, generator, water, electricity, drainage, sewerage and other installations and amenities at the Housing Complex / said premises and to make such additions and alterations in or about or relating to the said Unit and/or the Building as be required to be carried out by them, independently or in common with the other Allottee as the case may be without holding the Promoter or the Owners or the Maintenance In-charge in any manner liable or responsible therefor and to pay all costs and expenses therefor wholly or proportionately as the case may be and to be answerable and responsible for deviation or violation of any of their conditions or rules or bye-laws and shall indemnify and keep the Promoter, the Owners and the Maintenance In-charge saved harmless and indemnified from and against all losses damages costs claims demands actions and proceedings that they or any of them may suffer or incur due to any non compliance, non performance, default or negligence on the part of the Allottee.
- (t) to sign execute and deliver all papers and documents as be required for obtaining separate apportionment / assessment and mutation of the said Unit, as may be permissible.
- (u) Not to make or permit to be made any alterations in or additions to the Premises or any part thereof or the common fixtures, fittings and decorations therein and without prejudice to the generality of the foregoing not to install or construct any internal partitions save with the prior written approval of the Promoter and even thereafter in a lawful manner, upon such terms and conditions as the Promoter and the relevant authorities deem fit, such consent and approval to be sought at the Allottee' own cost and if the Promoter shall give such written consent and relevant authorities shall give

such approval, to carry out at the Allottee' own expense such alterations or additions with such materials and in such manner and at such times and by such contractors as shall be approved by the Promoter and the Allottee shall at their own expense obtain all necessary planning approval and any other consents pursuant to the provisions of any statute, rule, order, regulation or bye-law applicable thereto and shall comply with the conditions thereof.

- (v) Not to affix or install any further or additional electrical points in or about the said Unit without the prior written consent of the Promoter and the relevant authorities and provided further that all such work, if permitted, shall be carried out by a licensed electrical contractor to be employed and paid by the Allottee who shall ensure as part of the work that the existing circuits are not overloaded or unbalanced. Prior to any electrical installation works the Allottee will be required to submit proper electrical plans to the Public Utilities Board or Power Supply authorities or other relevant authorities for approval.
- (w) All debris and waste materials of whatever nature resulting from any works in the said Unit shall be disposed by the Allottee in the manner prescribed by the Promoter and/or the Maintenance In-charge failing which the Promoter and/or the Maintenance In-charge reserve the right (without being under any obligation to do so) to dispose of the same and all costs and expenses incurred by the Promoter and/or the Maintenance In-charge in this respect shall be paid by the Allottee to the Promoter and/or the Maintenance In-charge on demand.
- (x) To keep the said Unit and every part thereof clean and hygienic and tidy and at a standard acceptable to the Promoter and/or the Maintenance In-charge and to keep all pipes drains basins sinks and water closets if any in the premises clean and unblocked / unclogged. Any cleaners employed by the Allottee for the purposes hereof shall be at the sole expense and responsibility of the Allottee.
- (y) The Allottee shall not throw refuse, rubbish, scrap, tins, bottles, boxes, containers of any kind, any article or thing through or over windows or any part of the Premises but into proper bins receptacles or containers only.
- (z) In the event of any default by the Allottee, the Promoter and/or the Maintenance In-charge may carry out such remedial measures as they think necessary and all costs and expenses incurred thereby shall be paid by the Allottee to the Promoter and/or the Maintenance In-charge forthwith on demand and all costs and expenses so incurred together with interest thereon from the date the costs and expenses were so incurred by the Promoter and/or the Maintenance In-charge until the date they are paid, shall be recoverable from the Allottee as if they were rent in arrears.
- (aa) To keep the said Unit securely fastened and locked at all times when they remain unattended and not to keep any animal or reptile in the Unit.
- (bb) Not to block up, darken, or obstruct or obscure any of the windows or lights belonging to the said Unit or to any part of the Building.
- (cc) Not to cover or obstruct any ventilating shafts or air-inlets or outlets.
- (dd) Not to erect or install on the windows of the said Unit or on any glass panel any sign device furnishing ornament or object which is visible from outside the said Unit and which, in the opinion of the Promoter, is incongruous or unsightly or may detract from the general appearance of the Housing Complex.

