

0453

8-00418/19



11/1/19

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

7659/19

AA 498948

Certified that the document is admitted to registration. The signature sheet/sheet's & the endorsement sheet/sheet's attached with this document are the part of this document.

*B. S. Das*

Additional District Sub-Registrar  
West. Ben. J. No. 24, 24/1/19

16 JAN 2019

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is executed at Kolkata on this 11<sup>th</sup> day of January, Two Thousand and Nineteen

BETWEEN

NO. 08 DT. 02-11-18  
VALUE OF N. J. STAMP RS. 150  
NAME OF PURCHASER Merlin Project Ltd.  
ADDRESS 22, P. B. Saha Road  
KOL 37

H. MUKHERJEE  
STAMP VENDER S.R.O. BUDGE BUDGE

*[Handwritten signature]*



Merlin Projects Ltd.

*[Handwritten signature]*  
Director  
(SAKET MONTA)



Additional District Sub-Registrar  
New Town, North 24 Parganas

11 JAN 2019

(1) **Chetak Vyapar Private Limited** (PAN: AACCC8429N), a company incorporated under the Companies Act, 1956, having registered office at 166B, Shyama Prasad Mukherjee Road, P.O: Kalighat, P.S: Tollygunge, Kolkata - 700026, (2) **WaveVanijya Private Limited** (PAN: AAACW6424B), (3) **Tribune Commerce Private Limited** (PAN: AACCT4672L), both companies (Sl. No. 2 & 3) incorporated under the Companies Act, 1956, both having registered office at 18B, Ashutosh Mukherjee Road, P.O: Elgin Road, P.S: Bhawanipore, Kolkata - 700 020, (4) **Sunbeam Mercantile Pvt. Ltd.**, (PAN: AADCS6592D) (5) **Planet Commercial Private Limited**, (PAN: AADCP9254D) both companies (Sl. No. 4 & 5) incorporated under the Companies Act, 1956, both having registered office at 1, British Indian Street, P.O: Esplanade, P.S: Hare Street, Kolkata - 700 069 (6) **Ibiza Hotels Private Limited**, (PAN: AABC15277R) a Company incorporated under the Companies Act, 1956, having registered office at 79, Shambhunath Pandit Street, P.O.: Elgin Road, P.S.:Bhawanipore, Kolkata - 700 020, (7) **Brajanand Infracon Private Limited** (PAN: AAGCB9212N), (8) **Puffin Infrabuild Private Limited** (PAN: AAICP8200E), (9) **Rocksolid Realcon Private Limited** (PAN: AAHCR9661C), all companies (Sl. No.7 To 9) incorporated under the Companies Act 2013, all having Registered Office at 5/7, Pankajini Chatterjee Road, P.O.: Tollygunge, P.S.: Charu Market, Kolkata - 700 033, (10) **Amritpath Reality Private Limited** (PAN: AANCA8224E), (11) **Amritpath Realtors Private Limited** (PAN: AANCA8227H), (12) **Amritphal Builders Private Limited** (PAN: AANCA9766D), (13) **Amritphal Properties Private Limited** (PAN: AANCA9765A), (14) **Apnapan Builders Private Limited** (PAN: AAOCA0323R), (15) **Apnapan Projects Private Limited** (PAN: AAOCA0324J), (16) **Apnasapna Promoters Private Limited** (PAN: AANCA8225F), (17) **Apnasapna Properties Private Limited** (PAN: AANCA8226G), (18) **Armllet Constructions Private Limited** (PAN: AANCA8543N), (19) **Armllet Infraprop Private Limited** (PAN: AANCA8541Q), (20) **Armllet Nirman Private Limited** (PAN: AANCA8656N), (21) **Armllet Properties Private Limited** (PAN: AANCA8655R), (22) **Artek Properties Private Limited** (PAN: AANCA8542P), (23) **Brijdham Plaza Private Limited** (PAN: AAGCB5375E), (24) **Cade Nirman Private Limited** (PAN: AAGCC2278R), (25) **Cade Properties Private Limited** (PAN: AAGCC2213C), (26) **Chaturbhuj Nirman Private Limited** (PAN: AAGCC3793F), (27) **Coromex Promoters Private Limited** (PAN: AAGCC3792E), (28) **Crable Builders Private Limited** (PAN: AAGCC2946N), (29) **Crable Enclave Private Limited** (PAN: AAGCC2786E), (30) **Crable Nirman Private Limited** (PAN: AAGCC2785H), (31) **Cradel Builders Private Limited** (PAN: AAGCC2756C), (32) **Cradel Developers Private Limited** (PAN: AAGCC2959M), (33) **Cradel Infra Private Limited** (PAN: AAGCC2958L), (34) **Cradel Projects Private Limited**, (PAN: AAGCC2944Q), (35) **Cradel Properties Private Limited** (PAN: AAGCC2945R), (36) **Dahnsukh Contractors Private Limited** (PAN: AAFCD5369K), (37) **Dawkins Projects Private Limited** (PAN: AAFCD5528C), (38) **Dawkins Promoters Private Limited** (PAN: AAFCD5526N), (39) **Dawkins Properties Private Limited** (PAN: AAFCD5525R), (40) **Devkripa Enclave Private Limited** (PAN: AAFCD5524Q), (41) **Devkripa Nirman Private Limited** (PAN: AAFCD5587R), (42) **Devkripa Plaza Private Limited** (PAN: AAFCD5589B), (43) **Dhansilk Infraprojects Private Limited** (PAN: AAFCD6234M), (44) **Dhansukh Construction Private Limited**, (PAN:

For (1) Chetak Vyapar Private Limited, (2) WaveVanija Private Limited, (3) Tribuna Commerce Private Limited, (4) Sunbeam Mercantile Pvt. Ltd., (5) Planet Commercial Private Limited, (6) Biza Hotels Private Limited, (7) Braganand Infracon Private Limited, (8) Puffin Infra Build Private Limited, (9) Rocksolid Realcon Private Limited, (10) Amritpath Realty Private Limited, (11) Amritpath Realtors Private Limited, (12) Amritpath Builders Private Limited, (13) Amritpath Properties Private Limited, (14) Agraapana Builders Private Limited, (15) Agraapana Projects Private Limited, (16) Agraapana Promoters Private Limited, (17) Agraapana Properties Private Limited, (18) Armit Construction Private Limited, (19) Armit Infra Prop Private Limited, (20) Armit Nirman Private Limited, (21) Armit Properties Private Limited, (22) Armit Properties Private Limited, (23) Brijdham Plaza Private Limited, (24) Cade Nirman Private Limited, (25) Cade Properties Private Limited, (26) Chaturbhuj Nirman Private Limited, (27) Correx Promoters Private Limited, (28) Cradle Builders Private Limited, (29) Cradle Enclave Private Limited, (30) Cradle Nirman Private Limited, (31) Cradle Builders Private Limited, (32) Cradle Developers Private Limited, (33) Cradle Infra Private Limited, (34) Cradle Projects Private Limited, (35) Cradle Properties Private Limited, (36) Dhansukh Contractors Private Limited, (37) Dawkins Projects Private Limited, (38) Dawkins Promoters Private Limited, (39) Dawkins Properties Private Limited, (40) Devkrpa Enclave Private Limited, (41) Devkrpa Nirman Private Limited, (42) Devkrpa Plaza Private Limited, (43) Dhansukh Infra Projects Private Limited, (44) Dhansukh Construction Private Limited, (45) Dhansukh Enclave Private Limited, (46) Dhansukh Promoters Private Limited, (47) Dhansukh Properties Private Limited, (48) Dhansukh Residency Private Limited, (49) Divyaji Heights Private Limited, (50) Divakar Properties Private Limited, (51) Dropsy Commercial Private Limited, (52) Exculting Infrastructure Private Limited, (53) Exculting Nirman Private Limited, (54) Exculting Promoters Private Limited, (55) Exculting Propbuild Private Limited, (56) Fairlink Developers Private Limited, (57) Fane Builders Private Limited, (58) Fane Infra Private Limited, (59) Fane Projects Private Limited, (60) Fane Properties Private Limited, (61) Fastflow Housing Private Limited, (62) Fleetex Promoters Private Limited, (63) Furidea Plaza Private Limited, (64) Futuresoft Nikatan Private Limited, (65) Gagandeep Nirman Private Limited, (66) Gainwell Nirman Private Limited, (67) Gangdham Developers Private Limited, (68) Gloaming Builders Private Limited, (69) Gloaming Distributors Private Limited, (70) Gloaming Niwas Private Limited, (71) Gloaming Enclave Private Limited, (72) Gloomng Nikatan Private Limited, (73) Goodgain Apartment Private Limited, (74) Goodgain Niwas Private Limited, (75) Goodgain Projects Private Limited, (76) Goodgain Residency Private Limited, (77) Goodpoint Infrastructure Private Limited, (78) Goodshine Residency Private Limited, (79) Gorgeous Enclave Private Limited, (80) Gorgeous Housing Private Limited, (81) Highvium Projects Private Limited, (82) Jagadishan Projects Private Limited, (83) Jalochi Nikatan Private Limited, (84) Jalochi Niwas Private Limited, (85) Jalochi Properties Private Limited, (86) Jalaj Builders Private Limited, (87) Jalaj Developers Private Limited, (88) Jalaj Enclave Private Limited, (89) Jalaj Housing Projects Private Limited, (90) Jalaj Nirman Private Limited, (91) Jalaj Promoters Private Limited, (92) Jalaj Properties Private Limited, (93) Jawal Residency Private Limited, (94) Jethayan Hiran Private Limited, (95) Jethayan Plaza Private Limited, (96) Kanakmay Construction Private Limited, (97) Khat's Residency Private Limited, (98) Lemongrass Builders Private Limited, (99) Lemongrass Developers Private Limited, (100) Lemongrass Infrastructure Private Limited, (101) Lemongrass Plaza Private Limited, (102) Nishikha Mercantile Private Limited, (103) Nirmalkunj Apartment Private Limited, (104) Nirmalkunj Complex Private Limited, (105) Perfection Complex Private Limited, (106) Patel Builders Private Limited, (107) Patel Constructions Private Limited, (108) Patel Distributors Private Limited, (109) Patel Infrastructures Private Limited, (110) Patel Properties Private Limited, (111) Patel Traders Private Limited, (112) Polpat Constructions Private Limited, (113) Polpat Housing Projects Private Limited, (114) Polpat Nirman Private Limited, (115) Polpat Properties Private Limited, (116) Prabhukripa Developers Private Limited, (117) Prabhukripa Enclave Private Limited, (118) Prabhukripa Housing Projects Private Limited, (119) Prabhukripa Promoters Private Limited, (120) Prabhukripa Residency Private Limited, (121) Prominent Apartment Private Limited, (122) Prominent Realcon Private Limited, (123) Prudential Residency Private Limited, (124) Pushpdham Realty Private Limited, (125) Rainey Dealcomh Private Limited, (126) Rashidhara Realtors Private Limited, (127) Realize Builders Private Limited, (128) Realize Developers Private Limited, (129) Realize Niwas Private Limited, (130) Realize Properties Private Limited, (131) Raaris Apartment Private Limited, (132) Rim-an Constructions Private Limited, (133) Roman Nikatan Private Limited, (134) Roman Niwas Private Limited, (135) Roman Properties Private Limited, (136) Riverside Realcon Private Limited, (137) Rootstar Infracon Private Limited, (138) Rootstar Builders Private Limited, (139) Rootstar Residency Private Limited, (140) Sadashiv Housing Private Limited, (141) Sandarshika Builders Private Limited, (142) Sandarshika Construction Private Limited, (143) Sandarshika Propertel Private Limited, (144) Satyawati Realestate Private Limited, (145) Sevenwise Developers Private Limited, (146) Silveros Promoters Private Limited, (147) Silveros Properties Private Limited, (148) Softlink Plaza Private Limited, (149) Timesound Builders Private Limited, (150) Timesound Realcon Private Limited, (151) Troncon Construction Private Limited, (152) Troncon Housing Private Limited, (153) Troncon Nirman Private Limited, (154) Troncon Projects Private Limited, (155) Trishna Enclave Private Limited, (156) Trishna Nirman Private Limited, (157) Uppanaya Builders Private Limited, (158) Uppanaya Promoters Private Limited and (159) Wharapatla Nirman Private Limited.

