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District Sub-Register-II
Alipore, South 24-Parganas

11 2 DEC 2022

DEVELOPMENT AGREEMENT
AND
RELATED POWER OF ATTORNEY



13441

09 DEC 2022

No.....Rs.100/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24Pgs. (South)

16711

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kot-27

For SRIJAN RESIDENCY LLP

Srijan Swaya Sarkar
AUTHORISED SIGNATORY

16712

For PERFECT SKYSCRAPER PRIVATE LIMITED, TOPTECH REALTY LLP, KOLKATA ABASAN PRIVATE LIMITED, MANYA SKYSCRAPER PRIVATE LIMITED, OVERSURE RESIDENCY LLP, MANYA RESIDENCY PRIVATE LIMITED, JAGMATA MARCOM PRIVATE LIMITED, SATYALAXMI VINTRADE PRIVATE LIMITED, PINK FLOWER REALTY LLP, SUVRIDHI NIWAS PRIVATE LIMITED, MANYA TIE-UP LLP, SHAGUN DELMARK PRIVATE LIMITED, SHAGUN SKYSCRAPER PRIVATE LIMITED, UMANG ESTATES PRIVATE LIMITED, PAPILO REALESTATE LLP, MARGOSA REALTY LLP, SITARA BARTER PRIVATE LIMITED, CITY HIGH PROPERTIES PRIVATE LIMITED, AASTHA SKYSCRAPER PRIVATE LIMITED, SUVRIDHI NIKETAN LLP, STUTI PROMOTERS PRIVATE LIMITED, SUPREME CONSUMER PRODUCTS PRIVATE LIMITED, GREENROSE CONCLAVE LLP, ALPEMIX REALTY LLP,

S. Subhankar

Authorised Signatory

DEBJYOTI GHOSH
ADVOCATE
SEALDAH CIVIL COURT
ROOM NO -411 (4TH FLOOR)
KOLKATA-700 014



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE
09 DEC 2022

Debjyoti Ghosh
Advocate

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16712

For ACCOMPLISHED FACILITY MANAGEMENT PRIVATE LIMITED, NISTHA FACILITY MANAGEMENT SERVICES PRIVATE LIMITED, CHENSHIRE REALTY LLP, TANVI AAWAS PRIVATE LIMITED, WELCOME TOWERS PRIVATE LIMITED, WELCOME COMPLEX PRIVATE LIMITED, WELLBUILD ENCLAVE PRIVATE LIMITED, WELSOME CONCLAVE PRIVATE LIMITED, ZEST COMMERCIAL PRIVATE LIMITED, WINSOME PLAZA PRIVATE LIMITED, WOODLAND PROCON PRIVATE LIMITED, WEIGHTY DEVELOPERS PRIVATE LIMITED, WAKEFUL CONSTRUCTION PRIVATE LIMITED, MANYA INFRAPROJECTS PRIVATE LIMITED, ZEST RETAILERS PRIVATE LIMITED, MADHUDHAN CONCLAVE LLP,

Signature

Authorised Signatory



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For MANYA INFRAREALTY PRIVATE LIMITED, MANYA COMMERCIAL PRIVATE LIMITED, MANYA DEALTRADE PRIVATE LIMITED, MANYA INFRAPROPERITES PRIVATE LIMITED, MANYA DEALCOM PRIVATE LIMITED, ALUMECH ESTATES LLP, ALMITS DEVELOPERS LLP, BETHANY HIRISE LLP, BLUELAND BUILDCON LLP, DURABLE PLAZA LLP, EAGLEEYE PROJECTS LLP, CITY INFRA PROMOTERS PRIVATE LIMITED, KESHAV SKYSCRAPER PRIVATE LIMITED, CITY NIRMAN PRIVATE LIMITED, CITY INFRAREALTY PRIVATE LIMITED, CITY SKYSCRAPER PRIVATE LIMITED, MANGALSHIV RETAILERS PRIVATE LIMITED, TANVI PROJECTS LLP, TANVI SKYSCRAPER LLP, LAKSHYA DISTRIBUTORS PRIVATE LIMITED, STEAD FAST TIE UP PRIVATE LIMITED, MISHMI PROPERTIES LLP, PALKONDA PROMOTERS LLP,

Signature

Authorised Signatory



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
09 DEC 2022

*Debjyoti Ghosh
Advocate*

THIS **DEVELOPMENT AGREEMENT** made and executed at Kolkata on this 09th day of December, 2022.

