

case of any transfer of ownership and the new owners shall in any case not be entitled to stall the development of the project.

8. The parties have mutually agreed and framed a Scheme for development of the said Entire Land as follows:-

- a) The Owner shall do or cause to be done all deeds and things at its costs and expenses to satisfy the Promoter as to the title of the Owner to the said Entire land.
- b) The Owner will be responsible to get the said Entire Land duly mutated in its name both in the Land Reforms Record of Rights and also in the record of the Rajpur Sonarpur Municipality
- c) The Owner shall get the said Entire Land converted to 'Bastu' / Bahutal Abasan/Row House/Bungalow' in the records of the BL&LRO at its cost and expenses and also in the record of the Rajpur Sonarpur Municipality.
- d) The Owner shall at their own costs and expenses make out marketable title, free from all encumbrances and hand over vacant and peaceful possession of the said entire Land immediately after execution of this Agreement and shall answer all requisitions that may be made either by the Promoters or their Advocates.
- e) The Owner shall level the said entire lands till road level or upto a height of one feet above the highest flood level, whichever is higher, at their cost and expenses.



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f) The Owner shall construct boundary wall at any unbounded portion of the said Entire Land at its costs and expenses.

g) The Owner shall also be responsible for any litigation related to the title of the Owner to the said Entire Land and shall bear all costs associated in that respect.

h) The Promoter shall make its best endeavor to obtain optimum FAR with incremental benefits if any. It is further agreed between the parties hereto that if the Project becomes eligible for any extra FAR, as a result of any change in the government norms or regulations or as a result of any Green Building norms/certifications, and the Owner is interested in availing/purchasing such extra FAR, then the Owner shall bear all the cost & incidental expenses of obtaining such extra/additional FAR, including cost of such certifications.

i) The entire project would be developed by the Promoter at their own costs and expenses and shall be solely liable to do all acts deeds and things relating to planning of the project, preparation of the Building plans and assisting the Owners in obtaining all permissions from the competent authorities and clearances and no objection certificates from Fire, Pollution and Environment departments which if/ may be required for construction of the Row House/ Bungalow project and making the same fit for construction, habitation and marketing and providing insurance during the entire period of construction and warranty and defect liability for at least five years from the statutory completion certificate for the respective block and the Owner shall be kept fully saved



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harmless and indemnified in respect thereof.

j) The Promoter shall always remain liable or responsible to comply with its obligations and/or commitments towards the Owner under this agreement, whatever method of development it may adopt in future.

k) The Developer/Promoter will be entitled to arrange for financing of the project (project finance) from any Bank and or Financial Institution for construction and completion of the Project upon such terms and conditions as may be secured by mortgaging the said Land in favor of any Bank /financial institution by deposit of original title deeds of the said Land by way of equitable mortgage and/or by executing simple mortgage and/or by creating English Mortgage or by registered mortgage as the case may be alongwith charge on Developer's share of the revenue/allocation in the Project. Further, the Developer may execute any document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds and to receive back the title deeds etc. Notwithstanding the same the Developer shall take the project finance without creating any charge/liability in respect of Owner 's share of revenue or owner's allocation in the project and shall always remain liable to repay the loan if any with interest thereon as may be required by the financial institution or bank.

9. The schedules herein is and shall remain fully binding on each of the Parties and the Owner and the Developer/Promoter and have accepted the understanding as stated herein above in their free will and this Agreement shall always be read and understood in



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its present form. Whereas, all the terms and conditions which is elaborately and more particularly stated in the Development Agreement dated 07<sup>th</sup> April, 2021 which 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 executed by and between Owner No. 1 to 61 and the Developer/ Promoter shall also apply mutatis mutandis on the Owner no 62 to 119 herein.