*Amrithan*

Authorised Signatory



205

Mrs. Yousuf Ali  
 S/o. Late. Md. Yousuf Ali  
 Hatiana, Majasappa  
 P.O. Hatiana, P.S. New Town  
 Kolkata - 700157,  
 Business

JAN 2019

Additional District Registrar  
 Bangalore, New Town, Room No. 205

AAFC5527P), (45) Dhansukh Enclave Private Limited (PAN:AAFC5370G), (46) Dhansukh Promoters Pvt. Ltd.(PAN: AAFCD5371H), (47) Dhansukh Properties Private Limited (PAN:AAFC5588A), (48) Dhansukh Residency Private Limited (PAN: AAFCD5343K), (49) Divyajyoti Heights Private Limited (PAN: AAFCD5474K), (50) Diwakar Properties Private Limited (PAN: AAFCD5473Q), (51) Dropsy Commercial Private Limited (PAN: AAFCD4709F), (52) Exculding Infrastructure Private Limited (PAN: AAECE0899A), (53) Exculding Nirman Private Limited (PAN: AAECE0897Q), (54) Exculding Promoters Private Limited (PAN: AAECE0896R), (55) Exculding Propbuild Private Limited (PAN:AAECE0898B), (56) Fairlink Developers Private Limited (PAN:AACCF7131J), (56) Fane Builders Private Limited (PAN: AACCF7069H), (58) Fane Infra Private Limited (PAN:AACCF7161N), (59) Fane Projects Private Limited (PAN: AACCF7160P), (60) Fane Properties Private Limited (PAN: AACCF6737A), (61) Fastflow Housing Private Limited (PAN: AACCF7128D), (62) Fleetex Promoters Private Limited (PAN:AACCF7153N), (63) Funidea Plaza Private Limited (PAN: AACCF7645K), (64) Futuresoft Niketan Private Limited (PAN:AACCF7129C), (65) Gagandee Nirman Private Limited (PAN: AAGCG1556Q), (66) Gainwell Nirman Private Limited (PAN: AAGCG1341P), (67) Gangdham Developers Private Limited (PAN: AAGCG2090K), (68) Gloaming Buildcon Private Limited (PAN: AAGCG1242B), (69) Gloaming Distributors Private Limited (PAN: AAGCG1243A), (70) Gloaming Niwas Private Limited (PAN:AAGCG1555P), (71) Gloming Enclave Private Limited (PAN: AAGCG1557R), (72) Gloming Niketan Private Limited (PAN: AAGCG1703R), (73) Goodgain Apartment Private Limited (PAN: AAGCG2088R), (74) Goodgain Niketan Private Limited (PAN: AAGCG2091J), (75) Goodgain Projects Private Limited (PAN:AAGCG2093L), (76) Goodgain Residency Private Limited (PAN: AAGCG2098B), (77) Goodpoint Infrastructure Private Limited (PAN: AAGCG2089Q), (78) Goodshine Residency Private Limited (PAN: AAGCG2092M), (79) Gorgeous Enclave Private Limited (PAN: AAGCG1343R), (80) Gorgeous Housing Private Limited (PAN:AAGCG1342Q), (81) Highreturn Projects Private Limited (PAN: AADCH7654P), (82) Jagardhan Projects Private Limited (PAN:AADCJ6831G), (83) Jaladhi Niketan Private Limited (PAN: AADCJ6191R), (84) Jaladhi Niwas Private Limited (PAN: AADCJ6189K), (85) Jaladhi Properties Private Limited (PAN:AADCJ6193P), (86) Jalaj Builders Private Limited (PAN:AADCJ6188J), (87) Jalaj Developers Private Limited (PAN:AADCJ6283G), (88) Jalaj Enclave Private Limited (PAN: AADCJ6276B), (89) Jalaj Housing Projects Private Limited (PAN AADCJ6275C), (90) Jalaj Nirman Private Limited (PAN: AADCJ6285A), (91) Jalaj Promoters Private Limited (PAN: AADCJ6190Q), (92) Jalaj Properties Private Limited (PAN AADCJ6190Q), (93) Jalaj Residency Private Limited (PAN: AADCJ6284B), (94) Jalnayan Hirise Private Limited (PAN: AADCJ6253A), (95) Jalnayan Plaza Private Limited (PAN: AADCJ6252B), (96) Kanakmay Construction Private Limited (PAN: AAGCK0200K), (97) Khushi Residency Private Limited (PAN: AAGCK0202M), (98) Lemongrass Builders Private Limited (PAN: AACCL9392F), (99) Lemongrass Developers Private Limited (PAN:AACCL9366M), (100) Lemongrass Infrastructure Private Limited



Additional District Superintendent  
New York, North of Port Jervis

11 JAN 2019

(PAN: AACCL9365J), (101) Lemongrass Plaza Private Limited (PAN: AACCL9S0ID), (102) Nilshikha Mercantile Private Limited (PAN: AAFCN0563R), (103) Nirmalkunj Apartment Private Limited (PAN: AAFCN1040H), (104) Nirmalkunj Complex Private Limited (PAN: AAFCN1040H), (105) Perfection Complex Private Limited (PAN: AAICP3996M), (106) Pistil Builders Private Limited (PAN: AAICP3248E), (107) Pistil Constructions Private Limited (PAN: AAICP3246L), (108) Pistil Distributors Private Limited (PAN: AAICP3193L), (109) Pistil Infrastructures Private Limited (PAN: AAICP3247M), (110) Pistil Properties Private Limited (PAN: AAICP3840Q), (111) Pistil Traders Private Limited (PAN: AAICP3192M), (112) Polpit Constructions Private Limited (PAN: AAICP4150F), (113) Polpit Housing Projects Private Limited (PAN: AAICP4151E), (114) Polpit Nirman Private Limited (PAN: AAICP3036C), (115) Polpit Properties Private Limited (PAN: AAICP3037D), (116) Prabhukripa Developers Private Limited (PAN: AAICP3804C), (117) Prabhukripa Enclave Private Limited (PAN: AAICP4078L), (118) Prabhukripa Housing Projects Private Limited (PAN: AAICP3805D), (119) Prabhukripa Promoters Private Limited (PAN: AAICP3834B), (120) Prabhukripa Residency Private Limited (PAN: AAICP4069P), (121) Prominent Apartment Private Ltd. (PAN: AAICP5012A), (122) Prominent Realcon Private Limited (PAN: AAICP3994K), (123) Prudential Residency Private Limited (PAN: AAICP3994K), (124) Pushpdham Realty Private Limited (PAN: AAICP3998F), (125) Rainey Dealcomm Private Limited (PAN: AAHCR4687N), (126) Rashdhara Realtors Private Limited (PAN: AAHCR5620D), (127) Realize Builders Private Limited (PAN: AAHCR4995D), (128) Realize Developers Private Limited (PAN: AAHCR4993F), (129) Realize Niwas Private Limited (PAN: AAHCR4842H), (130) Realize Properties Private Limited (PAN: AAHCR4799K), (131) Riseros Apartment Private Limited (PAN: AAHCR6596A), (132) Ritman Constructions Private Limited (PAN: AAHCR4992E), (133) Ritman Niketan Private Limited (PAN: AAHCR5479R), (134) Ritman Niwas Private Limited (PAN: AAHCR5474P), (135) Ritman Properties Private Limited (PAN: AAHCR4994C), (136) Riverside Realcon Private Limited (PAN: AAHCR5623A), (137) Rootstar Infracon Private Limited (PAN: AAHCR5625G), (138) Roottree Builders Private Limited (PAN: AAHCR5640R), (139) Rosebird Residency Private Limited (PAN: AAHCR5621C), (140) Sadashiv Housing Private Limited (PAN: AAWCS5268H), (141) Sandarshika Builders Private Limited (PAN: AAWCS2707F), (142) Sandarshika Construction Private Limited (PAN: AAWCS2711B), (143) Sandarshika Properties Private Limited (PAN: AAWCS2710A), (144) Sataywan Realstate Private Limited (PAN: AAWCS5272M), (145) Sevenwise Developers Private Limited (PAN: AAWCS5269G), (146) Silvertoss Promoters Private Limited (PAN: AAWCS2709M), (147) Silvertoss Properties Private Limited (PAN: AAWCS2708L), (148) Softlink Plaza Private Limited (PAN: AADCS6592D), (149) Timesound Builders Private Limited (PAN: AAFCT5154J), (150) Timesound Realcon Private Limited (PAN: AAFCT5153R), (151) Trenton Construction Private Limited (PAN: AAFCT5835J), (152) Trenton Housing Private Limited (PAN: AAFCT5836M), (153) Trenton Nirman Private Limited (PAN: AAFCT5838F),



National District Sub-Registry  
Head Office: New Town, North 24 Parganas

11 JAN 2019



(154) Trenton Projects Private Limited (PAN: AACCT4672L), (155) Trishna Enclave Private Limited (PAN: AAFCT5636H), (156) Trishna Nirman Private Limited (PAN:AAFCT5677E), (157) Upmanya Builders Private Limited (PAN: AABCU8804A), (158) Upmanya Promoters Private Limited (PAN: AABCU8814C), and (159) Whitepetals Nirman Private Limited (PAN:AAWCS2711B), all companies (Sl. No. 10 to 159) incorporated under the companies Act 1956/2013, all having Registered Office at Langolpota, Bishnupur, P.O. & P.S. - Rajarhat, North 24 Parganas, Kolkata: 700 135, all companies represented by their Authorised Signatory **Mr. Satyen A Sanghvi** (PAN:ALXPS5707N)(Mob#9830702457), son of Late Ashok Kumar G Sanghvi, by occupation Business, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata - 700 033, hereinafter collectively referred to as the **OWNERS** of the **FIRST PART**;

**AND**

**Merlin Projects Limited (PAN: AACCM0505B)**, a company incorporated under the Companies Act, 1956, having its Registered Office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata- 700 033, represented by one of its Director **Mr. Saket Mohta (PAN:AKHPM9746Q)**, son of Mr. Sushil Mohta, by occupation- Business, faith- Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, Post Office- Tollygunge, Police Station- Charu Market, Kolkata-700033, 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 its successors or successors-in-interest and assigns) ), of the **SECOND PART**.