BETWEEN

- (1) **PERFECT SKYSCRAPER PRIVATE LIMITED (PAN - AAGCP2153A)**, a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata-700020,
- (2) **TOPTECH REALTY LLP (PAN-AALFT6775E)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O.Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata-700020, Kolkata-700073 ,
- (3) **KOLKATA ABASAN PRIVATE LIMITED (PAN-AADCK8842N)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (4) **MANYA SKYSCRAPER PRIVATE LIMITED (PAN-AAHCM7186R)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (5) **OVERSURE RESIDENCY LLP (PAN-AAFFO0502Q)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (6) **MANYA RESIDENCY PRIVATE LIMITED, (PAN-AAHCM4518P)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O.Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata-700020,

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For OLIFANTS ESTATES LLP,
PALKONDA PROPERTIES LLP, MISHMI
RESIDENCY LLP, PALKONDA
INFRAPROJECTS LLP, OLIFANTS
INFRAPROMOTERS LLP, PALKONDA
RESIDENCY LLP, OLIFANTS NIRMAN
LLP, VELIKONDA CONSTRUCTIONS
LLP, OLIFANTS PROJECT LLP,
PALKONDA REALTY LLP, OLIFANTS
PROPERTIES LLP, VELIKONDA
DEVELOPERS LLP, VELIKONDA
REALTY LLP, OLIFANTS REALTY LLP,
VELIKONDA RESIDENCY LLP,
ERRAMALA DEVELOPERS LLP,
MELAGIRI ESTATES LLP, ERRAMALA
INFRASTRUCTURE LLP, MISHMI
INFRAPROJECTS LLP, ERRAMALA
PROPERTIES LLP, MELAGIRI NIRMAN
LLP, ERRAMALA REALTY LLP,

See Approval

Authorised Signatory

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For MELAGIRI PROMOTERS LLP,
KUSHIYARA DEVELOPERS LLP,
KUSHIYARA INFRASTRUCTURE LLP,
MELAGIRI REALTY LLP, KUSHIYARA
PROMOTERS LLP, MELAGIRI
RESIDENCY LLP, KUSHIYARA REAL
ESTATES LLP, MISHMI DEVELOPERS
LLP, MELAGIRI DEVELOPERS LLP,
BACALAR AAWAS LLP, TERRIFIC
LAND AND BUILDING LLP, BACALAR
COMPLEX LLP, BACALAR CONCLAVE
LLP, BACALAR DEVCON LLP,
BACALAR ENCLAVE LLP, BACALAR
ESTATES LLP, BACALAR HIGH
PROPERTIES LLP, BACALAR
INFRACON LLP, BACALAR
INFRAPROMOTERS LLP, BACALAR
LAND AND BUILDING LLP, BACALAR
NIKETAN LLP, BACALAR NIWAS LLP,

See Approval

Authorised Signatory

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*Advyots, Chosh
Advocate*



(7) JAGMATA MARCOM PRIVATE LIMITED (PAN-AACCJ8085D) a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(8) SATYALAXMI VINTRADE PRIVATE LIMITED (PAN-AARCS2660N) a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(9) PINK FLOWER REALTY LLP (PAN-AATFP1975C), a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(10) SUVRIDHI NIWAS PRIVATE LIMITED (PAN-AARCS2659H) a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(11) MANYA TIE-UP LLP (PAN-ABDFM8768K), a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(12) SHAGUN DELMARK PRIVATE LIMITED (PAN-AAQCS4838M) a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(13) SHAGUN SKYSCRAPER PRIVATE LIMITED (PAN-AAQCS4859N) a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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For BACALAR PLAZA LLP, BACALAR SKYSCRAPER LLP, PICHOLA HIGH PROPERTIES LLP, PICHOLA LAND AND BUILDING LLP, PICHOLA PROJECTS LLP, PICHOLA REALDEV LLP, PICHOLA REGENCY LLP, TERRIIFIC HIGH PROPERTIES LLP, TERRIIFIC LANDMARK LLP, TERRIIFIC PROMOTERS LLP, TERRIIFIC SKYSCRAPER LLP, TERRIIFIC TOWER LLP