- (ee) Not to affix, erect, attach, paint, exhibit or permit or suffer so to be upon any part of the exterior of the said Unit or any part of the Building any placard poster notice advertisement name or sign or television or wireless mast or aerial or any other thing whatsoever save and except such as shall have been previously approved in writing by the Promoter and at the Allottee' own cost and expense.
 - (ff) Not to place or take into the lifts, without the prior approval of the Promoter and/or the Maintenance In-charge, any baggage, furniture, heavy articles or other goods.
 - (gg) Not to do any act deed or thing whereby the rights of any of the other allottees / owners / occupiers of other units in the Housing Complex is interfered or obstructed and shall do all acts deed and things for the purpose of maintaining decency of the Building.
 - (hh) Not to store or any goods articles or material in or about the said Unit which are hazardous inflammable combustibile illegal or prohibited by law.
 - (ii) not to fix or install air conditioners save and except at places where provision has been made by the Promoter for installation of the same. In case of and in the event the Purchaser installs air conditioner/s at any place other than the places earmarked and/or specified for the same, then and in that event, the Purchaser shall be liable to pay to the Promoter penalty charges of a sum equivalent to Rs.20/- (Rupees Twenty) only per sq. ft., of the Built-up Area of the said Unit and shall also forthwith remove the air conditioner/s. Further, before installation, the Purchaser shall also get the layout plan of the air conditioner/s to be installed approved by the Promoter and shall further ensure that all water discharged by the split air conditioning units is drained within the said Flat / Apartment itself.
 - (jj) not to close or permit the closing of verandahs, lounges, balconies, lobbies or the common areas and also not to alter or permit any alteration in the elevation and outside colour scheme of the exposed walls of the verandahs, balconies, lounges or any external walls or the fences of external doors and windows including grills of the flat / apartment which in the opinion of the Promoter or the Maintenance Company differs from the colour scheme of the building or deviation of which in the opinion of the Promoter or the Maintenance Company may affect the elevation in respect of the exterior walls of the building and if so done by the Purchaser, the Purchaser shall be liable to pay to the Promoter, liquidated damages assessed @Rs.50/= (Rupees fifty) only per sq. ft. of the Built-up Area of the Purchaser's flat / apartment. The Purchaser shall also be liable to reimburse to the Promoter and/or the Maintenance Company, the actual costs, charges and expenses plus 50% (fifty Percent) of such actual costs, charges and expenses, for restoring the Purchaser's flat / apartment to its original state and condition, for and on behalf of and as the agent of the Purchaser.
 - (kk) not to make in the flat / apartment any structural addition or alteration and/or cause damage to beams, columns, partition walls etc.
 - (ll) to observe such other covenants as be deemed reasonable by the Promoter and/or the Maintenance In-Charge from time to time for the common purposes.
2. The Allottee shall regularly and punctually pay to the Maintenance In-Charge, with effect from the Deemed Date of Possession, the following amounts expenses and outgoings:

- i) All rates and taxes (including khajana / land revenue) and water tax, if any, assessed on or in respect of the said Unit directly to concerned authorities **Provided That** so long such Unit is not assessed separately for the purpose of such rates and taxes, the Allottee shall pay to the Promoter and/or the Maintenance In-Charge proportionate share of all such rates and taxes assessed on the said Premises (i.e. aggregate of the taxes of the Bigger Property and the Smaller Property);
 - ii) All other taxes impositions levies surcharges cess and outgoings whether existing or as may be imposed or levied at any time in future on or in respect of the said Unit or the Housing Complex or the said Premises as a whole and whether demanded from or payable by the Allottee or the Promoter or the Owners and the same shall be paid by the Allottee wholly in case the same relates to the said Unit and proportionately in case the same relates to the concerned Block or the said Premises.
 - iii) Electricity charges for electricity consumed in or relating to the said Unit and until a separate electric meter is obtained by the Allottee for the said Unit, the Promoter and/or the Maintenance In-Charge shall (subject to availability) provide reasonable quantum of power in the said Unit from its own existing sources and the Allottee shall pay electricity charges to the Maintenance In-charge based on the reading shown in the sub-meter provided for the said Unit at the rate at which the Maintenance In-charge shall be liable to pay the same to the authority / supplier but after adding thereto 10% (ten percent) of the amount / quantum thereof on account of loss of electricity due to amortization, transmission etc. and other reasons/ heads.
 - iv) Charges for enjoying and/or availing power in excess of that as may be agreed between the Allottee and the Promoter if (subject to availability) provided to the Allottee in the said Unit by the Maintenance In-charge from the Generator to be installed and the same shall be payable to the Maintenance In-charge **And** also charges for using enjoying and/or availing any other utility or facility, if exclusively in or for the said Unit, wholly and if in common with the other Allottee, proportionately to the Promoter or the appropriate authorities as the case may be.
 - v) Proportionate share of all Common Expenses (including those mentioned in the **FOURTH SCHEDULE**) payable to the Maintenance In-charge from time to time. In particular and without prejudice to the generality of the foregoing, the Allottee shall pay to the Maintenance In-charge, a minimum of maintenance charges calculated @ Rs.3.50 only per square foot per month of the Built-up Area of the said Unit. The said minimum rate is based on current market rates of such services and shall be subject to revision from time to time as be deemed fit and proper by the Maintenance In-charge at its sole and absolute discretion after taking into consideration the common services provided and the general escalation in the market rates of such services.
 - vi) All penalty surcharge interest costs charges and expenses arising out of any delay default or negligence on the part of the Allottee in payment of all or any of the aforesaid rates taxes impositions and/or outgoings proportionately or wholly as the case may be (including Delayed Payment Surcharge as charged by Electricity Authorities from its consumers for the delay payment of its bills).
3. Unless otherwise expressly mentioned elsewhere herein, all payments mentioned herein shall be made within 7th day of the month for which the same shall be due in case of monthly payments and otherwise also all other payments herein mentioned

shall be made within 7 days of demand being made by the Maintenance In-charge. The bills and demands for the amounts payable by the Allottee shall be deemed to have been served upon the Allottee, in case the same is left in the said Unit or in the letterbox earmarked for the said Unit.

4. It is expressly clarified that the maintenance charges do not include costs charges expenses on account of major repairs, replacements, renovations, repainting of the main structure and façade of the Building/s / Block/s / Housing Complex and the Common Areas and Installations etc. and the same shall be shared by and between the Allottee and the other Allottees / Unit Holders proportionately. Furthermore, such payment shall be made by the Allottee irrespective of whether or not the Allottee uses or is entitled to or is able to use all or any of the Common Areas and Installations and any non user or non requirement thereof shall not be nor be claimed to be a ground for non payment or decrease in the liability of payment of the proportionate share of the common expenses by the Allottee.

4. In the event of the Allottee failing and/or neglecting or refusing to make payment or deposits of the maintenance charges, municipal rates and taxes, Common Expenses or any other amount payable by the Allottee under these presents and/or in observing and performing the covenants terms and conditions of the Allottee hereunder, then without prejudice to the other remedies available against the Allottee hereunder, the Allottee shall be liable to pay to the Maintenance In-charge interest at the rate of 1.5% per mensem on all the amounts in arrears and without prejudice to the aforesaid, the Maintenance In-charge shall be entitled to:
 - (i) disconnect the supply of electricity (if provided through sub-meter) to the said Unit;
 - (ii) withhold and stop all other utilities and facilities (including lift, generator etc.) to the Allottee and his family members, servants, visitors, guests, tenants, licensees and/or the said Unit;
 - (iii) to demand and directly realise rent and/or other amounts becoming payable to the Allottee by any tenant or licensee or other occupant in respect of the said Unit.

- 4.1 It is also agreed and clarified that in case any Allottee (not necessarily being the Allottee herein) fails to make payment of the maintenance charges, municipal rates and taxes, Common Expenses or other amounts and as a result there be disconnection / discontinuity of services etc. (including disconnection / withholding of electricity, lift, generator, club etc.), then the Allottee shall not hold the Promoter or the Maintenance In-charge or the Land Owners responsible for the same in any manner whatsoever.

5. Notwithstanding anything elsewhere to the contrary herein contained or inferred, it is agreed understood and clarified that the Promoter shall in its sole discretion be entitled to alter or change the scheme of the Common Areas and Installations and the manner and mode of use and enjoyment thereof and the Allottee shall not object to the same.