**Whereas:**

- (a) The Party hereto of the First Part are Owners of various pieces and parcels of land, comprised in various dags in Mouza: Khamar, J.L. No: 29 and Mouza : Bishnupur, J.L. No: 44, PO & PS : Rajarhat, District: North 24 Paraganas, Kolkata: 700 135, total measuring 1516.66 decimals more or less with a clear marketable title more fully and particularly described in the **First Schedule** written hereunder and hereinafter referred to as the "**Said Property**".
- (b) The details of Ownership of 'Said Property' more fully and particularly mentioned in **Part - I** of the **SECOND SCHEDULE** hereunder written and Dag No. & Khatian No. wise details of Ownership of 'Said Property' more fully and particularly mentioned in **Part - II** of the **SECOND SCHEDULE** hereunder written.
- (c) The Developer is inter-alia engaged in the business of real estate development. As a part of its activity the Developer planning to develop a Real Estate project in phased manner comprising of Residential Building, Shopping Mall, School, Club with Sports Arena etc. all together at Mouza Khamar & Bishnupur. The Developer for the aforesaid purpose approached the Owners herein for joint development of its aforesaid project comprising of several self-contained independent units / apartments together with requisite infrastructure, amenities,



National District Sec-Register  
Capital, New Town, North & Foreign

19 1 JAN 2019

facilities etc. on the Said Property and hereinafter referred to as the said Project. It is clarified that apart from development of the "Said Property" there will be further developments to be undertaken in future by the Developer which will be adjacent and contagious to the said Property and all developments will be considered as entire project.

- (d) Prior to the execution of this Agreement, the Developer has made necessary searches and investigation concerning the marketable title of the Owners in respect of the Said Property and upon being fully satisfied with the title of the Owners, the Developer has discussed with the Owners, the terms and conditions upon which the development of the said project on the said Property will be undertaken and accordingly both parties herein have agreed to enter into this Agreement for development and execution of the said project on the terms and conditions set forth hereinafter.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties hereto as follows:

**Clause I**  
**Definitions & Interpretations**

- 1.1. In this Agreement and in all its amendments, unless the subject or context otherwise requires or calls for a different interpretation, the following expressions shall have the meanings as set forth below:

**"Advances and Deposits"** shall mean the amounts received as advance against application of provisional booking / booking amounts from the intending transferees/purchasers of constructed areas / units in the proposed Project.

**"Agreement"** shall mean this Development Agreement including all its schedules and shall also include any modifications, amendments or supplements that may be incorporated or adopted from time-to-time by the Parties in writing;

**"Architect"** shall mean any architect or consultant or firm of architects whom the Developer with the consent of the Owners may, from time to time appoint for designing, planning and execution of the Project..

**"Building Plan"** shall mean the plans prepared by the Architect for construction of the Project and shall include any amendments thereto or modifications thereof made or caused as may be necessary and/or required from time to time as per law.

**"Common Areas and Facilities"** shall mean and include corridors, hallways, stairways, landings, lift/s, lift room, water reservoir, pump room, passageways, driveways, generator room and other spaces as may be required for providing the necessary amenities and facilities whatsoever required for the establishment and enjoyment of the flat Owners /occupiers of the Project, as agreed and earmarked by the Parties.



Additional District Sub-Registrar  
Bahadur, New Town, North 24 Parganas

11 JAN 2019

**"Developer"** shall mean Merlin Projects Limited and shall include its successors or successors-in-interest and/or assigns.

**"Force Majeure"** means, act of God, act of public enemy, blockade, bomb blast, bomb threat, damage to or destruction of equipment, destruction of subject matter of this Agreement, earthquake, epidemic, embargo, explosion, fire, flood, hurricane, tornado or other weather condition, government action, inaction or change in law, government acquisition or requisition, inability to act due to government action, interruption and/or shortage of supply of goods and construction materials, and/or skilled manpower, lockout, natural or artificial disaster, other industrial disturbance, peril, danger or action at sea, power outage, riot, sabotage, severe weather, strike, terrorist act, war and written notice of such event has been provided by the Party affected to the other Party within reasonable time.

**"Gross Sale Proceeds"** shall mean the total proceeds of sales or consideration received/receivable from the Transferee(s)/ Purchaser(s) against Transfer of the flats / units in the Project together with other rights and interests including Goods & Services Tax.

**"Said Property"** shall mean land comprised in various dags in Mouza : Khamar, J.L. No: 29, and Mouza : Bishnupur, J.L. No: 44, PO & PS : Rajarhat, District: North 24 Paraganas, Kolkata: 700 135, as described in **First Schedule** hereunder written.

**"Sanctioning Authority"** shall primarily mean Local Gram Panchayat/Zila Parishad/NKDA and/or any other statutory authority (ies) entrusted by the Government who shall sanction the Building Plan, and accord the necessary permission, clearance & NOC as may be necessary to complete the project.

**"Net Sale Proceeds"** shall mean Gross Sale Proceeds less all statutory Taxes and charges, including Goods & Services Tax as may be applicable time to time.

**"Owners"** shall mean Party of the First Part and shall include its successors or successors-in-interest and assigns.

**"Parties"** shall mean collectively the Owners and the Developer and **"Party"** means individually each of the Parties.

**"said Project"** shall mean the design, development and construction of new residential buildings on the Said Property comprising of various self-contained independent flats / apartments along with other spaces, car parking areas, necessary infrastructure facilities and Common Areas and Facilities in accordance with the Building Plan to be sanctioned by the Local Gram Panchayat/Zila Parishad /NKDA and/or any other statutory authority (ies), as the case may be and other permissions, clearances from the concerned authorities.

**"Transfer"** shall mean and include a transfer pursuant to the execution of the sale / lease deed, other documents etc. in respect of a unit / flat in the Project or



Additional District Registrar  
New Town, North 24 Parganas

11 JAN 2019

any part or portion of the buildings comprised in the Project and/or transfer by possession either after completion of the project or at mutually agreed date or by other means adopted for affecting what is understood as a transfer of space in a building to transferee(s)/purchaser(s) / lessee(s) / licensee(s) thereof although the same may not amount to a transfer in law.

**"Transferee/Purchaser"** shall mean a person to whom any flat / unit or any part or portion of the buildings in the Project will be sold and transferred.

**"Saleable Areas"** shall mean residential flats/apartments with right of car parking and use of specified common areas to be duly demarcated for the said purpose.

**"Reserved Areas"** all areas to be constructed apart from the saleable areas under this Agreement will exclusively be retained by the Owners and the Developer and they will jointly decide the usage/disposal of those areas.

- 1.2. In this Agreement, unless the context otherwise requires:

The headings are not to be considered part of this Agreement and they are solely inserted for convenience and reference purposes only and shall not affect the construction/interpretation of this Agreement;

Words importing the singular include the plural and vice versa, and word importing a gender include each of the masculine, feminine and neutral gender; and

Reference to any Act whether general or specific shall include any modification extension or re-enactment of it for the time being in force and all instruments orders plans regulations bye-laws permissions or directions at any time issued under it.

## Clause 2

### Purpose & Commencement

- 2.1. This Agreement describes the terms and conditions for implementation of the Project and outlines the key roles and responsibilities of the Parties and also the entitlements of each Party. Each Party shall carry out and perform its respective obligations in accordance with the terms and conditions set out in this Agreement, aimed at the implementation of the Project.
- 2.2. This Agreement shall be deemed to have commenced on and with effect from the date hereof.

## Clause 3

### Grant of License & Consideration

- 3.1 The Owners doth hereby permit and grant license and permission to the Developer, with right and authority to build upon Said Property by constructing one or more building(s) thereon in accordance with sanctions/permissions herein mentioned and to sell, transfer and dispose of or agree to sell transfer and dispose



Additional District Sub-Registrar  
New Town, North 24 Parganas

11 JAN 2019



of the constructed areas either after completion of the project or at mutually agreed date to persons desirous of owning or otherwise acquiring the same for a consideration and on terms and conditions as may be mutually decided by the Parties.

- 3.2 The Developer shall be entitled to undertake the construction work at the Said Property and the Owners shall allow the access for the sole purpose of carrying out and completing the development and commercial exploitation of the Said Property. The legal domain, possession and control of the Said Property shall continue to vest with the Owners till the time transfer of undivided share of land to Transferee(s)/Purchaser(s), after completion of the project.
- 3.3 In as much as the construction on the Said Property is concerned, the Developer shall act as a Licensee of the Owners and shall be entitled to be in permissive access to the Said Property as and by way of a Licensee of the Owners as understood under section 52 of the Indian Easements Act, 1882 to carry out the construction of the proposed Project, save and except that the Developer shall not be entitled to create any possessory right over the Said Property which could be construed as transfer of the property within the meaning of any Law. The Developer shall not be entitled to use the Said Property for any purposes other than the purpose of construction.
- 3.4 The Developer shall complete the Project in phases within a period **7 (seven)** years from the date of sanction of Building plans from concerned Authorities, however the said period of **7 (seven)** years may be extended by a grace period of **1 (one) year** without any penalty. It is clarified that the Project shall be deemed to be complete only when the full Completion Certificate is issued by the Competent Authority and such date on which the said full Completion Certificate is issued shall be considered as the Project completion date.
- 3.5 The Project shall be of uniform construction with standard first-class building materials and best workmanship as per the Specifications mentioned in the Third Schedule hereunder written and approved by the Architect appointed.
- 3.6 In consideration of the Owners granting license to the Developer and the Developer agreeing to construct and complete the Project at its cost and expense, the Owners and the Developer shall jointly Transfer the flats /units and other rights and benefits in the Project and share the Net Sale Proceeds received from the prospective Transferees/Purchasers in the ratio as mentioned in the Fourth Schedule hereunder written.. The aforesaid agreed consideration amount to Owners shall be paid on yearly basis or at mutually agreed period.
- 3.8 The Developer shall be entitled to receive consideration/allotment money/ advance consideration, etc. in its own name in respect of sale of the Units and other areas comprised in the Project and give receipts thereof. The sale proceeds in respect of all sales of the Units in the Project as also the GST thereon payable by the Transferees / Purchasers shall be deposited in a separate bank account as per WB-HIRA.