Sealpoint

Authorised Signatory



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IDENTIFIED BY ME

Abhishek Ghosh

Advocate
Sealdah Civil Court
Kolkata- 700014



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- (14) UMANG ESTATES PRIVATE LIMITED (PAN-AAACU7012P)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (15) PAPILO REALESTATE LLP (PAN-AASFP0353K)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (16) MARGOSA REALTY LLP (PAN-ABBFM9964F)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (17) SITARA BARTER PRIVATE LIMITED (PAN-AAJCS6571J)**, a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (18) CITY HIGH PROPERTIES PRIVATE LIMITED (PAN-AAECC5748C)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (19) AASTHA SKYSCRAPER PRIVATE LIMITED (PAN-AAJCA9224E)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (20) SUVRIDHI NIKETAN LLP (PAN-ADEFS1597H)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (21) STUTI PROMOTERS PRIVATE LIMITED (PAN-AAICS3321B)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (22) SUPREME CONSUMER PRODUCTS PRIVATE LIMITED (PAN-AAGCS3861C)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020
- (23) GREENROSE CONCLAVE LLP (PAN-AAPFG1261L)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (24) ALPEMIX REALTY LLP (PAN-ABEFA1423C)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (25) ACCOMPLISHED FACILITY MANAGEMENT PRIVATE LIMITED (PAN-AAICA5660P)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (26) NISTHA FACILITY MANAGEMENT SERVICES PRIVATE LIMITED (PAN-AADCN0350N)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (27) CHENSHIRE REALTY LLP (PAN-AAKFC9045R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (28) TANVI AAWAS PRIVATE LIMITED (PAN-AAECT0158M)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (29) WELCOME TOWERS PRIVATE LIMITED (PAN-AAACW9274H)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (30) WELCOME COMPLEX PRIVATE LIMITED (PAN-AAACW9304N)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (31) WELLBUILD ENCLAVE PRIVATE LIMITED (PAN-AAACW9457E)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (32) WELSOME CONCLAVE PRIVATE LIMITED (PAN-AAACW9717F)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (33) ZEST COMMERCIAL PRIVATE LIMITED (PAN-AAACZ2013M)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (34) WINSOME PLAZA PRIVATE LIMITED (PAN-AAACW9306Q)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (35) WOODLAND PROCON PRIVATE LIMITED (PAN-AAACW9718L)** a Limited Company incorporated and registered under the Companies



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Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(36) WEIGHTY DEVELOPERS PRIVATE LIMITED (PAN-AABCW0196P) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(37) WAKEFUL CONSTRUCTION PRIVATE LIMITED (PAN-AAACW9845J) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(38) MANYA INFRAPROJECTS PRIVATE LIMITED (PAN-AAHCM4849H) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(39) ZEST RETAILERS PRIVATE LIMITED (PAN-AAACZ2012L) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(40) MADHUDHAN CONCLAVE LLP (PAN-ABBFM9961A) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(41) MANYA INFRAREALTY PRIVATE LIMITED (PAN-AAHCM4844L) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (42) MANYA COMMERCIAL PRIVATE LIMITED (PAN-AAHCM4845M)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (43) MANYA DEALTRADE PRIVATE LIMITED (PAN-AAHCM4847K)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (44) MANYA INFRAPROPERITES PRIVATE LIMITED (PAN-AAHCM4846J)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (45) MANYA DEALCOM PRIVATE LIMITED (PAN-AAHCM4843P)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (46) ALUMECH ESTATES LLP (PAN-ABEFA1421A)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (47) ALMITS DEVELOPERS LLP (PAN-ABBFA1422D)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (48) BETHANY HIRISE LLP (PAN-AAPFB8487R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (49) BLUELAND BUILDCON LLP (PAN-AAPFB8490G)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (50) DURABLE PLAZA LLP (PAN-AAMFD8008R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (51) EAGLEEYE PROJECTS LLP (PAN-AAGFE0569G)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (52) CITY INFRAPROMOTERS PRIVATE LIMITED (PAN-AAECC5746N)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (53) KESHAV SKYSCRAPER PRIVATE LIMITED (PAN-AAECK4986A)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (54) CITY NIRMAN PRIVATE LIMITED (PAN-AAECC5809Q)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (55) CITY INFREAREALTY PRIVATE LIMITED (PAN-AAECC5747P)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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(56) CITY SKYSCRAPER PRIVATE LIMITED (PAN-AAECC5542N) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(57) MANGALSHIV RETAILERS PRIVATE LIMITED (PAN-AAHCM8370M) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(58) TANVI PROJECTS LLP (PAN-AALFT6824A) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(59) TANVI SKYSCRAPER LLP (PAN-AALFT6826C) , a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(60) LAKSHYA DISTRIBUTORS PRIVATE LIMITED (PAN-AABCL1583F) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(61) STEAD FAST TIE UP PRIVATE LIMITED (PAN-AAJCS6570K) a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020