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**POWER OF ATTORNEY**  
**RELATED WITH AGREEMENT DEVELOPMENT AGREEMENT AS**  
**MENTIONED HEREIN ABOVE**

- (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,
- (7)**JAGMATA MARCOM PRIVATE LIMITED(PAN-AACCJ8085D)**a Private Limited Company incorporated and registered under the



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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,

**(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



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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,

**(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,





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**(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,

**(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,



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**(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 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



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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 INFREAREALTY 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,

**(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,



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- (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,
- (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



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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,

**(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





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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,

**(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



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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,

(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



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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,

(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





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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,

(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



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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,

(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



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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,,

(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



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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) **TERRIFIC 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,

(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,



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- (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,
- (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,



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(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,

(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) **TERRIFIC 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,



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Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(116) **TERRIFIC 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) **TERRIFIC 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) **TERRIFIC 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) **TERRIFIC 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, 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 **THE PRINCIPAL** (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**,



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**TO AND IN FAVOUR OF**

**SRIJAN RESIDENCY LLP. (PAN ADEFS1907P)** a Limited Liability Paartnership 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** (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.**

**WHEREAS** the Principal are the Owner of All That the pieces and parcel of land containing an area of **1157 Decimal** equivalent to **35 BIGHAS** under Mouza Elachi (J.L.No. 70) & Mouza- Jagaddal (J.L. No. 71) lying at various R.S and L.R Dags under A.D.S.R Sonarpur, P.O. Sonarpur, Police Station Sonarpur, under Rajpur Sonarpur Municipality in the District of South 24 Parganas to be developed in Phases more fully and particularly described in the **Part III of the Schedule I** hereunder written (hereinafter referred to as “**SAID ENTIRE LAND**”)

**AND WHEREAS** for the purpose of development the Principal is now desirous of nominating, appointing and constituting **SRIJAN RESIDENCY LLP (PAN: ADEFS1907P)** a Limited liability Partnership firm registered under the provisions of Limited Liability Partnership Act,2008 having its regd. Office at 36/1A, Elgin Road, Post Office-





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Lala Lajpat Rai Sarani, Kolkata - 700 020, Police Station-Bhowanipore represented by its Authorised Representative, 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 (hereinbefore as also hereinafter referred to as the "**ATTORNEY**") to act, do and perform the following acts, deeds, matters and things.

**KNOW YE ALL MEN BY THESE PRESENTS**, the Principal by writing under its common seal, do hereby appoint, nominate and authorize the Attorney as its TRUE AND LAWFUL ATTORNEY for itself and on its behalf and in its name to do the following further acts, deeds and things relating to the Said Property (more fully described in the **SCHEDULE** hereunder written.

1. To prepare, submit correspond, receive and sign all papers like Plans, Applications, Affidavits, Indemnities, Letters, authorizations and corrections, to appear and to represent before the competent authorities of the respective departments or bodies of both Central and State Governments like Kolkata Metropolitan Development Authority ("KMDA"), the South 24 Parganas Zila Parishad, Rajpur Sonarpur Municipality, Competent Authority for supply of Ground Water, West Bengal State Electricity Distribution Company Ltd(WBSEDCL) or any other Supply Agency, Administrative offices of the Government of West Bengal, Urban Land Ceiling Authorities, Airports Authority of India, Bharat Sanchar Nigam Ltd., West Bengal Pollution Control Board/Environment Department, Govt. Of West Bengal, Directorate of Town and Country Planning,



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Kolkata Police, West Bengal Police, Land & Land Reform Department of the Govt. Of West Bengal etc., for obtaining the necessary certificates, sanctions, permissions, exemptions, no objection certificates orders etc., connected with the Said Property in respect of one or more of the following matters:

- a) re-classification, re-constitution and / or re-union of the Said Property commensurate with the purposes for which the Development Agreement has been entered upon
  - b) Demolition of any superstructure(s) on the Said Property
  - c) Proposed constructions (s) of New Building (s)
  - d) Additions, revisions and alterations renewals, regularisation to the proposed New Buildings.:
  - e) Obtaining permanent or temporary service connections of water-supply, drainage, sewerage and electricity
2. To apply for and obtain sanction of the building plan in respect of the Said Property, and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter.
  3. To apply for quotas, entitlements and other allocations for cement, steel, bricks and any other building material that may be required, for and on behalf of the owners/principals for construction of the New Building on the Said Property.



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