*[Signature]*  
Sur M. Ustman, North 24 Palajane

11 JAN 2019

- 3.9 The Owners hereby agree and the Developer hereby agrees, undertakes and acknowledges that subsequent registration of the proposed residential project with WBHIRA Authority, the Developer shall exclusively be entitled to receive booking, enter into agreement for sale allotment for sale, of any Unit, flat, apartment or any other space/ area in the Project to be developed or constructed over the 'Said Property'.
- 3.10. The necessary accounts and statements pertaining to Transfer of flats / units and other rights and benefits in the Project and sharing of Net Sale Proceeds will be maintained by the Developer for each financial year (i.e. the period beginning from 1<sup>st</sup> April of the current year to 31<sup>st</sup> March of the following year).

**Clause 4**  
**Security Deposit**

- 4.1. On or before the execution of this Agreement, the Developer has paid to the Owners, an interest free sum of Rs.21,000/- (Rupees Twenty One Thousand only) to each of the Owners totaling to Rs.33,39,000/- (Rupees Thirty Three Lakh Thirty Nine Thousand only), hereinafter referred to as the "Refundable **Security Deposit**" for due and punctual performance of the obligations of the Developer hereunder. The said Refundable Security Deposit will be refunded by the Owners prior to final settlement of their accounts under this agreement with the Developer.

**Clause 5**  
**Representations and Covenants of the Owners**

The Owners hereby declares and covenants with the Developer as follows:

- 5.1. The Owners are absolute Owners of the Said Property.
- 5.2. The Said Property is free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments and trusts of whatsoever or howsoever nature.
- 5.3. The Owners have the absolute right and authority to enter into this Agreement with the Developer in respect of the Said Property.
- 5.4. During the subsistence of this Agreement, the Owners shall not transfer and/or part with the Said Property or any portion thereof.
- 5.5. The Owners shall execute a registered power of attorney in favour of the Developer to enable, empower and authorize the Developer, its men, officials, employees and representatives to do all such acts, deeds and things necessary to



পশ্চিমবঙ্গের উত্তর ২৪ পরগণা জেলায় অতিরিক্ত জেলা সিনিয়র ম্যাজিস্ট্রেটের সীল

11 JAN 2019

effectively carry out, implement and complete the construction of the said Project, sale of flat/Units or constructed spaces in terms of this agreement and execution of Deed of Conveyance on behalf of Owners.

**Clause 6**  
**Representations and covenants of the Developer**

The Developer hereby undertakes and covenants with the Owners as follows:

- 6.1. In addition to and not in derogation or substitution of any of the obligations, undertakings, terms and conditions or covenants set out elsewhere in this Agreement, the Developer shall undertake the development, design, engineering, procurement, construction, completion, commissioning, implementation, management and administration of the Project, including without limitation the necessary infrastructure and Common Areas and Facilities, in accordance with the sanctioned Building Plan and other approvals and the provisions of this Agreement. The Developer shall, for such purposes do all such acts, deeds and things, as may be required under this Agreement.
- 6.2. All costs, charges and expenses for the development and implementation of the Project till its completion (including permission of all requisite clearances, sanctions etc.) shall be borne and paid by the Developer.
- 6.3. The Developer shall comply with all applicable laws, clearances, applicable permits (including renewals as required) in the performance of its obligations under this Agreement.
- 6.4. The Developer shall discharge its obligations in accordance with Good Industry Practice.
- 6.5. The Developer shall indemnify, protect, defend and hold harmless the Owners and its officers, employees and agents from and against any and all demands, claims, suits and causes of action and any and all liability, costs, expenses, settlements and judgments arising out of the failure of the Developer to discharge its obligations under this Agreement and to comply with the provisions of applicable laws and permits.
- 6.6. The Developer acknowledges and recognizes that time is of the essence of this Agreement and that the performance of its obligations shall be construed accordingly.
- 6.7. The Developer shall ensure that the personnel engaged by it in the performance of its obligations under this Agreement are at all times properly trained for their respective functions.



Additional District Sub-Registrar,  
North 24 Parganas, West Bengal

11 JAN 2019

- 6.8. The Developer shall not transfer and/or assign this Agreement without the consent of the Owners in writing nor shall create any charge or encumbrance in respect of its interest in the Project.
- 6.9. The Developer shall comply with the requirements and requisitions of the Sanctioning Authority and other authorities relating to the construction of the Project and to obtain necessary approval/s, consent/s and license/s from the appropriate authorities as and when required.
- 6.10. The Developer shall not employ (directly or indirectly) any child labour for carrying out construction work at the Said Property.
- 6.11. The Developer shall take necessary precautions to avoid nuisance, annoyance, inconvenience, injury, loss, damage, interference to the occupiers of the adjoining or neighbouring properties or to the public.
- 6.12. The Owners shall make proper arrangement for the security of the Said Property, however the Owners shall not be responsible for safe keeping of construction material, equipments, for that the developer shall make its own arrangement.
- 6.13. The Developer shall ensure that upon completion of the Project, all surplus materials, rubbish, and waste are cleared of and removed from the Said Property as well as roads and pavements adjoining the Said Property.

**Clause 7**  
**Access to Said Property**

- 7.1. The Owners shall give the right of way and access of the Said Property to the Developer for the development of the Project upon commencement of work.
- 7.2. Within 7 days after the Developer having obtained all other necessary permissions, approvals and sanctions, the Developer shall be entitled to commence, carry out construction of the Project as per the Specifications fully mentioned in the **Third Schedule** hereunder written.
- 7.3. The Developer shall be entitled to right of way and access of the Said Property as licensee, for the purpose of construction and allied activities during the subsistence of this Agreement and until such time the Project is completed in all respects. During such period the Owners shall not prevent the Developer or in any way interfere with the construction of the Project on the Said Property, except in such circumstances when the Owners have reasons to believe that the Developer is not carrying out its function in terms of this Agreement.
- 7.4. The physical possession of the Said Property shall be under the full control and possession of the Owners and except the right of way, and access to the Said Property, the Developer shall have no other right in respect of the same. It is



Additional District Registrar  
New Town, North 24 Parganas

19 JAN 2019



clarified that the Developer shall have no power or authority to part with the possession of the Said Property or any portion thereof.

**Clause 8**  
**Transfer of flats / units in the Complex**

- 8.1. The Owners and the Developer shall jointly Transfer the flats / units in the Project and for such purpose both the Parties shall enter into necessary agreements, sale / conveyance deeds, and/or other agreements, deeds, documents etc. with the Transferee(s)/ Purchaser(s) to Transfer the flats / units and other rights and benefits in the Project. It is hereby clarified that the sale / conveyance deed for absolute Transfer of the flats / units in the Project shall be executed with the Transferee(s)/ Purchaser(s) only after the completion certificate in respect of the buildings in the Project is obtained from the Competent Authority.
- 8.2. All agreements, deeds (including allotment letter, sale/conveyance deed, and/or other agreements, deeds, documents etc.) pertaining to allotment and/or Transfer of flats/units in the Project shall be drafted and approved by the Parties in consultation with each other as per format approved by the WBHIRA Authority. The Parties shall ensure that the Transferee(s)/ Purchaser(s) shall observe, perform and fulfill all the terms, conditions, stipulations and covenants as contained in the allotment letter and the agreement for sale and or any modifications thereof.

**Clause 9**  
**Mutual covenants**

- 9.1. The Owners and the Developer have entered into this Agreement purely on principal to principal basis and nothing stated herein shall be deemed or construed as a partnership between the Owners and the Developer, nor shall the Owners and the Developer in any manner constitute an association of persons. Each Party shall keep the other indemnified from and against the same.
- 9.2. The Owners and the Developer, as the case may be, shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the respective obligation is prevented by the existence of Force Majeure conditions with a view that obligation of the Party affected by the Force Majeure shall be suspended for the duration of the Force Majeure.
- 9.3. The Developer shall in consultation with the Owners and with its prior approval frame the rules and regulations regarding the use and rendition of Common Areas and Facilities, and also the common restrictions which have to be normally captured / mentioned in the sale / conveyance deeds/agreements/allotment letters/ documents.
- 9.4. Nothing in these presents shall be construed as a sale / transfer or assignment in law by the Owners in respect of the Said Property or any part thereof to the



Additional District Sub-Registrar  
Saharanpur, North  
11 JAN 2019

Developer or as creating any right, title or interest in respect thereof, in favour of the Developer other than license to the Developer to commercially exploit the same in terms hereof.

- 9.5. The Transferee(s)/Purchaser(s) shall be entitled to obtain loan or financial assistance from any bank/financial institution etc. in respect of the flats / units / space in the Complex proposed to be transferred in his/her/its favour as per prevailing banking laws.
- 9.6. The Owners during the term of this Agreement shall have option to assign their right title and interest under this agreement.
- 9.7. If any land contiguous to the Said Property (described in the Schedule hereunder written) is acquired by the Owners and intends to also develop the same, then the Owners may give the first option to the Developer to develop the same on the same terms and conditions mentioned herein with such amendments as may be mutually agreed between the Owners and the Developer.
- 9.8 The Government of West Bengal has already introduced West Bengal Housing Industry Regulatory Act, 2017 ( WB-HIRA) as per the central Govt. Real Estate Regulatory Act and parties herein will be bound to comply with their respective obligation under the said Act.