(62) MISHMI PROPERTIES LLP, (LLPIN: AAX-3236) (PAN ABQFM9961P) a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (63) **PALKONDA PROMOTERS LLP, (LLPIN: AAX-3256) (PAN ABAFP4015B)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (64) **OLIFANTS ESTATES LLP, (LLPIN: AAX-3245) (PAN AAHFO4625Q)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (65) **PALKONDA PROPERTIES LLP, (LLPIN: AAX-3282) (PAN ABAFP4016C)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (66) **MISHMI RESIDENCY LLP, (LLPIN: AAX-3238) (PAN ABQFM9960N)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (67) **PALKONDA INFRAPROJECTS LLP, (LLPIN: AAX-3255) (PAN ABAFP4014A)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (68) **OLIFANTS INFRAPROMOTERS LLP, (LLPIN: AAX-3248) (PAN AAHFO4626P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (69) **PALKONDA RESIDENCY LLP, (LLPIN: AAX-3285) (PAN ABAFP4018N)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (70) **OLIFANTS NIRMAN LLP, (LLPIN: AAX-3254) (PAN AAHFO4627N)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (71) **VELIKONDA CONSTRUCTIONS LLP, (LLPIN: AAX-3284) (PAN AAUFV2110N)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (72) **OLIFANTS PROJECT LLP, (LLPIN: AAX-3253) (PAN AAHFO4628D)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (73) **PALKONDA REALTY LLP, (LLPIN: AAX-3283) (PAN ABAFP4017D)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (74) **OLIFANTS PROPERTIES LLP, (LLPIN: AAX-3257) (PAN AAHFO4624R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (75) **VELIKONDA DEVELOPERS LLP, (LLPIN: AAX-3290) (PAN AAUFV2111P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (76) **VELIKONDA REALTY LLP, (LLPIN: AAX-3291) (PAN AAUFV2112Q)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (77) **OLIFANTS REALTY LLP, (LLPIN: AAX-3243) (PAN AAHFO4623J)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (78) **VELIKONDA RESIDENCY LLP, (LLPIN: AAX-3292) (PAN AAUFV2060R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,,
- (79) **ERRAMALA DEVELOPERS LLP (LLPIN: AAX-3558) (PAN AAJFE0114G)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (80) **MELAGIRI ESTATES LLP (LLPIN: AAX-3212) (PAN ABQFM9905M)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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(81) **ERRAMALA INFRASTRUCTURE LLP (LLPIN: AAX-3122) (PAN AAJFE0062D)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(82) **MISHMI INFRAPROJECTS LLP (LLPIN: AAX-3272) (PAN ABQFM9962Q)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(83) **ERRAMALA PROPERTIES LLP, (LLPIN: AAX-3112) (PAN AAJFE0093J)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(84) **MELAGIRI NIRMAN LLP (LLPIN: AAX-3252) (PAN ABQFM9904L)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(85) **ERRAMALA REALTY LLP (LLPIN: AAX-3114) (PAN AAJFE0092K)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(86) **MELAGIRI PROMOTERS LLP (LLPIN: AAX-3234) (PAN ABQFM9903P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (87) **KUSHIYARA DEVELOPERS LLP (LLPIN: AAX-3559) (PAN AAXFK4349P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (88) **KUSHIYARA INFRASTRUCTURE LLP (LLPIN: AAX-3119) (PAN AAXFK4315M)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,,
- (89) **MELAGIRI REALTY LLP, (LLPIN: AAX-3280) (PAN ABQFM9965K)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (90) **KUSHIYARA PROMOTERS LLP, (LLPIN: AAX-3115) (PAN AAXFK4314L)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (91) **MELAGIRI RESIDENCY LLP, (LLPIN: AAX-3237) (PAN ABQFM9964J)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,,
- (92) **KUSHIYARA REAL ESTATES LLP (LLPIN: AAX-3116) (PAN AAXFK4313P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,,



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- (93) **MISHMI DEVELOPERS LLP, (LLPIN: AAX-3271) (PAN ABQFM9963R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,,
- (94) **MELAGIRI DEVELOPERS LLP (LLPIN: AAX-3209) (PAN ABQFM9906J)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (95) **BACALAR AAWAS LLP (PAN NO- AAYFB7934L)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (96) **TERRIIFIC LAND AND BUILDING LLP (PAN NO- AASFT4252H)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (97) **BACALAR COMPLEX LLP (PAN NO- AAYFB7935M)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (98) **BACALAR CONCLAVE LLP (PAN NO- AAYFB7987K)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (99) **BACALAR DEVCON LLP (PAN NO- AAYFB7936J)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (100) **BACALAR ENCLAVE LLP (PAN NO- AAYFB7937K)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (101) **BACALAR ESTATES LLP (PAN NO- AAYFB7938G)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (102) **BACALAR HIGH PROPERTIES LLP (PAN NO- AAYFB7942C)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (103) **BACALAR INFRACON LLP (PAN NO- AAYFB7988G)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (104) **BACALAR INFRAPROMOTERS LLP (PAN NO- AAYFB7989H)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (105) **BACALAR LAND AND BUILDING LLP (PAN NO- AAYFB7941B)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (106) **BACALAR NIKETAN LLP (PAN NO- AAYFB7940A)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (107) **BACALAR NIWAS LLP (PAN NO- AAYFB8063E)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (108) **BACALAR PLAZA LLP (PAN NO- AAYFB7939H)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (109) **BACALAR SKYSCRAPER LLP (PAN NO- AAYFB8064D)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (110) **PICHOLA HIGH PROPERTIES LLP (PAN NO- ABBFP2752N)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (111) **PICHOLA LAND AND BUILDING LLP (PAN NO- ABBFP2706J)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (112) **PICHOLA PROJECTS LLP (PAN NO- ABBFP2753P)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (113) **PICHOLA REALDEV LLP (PAN NO- ABBFP2705M)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (114) **PICHOLA REGENCY LLP (PAN NO- ABBFP2751R)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (115) **TERRIIFIC HIGH PROPERTIES LLP (PAN NO- AASFT4253G)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (116) **TERRIIFIC LANDMARK LLP (PAN NO- AASFT4256D)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (117) **TERRIIFIC PROMOTERS LLP (PAN NO- AASFT4251E)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (118) **TERRIIFIC SKYSCRAPER LLP (PAN NO- AASFT4254B)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (119) **TERRIIFIC TOWER LLP (PAN NO- AASFT4255A)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020, **all 1 to 119** being represented by/or acting through its common Authorized Signatory / Person, **SRI SUNIL K AGARWAL (PAN- ADAPA9172G) (Aadhaar No 7405 3832 3436)**, son of Late Mahabir Prasad Agarwal,



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by faith-Hindu, by Nationality-Indian , by Occupation – Business, working for gain at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipur, Kolkata – 700020 hereinafter referred to as the **OWNERS** (which expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successor or successors-in-interest) of the **FIRST PART**

AND

SRIJAN RESIDENCY LLP. (PAN ADEFS1907P) a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its regd. Office at 36/1A, Elgin Road, Kolkata – 700 020 represented by Sri Ujjal Surya Sarkar (PAN No: ALCPS1603G), (Having Aadhar No. 368557119425) son of Late Rabindranath Sarkar, by Occupation- Service, by faith- Hindu, working for gain at 36/1A, Elgin Road, Post Office- Lala Lajpat Rai Sarani, Police Station- Bhawanipore, Kolkata- 700020 hereinafter referred to as the **DEVELOPER/PROMOTER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include successor and/or successors-in-interest and assigns) of the **OTHER PART**.

AND

(The Owner ,the Promoter are, hereinafter, collectively referred to as '**Parties**' and individually as '**Party**').

WHEREAS:

- A. By virtue of a Joint Development Agreement along with the Development Power of Attorney dated 07th April, 2021 the Owner no. 1 to 61 has given the development rights unto in favour of the Developer therein herein also referred to as the Developer/



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Promoter in respect to All That the pieces and parcels of land containing an area of 583 **decimal** equivalent to **352.72 Cottahs** be the same a little more or less situate lying at various L.R Dags of Mouzas Elachi (J.L.No 70) and Jagaddal(J.L.No.71), under A.D.S.R Sonarpur, Police Station Sonarpur, P.O Sonarpur in the District of South 24 Parganas more fully and particularly described in the **Part I of the First Schedule** hereunder written (hereinafter referred to as **the Said First Phase Land**) and the said Development Agreement along with related Power of Attorney was registered in the office of District Sub Registrar - II (DSR - II) and the same was recorded in Book No. I, CD Volume No. 1602-2021, Pages from 160986 to 161385 being no. 160203661 of 2021.