**Clause 10**  
**Miscellaneous**

- 10.1. The Parties may amend, modify and extend this Agreement by entering into and executing a separate written agreement.
- 10.2. This Agreement sets forth the entire agreement and understandings between the Parties relating to the Said Property and the Project to be developed thereon and supersedes all prior discussions and agreements on the same.
- 10.3. In case a part of this Agreement be declared invalid and/or unenforceable for any reason whatsoever the remaining portion of this Agreement shall not be prejudiced and shall continue to be in full force and effect.
- 10.4. The stamp duty, registration fee payable on this Agreement and other incidental expenses towards registration shall be borne by the Developer.
- 10.5. Upon completion of the construction of the Project in all respects, the Developer shall send a notice to the Owners along with the completion certificate issued by the Competent Authority certifying that the construction has been done in accordance with *the* sanctioned and/or revised sanctioned Building Plans and fit for occupation. Upon receipt of the notice, the Owners along with the Developer



Additional District Superintendent  
Albany, New York, North 24th Street

11 JAN 2019

shall execute the necessary sale / conveyance deeds in favour of the Transferees/Purchasers for Transfer of the flats / units and other rights and benefits in the Project. The possession of land will be transferred jointly to all the transferees/purchasers of flats/ units in the proposed development

#### **Clause 1**

#### **Notices, Correspondence and Communication**

- 11.1. All notices, correspondences and other communication under this Agreement shall be in writing and in English language and either delivered by hand or sent by registered mail or courier or by email or by facsimile at the address recorded in this agreement or such other address as may be recorded by the parties herein from time to time.
- 11.2. Unless another address has been specified by a Party hereto by a written notice to the other Party, any notice or other communication given or made pursuant to this Agreement shall be deemed to have been received (i) in the case of personal delivery, on the date of delivery, (ii) in the case of mail delivery, on the date which is 4 (four) days after the mailing thereof and (iii) in the case of a email, Fax, the date of dispatch thereof.

#### **Clause 12**

#### **Dispute resolution & Jurisdiction of Courts**

- 12.1. In case of any dispute or difference arising under or in connection with or regarding the interpretation of this Agreement, the Parties shall make best efforts to resolve the same amicably through a process of negotiation and only in the event of complete failure of such negotiations, it will be open to the Parties to refer and resort to the process mentioned in Clause 12.2 below.
- 12.2. If any dispute or difference arising under or in connection with or regarding the interpretation of this Agreement cannot be settled by employing the method stated in Clause 12.1 above within 30 (thirty) days, it shall be settled through Arbitration by referring the matter to an Arbitrator jointly appointed by both the Parties.
- 12.3. The arbitration shall be conducted in accordance with the provisions of the Indian Arbitration and Conciliation Act, 1996 with all statutory amendments and modifications thereof and the arbitral tribunal so formed shall be free to adopt or frame rules of procedure for conducting such arbitration.
- 12.4. The venue of arbitration shall be Kolkata and the language of arbitration shall be English.
- 12.5. Any decision/award given by the Arbitrator shall be final, conclusive and binding on the Parties and the Parties agree and undertake to carry out such decision/award without delay.



Additional District Sub-Registrar  
Kolkata, New Town, North 24 Parganas

11 JAN 2019

**THE FIRST SCHEDULE ABOVE REFERRED TO:**  
**(Said Property)**

**ALL THAT** pieces and parcels of land total measuring 1516.66 decimals be the same a little more or less comprised in LR Dag Nos. 442, 443, 444, 447, 453 and 454 in Mouza : Khamar, J.L. No: 29 and LR Dag Nos. 85 (part), 99 (part), 101, 102, 103, 105, 106, 107, 108, 109, 110, 111, 112, 113 (part) , 114 (part), 115, 125, 126, 127, 128, 141, 142, 143, 144, 185, 186, 187, 188, 680, 686, 687, 688 and 689 in Mouza : Bishnupur, J.L. No: 44, PS : Rajarhat, District: North 24 Paraganas, Kolkata: 700 135, which is butted and bounded in the manner as follows:

**ON THE NORTH:** By 211 Bus Route, Bishnupur - Balighata Road;

**ON THE SOUTH:** By Part R.S. / L.R. Dag Nos. 84,189,190,191,131,140,137 & 145;

**ON THE WEST:** By Part of R.S. / L.R. Dag Nos. 446, 441, 100, 116, 120, 121, 124 & 85,

**ON THE EAST:** By Part of R.S. / L.R. Dag No. 452, 690, 697, 685, 682, 681, 677, 208, 679 & 147.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(DETAILS OF OWNERSHIP OF THE SAID PROPERTY)**  
**PART-I**

NAME OF OWNERS	DEED NO.	DATED	L R DAG NOS.	AREA OF LAND (DECIMAL )
<b>LAND AT MOUZA: KHAMAR, J.L. NO. 29</b>				
CHETAK VYAPAR PVT LTD	3521/06	25/07/2006	453	4.0
WAVE VANIJYA PVT LTD	6447/13	31/05/2013	447	7.0
TRIBUNE COMMERCE PVT LTD	6450/13	31/05/2013	442	8.0
SUNBEAM MERCANTILE PVT LTD	6450/13	31/05/2013	442	8.0
IBIZA HOTELS PVT LTD	6450/13	31/05/2013	442	9.0
PLANET COMMERCIAL PVT LTD	6450/13	31/05/2013	442	9.0
SILVERTOSS PROMOTERS PVT LTD	4739/16	02/05/2016	454	10.0
SANDARSHIKA PROPERTIES PVT LTD	4739/16	02/05/2016	454	10.0
APNASAPNA PROPERTIES PVT LTD	4739/16	02/05/2016	454	10.0
LEMONGRASS DEVELOPERS PVT LTD	4739/16	02/05/2016	454	10.0
LEMONGRASS BUILDERS PRIVATE LIMITED	4739/16	02/05/2016	454	10.0
GORGEOUS ENCLAVE PRIVATE LIMITED	4739/16	02/05/2016	454	10.0



Additional District Sub-Registrar  
New Town, North 24 Parganas

19 JAN 2019



LEMONGRASS INFRASTRUCTURE PVT LTD	4739/16	02/05/2016	454	10.0
POLPIT NIRMAN PRIVATE LIMITED	4739/16	02/05/2016	454	1.0
ROCKSOLID REALCON PVT LTD	3190/17	21.04.2017	444	5.5012
BRAJANAND INFRACON PVT LTD	3216/17	21.04.2017	444	8.5
PUFFIN INFRABUILD PVT LTD	3195/17	21.04.2017	444	2.9988
CHE TAK VYAPAR PVT LTD	10838/15	28.09.2015	443	6.0
IBIZA HOTELS PVT LTD	10838/15	28.09.2015	443	1.75
PLANET COMMERCIAL PVT LTD	10838/15	28.09.2015	443	1.75
SUNBEAM MERCANTILE PVT LTD	10838/15	28.09.2018	443	1.75
TRIBUNE COMMERCE PVT LTD	10838/15	28.09.2019	443	1.75
WAVE VANIJYA PVT LTD	10838/15	28.09.2019	443	3.0
<b>LAND AT MOUZA: BISHNUPUR, J.L.NO. 44</b>				
SANDARSHIKA BUILDERS (P) LTD	2419/16	26.02.2016	109	10.0
AMRITIPATH REALITY (P) LTD	2419/16	26.02.2016	109	10.0
AMRITIPATH REALTORS (P) LTD	2419/16	26.02.2016	109	10.0
APNASAPNA PROMOTERS (P) LTD	2419/16	26.02.2016	109	10.0
SANDARSHIKA CONSTRUCTION (P) LTD	2419/16	26.02.2016	109	10.0
WHITEPETALS NIRMAN (P) LTD	2419/16	26.02.2016	109	10.0
POLPIT PROPERTIES (P) LTD	2419/16	26.02.2016	109	10.0
GORGEOUS HOUSING PRIVATE LIMITED	4741/16	02/05/2016	101	10.0
GAINWELL NIRMAN PRIVATE LIMITED	4741/16	02/05/2016	101	10.0
GLOAMING NIWAS PRIVATE LIMITED	4741/16	02/05/2016	101	10.0
PISTIL DISTRIBUTORS PRIVATE LIMITED	4741/16	02/05/2016	101	1.0
ARTEK PROPERTIES PRIVATE LIMITED	4741/16	02/05/2016	102	10.0
PISTIL INFRASTRUCTURES PVT LTD	4741/16	02/05/2016	102	10.0
FANE PROPERTIES PRIVATE LIMITED	4741/16	02/05/2016	102	10.0
TIMESOUND BUILDERS PRIVATE LIMITED	4741/16	02/05/2016	102	10.0
TIMESOUND REALCON PRIVATE LIMITED	4741/16	02/05/2016	102	10.0
PISTIL BUILDERS PRIVATE LIMITED	4741/16	02/05/2016	102	10.0
ARMLET PROPERTIES PRIVATE LIMITED	4741/16	02/05/2016	102	10.0
EXCULTING NIRMAN PRIVATE LIMITED	4741/16	02/05/2016	102	10.0
GAGANDEEP NIRMAN PRIVATE LIMITED	4741/16	02/05/2016	102	10.0
PISTIL DISTRIBUTORS PRIVATE LIMITED	4741/16	02/05/2016	102	6.0
NILSHIKHA MERCANTILE PRIVATE LIMITED	4741/16	02/05/2016	103	10.0
CADE PROPERTIES PRIVATE LIMITED	4741/16	02/05/2016	103	10.0
PISTIL TRADERS PRIVATE LIMITED	4741/16	02/05/2016	103	10.0
RITMAN PROPERTIES PRIVATE LIMITED	4741/16	02/05/2016	103	10.0
ARMLET NIRMAN PRIVATE LIMITED	4741/16	02/05/2016	103	10.0
SADASHIV HOUSING PRIVATE LIMITED	4741/16	02/05/2016	99	10.0
PISTIL DISTRIBUTORS PRIVATE LIMITED	4741/16	02/05/2016	99	2.0
KANAKMAY CONSTRUCTIONS PVT LTD	4741/16	02/05/2016	99	2.0
ARMLET CONSTRUCTIONS PVT LTD	4734/16	02/05/2016	115	10.0