B.While the Development in the said First Phase Land was continuing the Owner No. 62 to 119 with the intent to develop their land have also approached the said Developer and offered their land for development of a common integrated project with the said first phase land. Hence, The Owners no. 62 to 119 whose title documents are set out in the **SECOND SCHEDULE** hereunder are presently seized and possessed of or otherwise well and sufficiently entitled to All That the pieces and parcels of land containing an area of 574 **decimal** equivalent to **347.27 Cottahs** be the same a little more or less situate lying at various L.R Dags of Mouzas Elachi (J.L.No 70) and Jagaddal(J.L.No.71), under A.D.S.R Sonarpur, Police Station Sonarpur, P.O Sonarpur in the District of South 24 Parganas more fully and particularly described in the **Part II of the First Schedule** hereunder written and hereinafter referred to as the **Said Second Phase Land..**



Handwritten signature or mark.

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C.The said First Phase Land and the said Second Phase Land together is hereby termed as the **SAID ENTIRE LAND** which is morefully and particularly stated in the **PART III** of the **FIRST SCHEDULE** hereunder written and the same is shown in the map or plan annexed hereto and coloured **Green** thereon (hereinafter referred to as **the Said Entire Land**).

D.The Owners no. 1 to 61 and 62 to 119 reached a common consensus whereby and whereunder the following scheme was evolved.

- i) The development of the project shall be a Row House/ Bungalow.
- ii) The Developer shall be responsible for all constructional work including obtaining registration of Real Estate Regulation & Development Act 2016 as per statutory requirement whenever applicable.
- iii) The land as hereinabove stated as FIRST PHASE LAND and the land as hereinabove stated as SECOND PHASE LAND shall be developed as one common integrated project to be developed in phases as per the choice of the Developer.

A. The parties have now decided to record the understanding by execution of this Agreement .

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED by and between the parties hereto as follows:-

1. The Owner has appointed the 'Promoter' as the Developer of the Project.



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2. The Developer/Promoter shall be entitled to the following share in the revenue arising from development of the Project:

"76%(seventy-six per cent) of the revenues from sale of sellable areas in the Project to be constructed on the Said Entire Land TOGETHER WITH 76% (Seventy six per cent) of car parking spaces in the Project and 76% (Seventy six per cent) of ultimate roof of the New Buildings at the Project AND TOGETHER WITH the undivided proportionate impartible part or share in the said Entire land attributable thereto AND TOGETHER WITH the share in the same proportion in all Common Areas, Facilities and Amenities including Club.

3. The Owners Allocation shall be entitled to the following share in the revenue arising from development of the Project:

"24% (Twenty Four per cent) of the revenues from sale of sellable areas in the Project to be constructed on the said Entire land TOGETHER WITH 24% (Twenty Four per cent) of car parking spaces in the Project and 24% (Twenty Four per cent) of ultimate roof of the New Buildings in the Project AND TOGETHER WITH the undivided proportionate impartible part or share in the said Entire land attributable thereto AND TOGETHER WITH the share in the same proportion in all Common Areas, Facilities and Amenities including Club."

4. The Owners and Developer have decided that the Said Project to be developed shall consist of either Ground plus one or Ground plus two Storied Row Houses/Bungalows as may be decided by the Promoter.



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5. The Owners no. 1 to 61 have allowed the developer to develop in the Second Phase of the Project on land admeasuring 574 decimal i.e. the land of Owner No. 62 to 119, which along with the land of Land Owners i.e. Owner No. 1 to 61 i.e. 583 Decimal aggregates to 1157 Decimal to be developed as an integrated Project.
6. The Developer is ready to combine the First and Second Phase land parcels to facilitate the development of a larger project. However, the revenues arising from the said project shall be shared between the owners and the Developer in terms of this agreement. Furthermore, the owners herein have also no objection if the Developer and / or its nominees acquire any adjacent parcels of land contiguous to the said entire land of which the revenue arising from such additional parcels of land will not be shared with the present owners and the same shall be kept by the developer alone.
7. The owners also give their unconditional undertaking that during the subsistence of the development of the project the owner will not change the management and the ownership of the company without the prior written consent of the developer herein. Furthermore, in the case of any unforeseen situation the owners shall give first right of refusal to the developer and/ or its nominee to takeover the management and ownership of the company and/ or LLP at and for the consideration as may be agreed between the developer and the concerned owner and only if the developer refuses to takeover the management then and in that case only the owner will transfer the ownership and management of the company and / or LLP with the consent and concurrence of the Developer. The terms and conditions of this agreement shall apply mutatis mutandis on the new owners in



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