Additional District Sub-Registrar  
New Town, North of Malindi

11 JAN 2018

PISTIL CONSTRUCTIONS PRIVATE LIMITED	4734/16	02/05/2016	115	10.0
DIVYAJYOTI HEIGHTS PRIVATE LIMITED	4734/16	02/05/2016	115	8.0
RASHDHARA REALTORS PRIVATE LIMITED	4734/16	02/05/2016	111	10.0
SATAYWAN REALESTATE PVT LTD	4734/16	02/05/2016	111	10.0
GANGHDHAM DEVELOPERS PVT LTD	4734/16	02/05/2016	111	10.0
ROSEBIRD RESIDENCY PRIVATE LIMITED	4734/16	02/05/2016	111	10.0
PUSHPDHAM REALTY PRIVATE LIMITED	4734/16	02/05/2016	111	10.0
DIWAKAR PROPERTIES PRIVATE LIMITED	4734/16	02/05/2016	111	5.0
FASTFLOW HOUSING PRIVATE LIMITED	4734/16	02/05/2016	110	10.0
NIRMALKUNJ COMPLEX PRIVATE LIMITED	4734/16	02/05/2016	110	10.0
BRIJDHAM PLAZA PRIVATE LIMITED	4734/16	02/05/2016	110	10.0
JALNAYAN PLAZA PRIVATE LIMITED	4734/16	02/05/2016	110	10.0
DIWAKAR PROPERTIES PRIVATE LIMITED	4734/16	02/05/2016	110	5.0
RIVERSIDE REALCON PRIVATE LIMITED	4734/16	02/05/2016	110	3.0
GOODGAIN PROJECTS PRIVATE LIMITED	4734/16	02/05/2016	114	10.0
ROOTSTAR INFRACON PRIVATE LIMITED	4734/16	02/05/2016	114	10.0
AMRITPHAL BUILDERS PRIVATE LIMITED	4734/16	02/05/2016	113	10.0
AMRITPHAL PROPERTIES PRIVATE LIMITED	4734/16	02/05/2016	113	10.0
APNAPAN BUILDERS PRIVATE LIMITED	4734/16	02/05/2016	113	10.0
APNAPAN PROJECTS PRIVATE LIMITED	4734/16	02/05/2016	113	9.0
ARMLET INFRAPROP PRIVATE LIMITED	4745/16	02/05/2016	112	10.0
CRABLE BUILDERS PRIVATE LIMITED	4745/16	02/05/2016	112	10.0
CRABLE ENCLAVE PRIVATE LIMITED	4745/16	02/05/2016	112	10.0
CRABLE NIRMAN PRIVATE LIMITED	4745/16	02/05/2016	112	10.0
CRADEL BUILDERS PRIVATE LIMITED	4745/16	02/05/2016	112	10.0
CRADEL DEVELOPERS PRIVATE LIMITED	4745/16	02/05/2016	112	10.0
CRADEL INFRA PRIVATE LIMITED	4745/16	02/05/2016	112	10.0
CRADEL PROJECTS PRIVATE LIMITED	4745/16	02/05/2016	112	10.0
CRADEL PROPERTIES PRIVATE LIMITED	4745/16	02/05/2016	112	10.0
DAHNSUKH CONTRACTORS PVT LTD	4745/16	02/05/2016	112	3.0
DHANSUKH ENCLAVE PRIVATE LIMITED	4745/16	02/05/2016	125	10.0
DHANSUKH PROMOTERS PRIVATE LIMITED	4745/16	02/05/2016	125	10.0
DHANSUKH PROPERTIES PRIVATE LIMITED	4745/16	02/05/2016	125	10.0
ROOTTREE BUILDERS PRIVATE LIMITED	4745/16	02/05/2016	125	6.0
DAWKINS PROJECTS PRIVATE LIMITED	4745/16	02/05/2016	127	10.0
DAHNSUKH CONTRACTORS PVT LTD	4745/16	02/05/2016	127	5.0
DAWKINS PROMOTERS PRIVATE LIMITED	4745/16	02/05/2016	128	10.0
DAWKINS PROPRETIES PRIVATE LIMITED	4745/16	02/05/2016	128	10.0
DEVKRIPA ENCLAVE PRIVATE LIMITED	4745/16	02/05/2016	128	10.0
DEVKRIPA NIRMAN PRIVATE LIMITED	4745/16	02/05/2016	128	10.0
DEVKRIPA PLAZA PRIVATE LIMITED	4745/16	02/05/2016	128	10.0
DHANSUKH CONSTRUCTION PVT LTD	4745/16	02/05/2016	128	10.0



National District Sub-Registrar  
Washington, New York, North 24th Street

11 JAN 2019

SEVENWISE DEVELOPERS PVT LTD	8984/16	17.08.2016	128	10.0
DHANSUKH RESIDENCY PRIVATE LIMITED	4759/16	02/05/2016	126	10.0
DROPSY COMMERCIAL PRIVATE LIMITED	4759/16	02/05/2016	126	10.0
EXCULTING INFRASTRUCTURE PVT LTD	4759/16	02/05/2016	126	10.0
EXCULTING PROMOTERS PRIVATE LIMITED	4759/16	02/05/2016	126	4.0
EXCULTING PROPBUILD PRIVATE LIMITED	4759/16	02/05/2016	85	10.0
FANE BUILDERS PRIVATE LIMITED	4759/16	02/05/2016	85	10.0
FANE INFRA PRIVATE LIMITED	4759/16	02/05/2016	85	10.0
FANE PROJECTS PRIVATE LIMITED	4759/16	02/05/2016	85	10.0
FLEETEX PROMOTERS PRIVATE LIMITED	4759/16	02/05/2016	85	10.0
FUTURESOFT NIKETAN PRIVATE LIMITED	4759/16	02/05/2016	85	10.0
EXCULTING PROMOTERS PRIVATE LIMITED	4759/16	02/05/2016	85	5.66
GLOMING ENCLAVE PRIVATE LIMITED	4759/16	02/05/2016	187	10.0
GLOMING NIKETAN PRIVATE LIMITED	4759/16	02/05/2016	187	2.5
COROMEX PROMOTERS (P) LTD	7809/16	19/07/2016	187	10.0
RISEROS APPARTMENT PVT LTD	7809/16	19/07/2016	187	2.5
GOODGAIN APPARTMENT PVT LTD	4759/16	02/05/2016	186	10.0
GOODGAIN NIKETAN PRIVATE LIMITED	4759/16	02/05/2016	186	10.0
GLOMING NIKETAN PRIVATE LIMITED	4759/16	02/05/2016	186	0.6
FAIRLINK DEVELOPERS PVT LTD	3832/16	01.04.2016	186	1.48
SEVENWISE DEVELOPERS PVT LTD	8984/16	17.08.2016	186	0.92
GOODGAIN RESIDENCY PRIVATE LIMITED	4759/16	02/05/2016	185	10.0
GOODPOINT INFRASTRUCTURE PVT LTD	4759/16	02/05/2016	185	10.0
GLOMING NIKETAN PRIVATE LIMITED	4759/16	02/05/2016	185	5.8
HIGHRETURN PROJECTS PRIVATE LIMITED	4759/16	02/05/2016	185	8.2
GOODSHINE RESIDENCY PRIVATE LIMITED	4759/16	02/05/2016	185	9.0
TRISHNA NIRMAN PRIVATE LIMITED	7555/16	12/07/2016	107	10.0
JALADHI NIKETAN PRIVATE LIMITED	7555/16	12/07/2016	107	10.0
JALADHI NIWAS PRIVATE LIMITED	7555/16	12/07/2016	107	10.0
JALADHI PROPERTIES PRIVATE LIMITED	7555/16	12/07/2016	107	6.0
JALAJ HOUSING PROJECTS PVT LTD	7555/16	12/07/2016	108	10.0
JALAJ NIRMAN PRIVATE LIMITED	7555/16	12/07/2016	108	10.0
JALAJ PROMOTERS PRIVATE LIMITED	7555/16	12/07/2016	108	10.0
JALAJ PROPERTIES PRIVATE LIMITED	7555/16	12/07/2016	108	9.0
JALAJ RESIDENCY PRIVATE LIMITED	7555/16	12/07/2016	142	10.0
JALNAYAN HIRISE PRIVATE LIMITED	7555/16	12/07/2016	142	10.0
KHUSHI RESIDENCY PRIVATE LIMITED	7555/16	12/07/2016	142	10.0
JALADHI PROPERTIES PRIVATE LIMITED	7555/16	12/07/2016	142	3.0
JALAJ BUILDERS PRIVATE LIMITED	7555/16	12/07/2016	143	10.0
JALAJ DEVELOPERS PRIVATE LIMITED	7555/16	12/07/2016	143	10.0
JALAJ ENCLAVE PRIVATE LIMITED	7555/16	12/07/2016	143	6.0
TRISHNA ENCLAVE PRIVATE LIMITED	7555/16	12/07/2016	141	10.0



Additional District Superintendent  
North 24 Parganas

11 JAN 2018

UPMANYA BUILDERS PRIVATE LIMITED	7555/16	12/07/2016	106	10.0
UPMANYA PROMOTERS PRIVATE LIMITED	7555/16	12/07/2016	106	9.0
CADE NIRMAN PRIVATE LIMITED	7555/16	12/07/2016	105	10.0
RITMAN CONSTRUCTIONS PVT LTD	7555/16	12/07/2016	105	10.0
JALAJ ENCLAVE PRIVATE LIMITED	7555/16	12/07/2016	105	2.0
PERFECTION COMPLEX PRIVATE LIMITED	7554/16	12/07/2016	680	10.0
PISTIL PROPERTIES PRIVATE LIMITED	7554/16	12/07/2016	680	10.0
POLPIT CONSTRUCTIONS PRIVATE LIMITED	7554/16	12/07/2016	680	10.0
POLPIT HOUSING PROJECTS PVT LTD	7554/16	12/07/2016	680	10.0
PRABHUKRIPA DEVELOPERS PVT LTD	7554/16	12/07/2016	680	10.0
PRABHUKRIPA ENCLAVE PRIVATE LIMITED	7554/16	12/07/2016	680	10.0
PRABHUKRIPA HOUSING PROJECTS PRIVATE LIMITED	7554/16	12/07/2016	680	10.0
PRABHUKRIPA PROMOTERS PVT LTD	7554/16	12/07/2016	680	10.0
PRABHUKRIPA RESIDENCY PVT LTD	7554/16	12/07/2016	680	10.0
PROMINENT REALCON PRIVATE LIMITED	7554/16	12/07/2016	680	10.0
PRUDENTIAL RESIDENCY PRIVATE LIMITED	7554/16	12/07/2016	680	10.0
RAINEY DEALCOMM PRIVATE LIMITED	7554/16	12/07/2016	680	10.0
REALIZE BUILDERS PRIVATE LIMITED	7554/16	12/07/2016	680	10.0
REALIZE DEVELOPERS PRIVATE LIMITED	7554/16	12/07/2016	680	10.0
REALIZE NIWAS PRIVATE LIMITED	7554/16	12/07/2016	680	10.0
REALIZE PROPERTIES PRIVATE LIMITED	7554/16	12/07/2016	680	7.0
RITMAN NIKETAN PRIVATE LIMITED	7554/16	12/07/2016	686	10.0
RITMAN NIWAS PRIVATE LIMITED	7554/16	12/07/2016	686	10.0
NIRMALKUNJ APPARTMENT (P) LTD	7554/16	12/07/2016	686	10.0
SILVERTOSS PROPERTIES PRIVATE LIMITED	7554/16	12/07/2016	686	10.0
SOFTLINK PLAZA PRIVATE LIMITED	7554/16	12/07/2016	686	10.0
TRENTON CONSTRUCTION PVT LTD	7554/16	12/07/2016	686	10.0
POLPIT NIRMAN PRIVATE LIMITED	7554/16	12/07/2016	686	5.0
POLPIT NIRMAN PRIVATE LIMITED	7554/16	12/07/2016	687	5.0
TRENTON PROJECTS PRIVATE LIMITED	7554/16	12/07/2016	687	3.0
TRENTON HOUSING PRIVATE LIMITED	7554/16	12/07/2016	687	10.0
TRENTON NIRMAN PRIVATE LIMITED	7554/16	12/07/2016	688	10.0
TRENTON PROJECTS PRIVATE LIMITED	7554/16	12/07/2016	688	7.0
FUNIDEA PLAZA PRIVATE LTD	8319/16	02.08.2016	188	2.44
JAGARDHAN PROJECTS PVT LTD	8320/16	02/08/2016	188	1.22
PROMINENT APPARTMENT PRIVATE LTD	8322/16	02.08.2016	188	1.22
DHANSILK INFRAPROJECTS PRIVATE LTD	8321/16	02.08.2016	188	2.44
SUNBEAM MERCANTILE PVT LTD	11030/14	25/09/2014	188	3.0
SUNBEAM MERCANTILE PVT LTD	11035/14	25/09/2014	188	2.0
SUNBEAM MERCANTILE PVT LTD	3359/15	04/03/2015	188	6.85
GLOAMING BUILDCON PRIVATE LIMITED	4759/16	02/05/2016	188	10.0
GLOAMING DISTRIBUTORS PVT LTD	4759/16	02/05/2016	188	9.83



Additional District Sub-Registrar  
Jharkhand, New Jhansi, North 24 Parganas

11 JAN 2019



LEMONGRASS PLAZA PRIVATE LIMITED	7555/16	12/07/2016	144	10.0
JALAJ ENCLAVE PRIVATE LIMITED	7555/16	12/07/2016	144	0.9
CHATURBUJ NIRMAN PVT LTD	10903/16	05.10.2016	144	4.1
CHETAK VYAPAR PVT LTD	5875/11	04.05.2011	689	3.5
CHETAK VYAPAR PVT LTD	12539/10	16.12.2010	689	12.5
<b>TOTAL LAND AREA</b>				<b>1516.66</b>

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(DETAILS OF OWNERSHIP AS PER DAG & KHATIAN NOS.)**  
**PART-I**

LR DAG NOS.	NAME OF THE PRESENT OWNERS	KH. NOS.	TOTAL AREA IN DAG	PURCHASED AREA	Nature of Land
<b>MOUZA : KHAMAR, JL No. 29</b>					
453	CHETAK VYAPAR PVT LTD	456	4	4.00	Bastu
447	WAVE VANIJYA PVT LTD	685	7	7.00	Bastu
442	TRIBUNE COMMERCE PVT LTD	683	34	8.00	Bastu
	SUNBEAM MERCANTILE PVT LTD	684	34	8.00	Bastu
	IBIZA HOTELS PVT LTD	682	34	9.00	Bastu
	PLANET COMMERCIAL PVT LTD	681	34	9.00	Bastu
454	SILVERTOSS PROMOTERS PVT LTD	828	71	10.00	Bastu
	SANDARSHIKA PROPERTIES PVT LTD	825	71	10.00	Bastu
	APNASAPNA PROPERTIES PVT LTD	826	71	10.00	Bastu
	LEMONGRASS DEVELOPERS PVT LTD	832	71	10.00	Bastu
	LEMONGRASS BUILDERS PVT LTD	830	71	10.00	Bastu
	GORGEOUS ENCLAVE PVT LTD	827	71	10.00	Bastu
	LEMONGRASS INFRASTRUCTURE PVT LTD	829	71	10.00	Bastu
	POLPIT NIRMAN PVT LTD	831	71	1.00	Bastu
444	ROCKSOLID REALCON PVT LTD	895	17	5.5012	Bastu
	BRAJANAND INFRACON PVT LTD	893	17	8.5	Bastu
	PUFFIN INFRABUILD PVT LTD	896	17	2.9988	Bastu
443	CHETAK VYAPAR PVT LTD	456	16	6.00	Bastu
	IBIZA HOTELS PVT LTD	682	16	1.75	Bastu
	PLANET COMMERCIAL PVT LTD	681	16	1.75	Bastu
	SUNBEAM MERCANTILE PVT LTD	684	16	1.75	Bastu
	TRIBUNE COMMERCE PVT LTD	683	16	1.75	Bastu
	WAVE VANIJYA PVT LTD	685	16	3.00	Bastu
<b>MOUZA : BISHNUPUR, JL No. 44</b>					
109	SANDARSHIKA BUILDERS PVT LTD	10205	70	10.00	Bastu
	AMRITIPATH REALITY PVT LTD	10214	70	10.00	Bastu
	AMRITIPATH REALTORS PVT LTD	10213	70	10.00	Bastu
	APNASAPNA PROMOTERS PVT LTD	10208	70	10.00	Bastu
	SANDARSHIKA CONSTRUCTION PVT LTD	10207	70	10.00	Bastu
	WHITEPETALS NIRMAN PVT LTD	10212	70	10.00	Bastu
	POLPIT PROPERTIES PVT LTD	10211	70	10.00	Bastu
101	GORGEOUS HOUSING PVT LTD	10249	31	10.00	Bastu
	GAINWELL NIRMAN PVT LTD	10236	31	10.00	Bastu



Additional District Registrar  
New Town, North 24 Parganas

11 JAN 2019

	GLOAMING NIWAS PVT LTD	10237	31	10.00	Bastu
	PISTIL DISTRIBUTORS PVT LTD	10238	31	1.00	Bastu
102	ARTEK PROPERTIES PVT LTD	10234	96	10.00	Bastu
	PISTIL INFRASTRUCTURES PVT LTD	10241	96	10.00	Bastu
	FANE PROPERTIES PVT LTD	10240	96	10.00	Bastu
	TIMESOUND BUILDERS PVT LTD	10242	96	10.00	Bastu
	TIMESOUND REALCON PVT LTD	10239	96	10.00	Bastu
	PISTIL BUILDERS PVT LTD	10235	96	10.00	Bastu
	ARMLET PROPERTIES PVT LTD	10256	96	10.00	Bastu
	EXCULTING NIRMAN PVT LTD	10260	96	10.00	Bastu
	GAGANDEEP NIRMAN PVT LTD	10261	96	10.00	Bastu
	PISTIL DISTRIBUTORS PVT LTD	10255	96	6.00	Bastu
	103	NILSHIKHA MERCANTILE PVT LTD	10251	50	10.00
CADE PROPERTIES PVT LTD		10253	50	10.00	Bastu
PISTIL TRADERS PVT LTD		10262	50	10.00	Bastu
RITMAN PROPERTIES PVT LTD		10259	50	10.00	Bastu
ARMLET NIRMAN PVT LTD		10252	50	10.00	Bastu
99	SADASHIV HOUSING PVT LTD	10254	44	10.00	Bastu
	PISTIL DISTRIBUTORS PVT LTD	10258	44	2.00	Bastu
	KANAKMAY CONSTRUCTIONS PVT LTD	10257	44	2.00	Bastu
115	ARMLET CONSTRUCTIONS PVT LTD	10314	28	10.00	Bastu
	PISTIL CONSTRUCTIONS PVT LTD	10264	28	10.00	Bastu
	DIVYAJYOTI HEIGHTS PVT LTD	10263	28	8.00	Bastu
111	RASHDHARA REALTORS PVT LTD	10347	55	10.00	Bastu
	SATAYWAN REALESTATE PVT LTD	10315	55	10.00	Bastu
	GANGHDHAM DEVELOPERS PVT LTD	10267	55	10.00	Bastu
	ROSEBIRD RESIDENCY PVT LTD	10269	55	10.00	Bastu
	PUSHPDHAM REALTY PVT LTD	10304	55	10.00	Bastu
	DIWAKAR PROPERTIES PVT LTD	10334	55	5.00	Bastu
110	FASTFLOW HOUSING PVT LTD	10321	48	10.00	Bastu
	NIRMALKUNJ COMPLEX PVT LTD	10268	48	10.00	Bastu
	BRJDHAM PLAZA PVT LTD	10266	48	10.00	Bastu
	JALNAYAN PLAZA PVT LTD	10272	48	10.00	Bastu
	DIWAKAR PROPERTIES PVT LTD	10307	48	5.00	Bastu
	RIVERSIDE REALCON PVT LTD	10271	48	3.00	Bastu
114	GOODGAIN PROJECTS PVT LTD	10305	26	10.00	Bastu
	ROOTSTAR INFRACON PVT LTD	10313	26	10.00	Bastu
113	AMRITPHAL BUILDERS PVT LTD	10302	51	10.00	Bastu
	AMRITPHAL PROPERTIES PVT LTD	10265	51	10.00	Bastu
	APNAPAN BUILDERS PVT LTD	10308	51	10.00	Bastu
	APNAPAN PROJECTS PVT LTD	10301	51	9.00	Bastu
112	ARMLET INFRAPROP PVT LTD	10276	93	10.00	Bastu
	CRABLE BUILDERS PVT LTD	10283	93	10.00	Bastu
	CRABLE ENCLAVE PVT LTD	10282	93	10.00	Bastu
	CRABLE NIRMAN PVT LTD	10352	93	10.00	Bastu
	CRADEL BUILDERS PVT LTD	10273	93	10.00	Bastu
	CRADEL DEVELOPERS PVT LTD	10293	93	10.00	Bastu
	CRADEL INFRA PVT LTD	10289	93	10.00	Bastu
	CRADEL PROJECTS PVT LTD	10290	93	10.00	Bastu
	CRADEL PROPERTIES PVT LTD	10292	93	10.00	Bastu
	DAHNSUKH CONTRACTORS PVT LTD	10288	93	3.00	Bastu
125	DHANSUKH ENCLAVE PVT LTD	10328	36	10.00	Bastu
	DHANSUKH PROMOTERS PVT LTD	10275	36	10.00	Bastu



Additional District Sub-Registrar  
Buxar, New Town, North 24 Parganas

11 JAN 2014

	DHANSUKH PROPERTIES PVT LTD	10274	36	10.00	Bastu
	ROOTTREE BUILDERS PVT LTD	10277	36	6.00	Bastu
127	DAWKINS PROJECTS PVT LTD	10330	15	10.00	Bastu
	DAHNSUKH CONTRACTORS PVT LTD	10291	15	5.00	Bastu
	DAWKINS PROMOTERS PVT LTD	10332	70	10.00	Bastu
	DAWKINS PROPRETIES PVT LTD	10327	70	10.00	Bastu
128	DEVKRIPA ENCLAVE PVT LTD	10331	70	10.00	Bastu
	DEVKRIPA NIRMAN PVT LTD	10326	70	10.00	Bastu
	DEVKRIPA PLAZA PVT LTD	10329	70	10.00	Bastu
	DHANSUKH CONSTRUCTION PVT LTD	10278	70	10.00	Bastu
	SEVENWISE DEVELOPERS (P) LTD	10515	70	10.00	Bastu
126	DHANSUKH RESIDENCY PVT LTD	10335	34	10.00	Bastu
	DROPSY COMMERCIAL PVT LTD	10338	34	10.00	Bastu
	EXCULTING INFRASTRUCTURE PVT LTD	10336	34	10.00	Bastu
	EXCULTING PROMOTERS PVT LTD	10339	34	4.00	Bastu
	EXCULTING PROPBUILD PVT LTD	10318	163	10.00	Bastu
85	FANE BUILDERS PVT LTD	10553	163	10.00	Bastu
	FANE INFRA PVT LTD	10317	163	10.00	Bastu
	FANE PROJECTS PVT LTD	10286	163	10.00	Bastu
	FLEETEX PROMOTERS PVT LTD	10287	163	10.00	Bastu
	FUTURESOFT NIKETAN PVT LTD	10294	163	10.00	Bastu
	EXCULTING PROMOTERS PVT LTD	10279	163	5.66	Bastu
187	GLOMING ENCLAVE PVT LTD	10337	25	10.00	Bastu
	GLOMING NIKETAN PVT LTD	10324	25	2.50	Bastu
	COROMEX PROMOTERS (P) LTD	10491	25	10.00	Bastu
	RISEROS APPARTMENT PVT LTD	10460	25	2.50	Bastu
186	GOODGAIN APPARTMENT PVT LTD	10319	23	10.00	Bastu
	GOODGAIN NIKETAN PVT LTD	10285	23	10.00	Bastu
	GLOMING NIKETAN PVT LTD	10570	23	0.60	Bastu
	FAIRLINK DEVELOPERS (P) LTD	10405	23	1.48	Bastu
	SEVENWISE DEVELOPERS (P) LTD	10555	23	0.92	Bastu
	GOODGAIN RESIDENCY PVT LTD	10280	43	10.00	Bastu
185	GOODPOINT INFRASTRUCTURE PVT LTD	10323	43	10.00	Bastu
	GLOMING NIKETAN PVT LTD	10325	43	5.80	Bastu
	HIGHRETURN PROJECTS PVT LTD	10320	43	8.20	Bastu
	GOODSHINE RESIDENCY PVT LTD	10322	43	9.00	Bastu
107	TRISHNA NIRMAN (P) LTD	10368	36	10.00	Bastu
	JALADHI NIKETAN (P) LTD	10374	36	10.00	Bastu
	JALADHI NIWAS (P) LTD	10370	36	10.00	Bastu
	JALADHI PROPERTIES (P) LTD	10371	36	6.00	Bastu
108	JALAJ HOUSING PROJECTS (P) LTD	10382	39	10.00	Bastu
	JALAJ NIRMAN (P) LTD	10381	39	10.00	Bastu
	JALAJ PROMOTERS (P) LTD	10379	39	10.00	Bastu
	JALAJ PROPERTIES (P) LTD	10388	39	9.00	Bastu
142	JALAJ RESIDENCY (P) LTD	10389	33	10.00	Bastu
	JALNAYAN HIRISE (P) LTD	10387	33	10.00	Bastu
	KHUSHI RESIDENCY (P) LTD	10385	33	10.00	Bastu
	JALADHI PROPERTIES (P) LTD	10380	33	3.00	Bastu
143	JALAJ BUILDERS PVT LTD	10384	26	10.00	Bastu
	JALAJ DEVELOPERS PVT LTD	10386	26	10.00	Bastu
	JALAJ ENCLAVE PVT LTD	10377	26	6.00	Bastu
141	TRISHNA ENCLAVE PVT LTD	10390	10	10.00	Bastu
106	UPMANYA BUILDERS PVT LTD	10372	19	10.00	Bastu



Additional District Registrar  
New Town, North 24 Parganas

11 JAN 2019

	UPMANYA PROMOTERS PVT LTD	10378	19	9.00	Bastu
105	CADE NIRMAN PVT LTD	10383	22	10.00	Bastu
	RITMAN CONSTRUCTIONS PVT LTD	10376	22	10.00	Bastu
	JALAJ ENCLAVE PVT LTD	10404	22	2.00	Bastu
	PERFECTION COMPLEX PVT LTD	10441	157	10.00	Bastu
680	PISTIL PROPERTIES PVT LTD	10440	157	10.00	Bastu
	POLPIT CONSTRUCTIONS PVT LTD	10437	157	10.00	Bastu
	POLPIT HOUSING PROJECTS PVT LTD	10444	157	10.00	Bastu
	PRABHUKRIPA DEVELOPERS PVT LTD	10443	157	10.00	Bastu
	PRABHUKRIPA ENCLAVE PVT LTD	10447	157	10.00	Bastu
	PRABHUKRIPA HOUSING PROJECTS PVT LTD	10438	157	10.00	Bastu
	PRABHUKRIPA PROMOTERS PVT LTD	10427	157	10.00	Bastu
	PRABHUKRIPA RESIDENCY PVT LTD	10446	157	10.00	Bastu
	PROMINENT REALCON PVT LTD	10429	157	10.00	Bastu
	PRUDENTIAL RESIDENCY PVT LTD	10439	157	10.00	Bastu
	RAINEY DEALCOMM PVT LTD	10442	157	10.00	Bastu
	REALIZE BUILDERS PVT LTD	10425	157	10.00	Bastu
	REALIZE DEVELOPERS PVT LTD	10426	157	10.00	Bastu
	REALIZE NIWAS PVT LTD	10445	157	10.00	Bastu
	REALIZE PROPERTIES PVT LTD	10436	157	7.00	Bastu
	686	RITMAN NIKETAN PVT LTD	10433	65	10.00
RITMAN NIWAS PVT LTD		10434	65	10.00	Bastu
NIRMALKUNJ APPARTMENT (P) LTD		10432	65	10.00	Bastu
SILVERTOSS PROPERTIES PVT LTD		10435	65	10.00	Bastu
SOFTLINK PLAZA PVT LTD		10430	65	10.00	Bastu
TRENTON CONSTRUCTION PVT LTD		10424	65	10.00	Bastu
POLPIT NIRMAN PVT LTD		10431	65	5.00	Bastu
687	POLPIT NIRMAN PVT LTD	10423	18	5.00	Bastu
	TRENTON PROJECTS PVT LTD	10422	18	3.00	Bastu
	TRENTON HOUSING PVT LTD	10421	18	10.00	Bastu
688	TRENTON NIRMAN PVT LTD	10428	17	10.00	Bastu
	TRENTON PROJECTS PVT LTD	10420	17	7.00	Bastu
188	FUNIDEA PLAZA PRIVATE LTD	10506	39	2.43	Bastu
	JAGARDHAN PROJECTS PVT LTD	10509	39	1.22	Bastu
	PROMINENT APPARTMENT PRIVATE LTD	10511	39	1.23	Bastu
	DHANSILK INFRAPROJECTS PRIVATE LTD	10507	39	2.44	Bastu
	SUNBEAM MERCANTILES PVT LTD	9714	39	11.85	Bastu
	GLOAMING BUILDCON PVT LTD	10569	39	10.00	Bastu
	GLOAMING DISTRIBUTORS PVT LTD	10284	39	9.83	Bastu
144	LEMONGRASS PLAZA PVT LTD	10373	15	10.00	Bastu
	JALAJ ENCLAVE PVT LTD	10375	15	0.90	Bastu
	CHATURBHUIJ NIRMAN PVT LTD	10820	15	4.10	Bastu
689	CHETAK VYAPAR PVT LTD	4137	16	3.50	Bastu
	CHETAK VYAPAR PVT LTD	4137	16	12.50	Bastu
<b>TOTAL LAND</b>				<b>1516.66</b>	



Additional District Sub-Registrar  
Market, New Town, North 24 Parganas

11 JAN 2019



**MOUZA- KHAMAR, J.L.NO. 29****R.S & L.R DAG NO. 453**

ON THE NORTH : BY RAJARHAT MAIN ROAD (211 BUS ROUTE)  
 ON THE EAST : BY R.S & L.R DAG NO. 454  
 ON THE SOUTH : BY R.S & L.R DAG NO. 452  
 ON THE WEST : BY R.S & L.R DAG NO. 448

**R.S & L.R DAG NO. 447**

ON THE NORTH : BY RAJARHAT MAIL ROAD (211 BUS ROUTE)  
 ON THE EAST : BY R.S & L.R DAG NO. 446  
 ON THE SOUTH : BY R.S & L.R DAG NO. 442  
 ON THE WEST : BY R.S & L.R DAG NO. 448/445

**R.S & L.R DAG NO. 442**

ON THE NORTH : BY R.S & L.R DAG NO. 446 / 447  
 ON THE EAST : BY R.S & L.R DAG NO. 441  
 ON THE SOUTH : BY R.S & L.R DAG NO. 102  
 ON THE WEST : BY R.S & L.R DAG NO. 444/443

**R.S & L.R DAG NO. 454**

ON THE NORTH : BY R.S & L.R DAG NO. 453/452  
 ON THE EAST : BY R.S & L.R DAG NO. 448/445/444/443  
 ON THE SOUTH : BY R.S & L.R DAG NO.104  
 ON THE WEST : BY R.S & L.R DAG NO. 690/697/686

**R.S & L.R DAG NO. 444**

ON THE NORTH : BY R.S & L.R DAG NO. 445  
 ON THE EAST : BY R.S & L.R DAG NO. 442  
 ON THE SOUTH : BY R.S & L.R DAG NO. 443  
 ON THE WEST : BY R.S & L.R DAG NO. 454

**R.S & L.R DAG NO. 443**

ON THE NORTH : BY R.S & L.R DAG NO. 444  
 ON THE EAST : BY R.S & L.R DAG NO. 442  
 ON THE SOUTH : BY R.S & L.R DAG NO. 102  
 ON THE WEST : BY R.S & L.R DAG NO. 454



Additional District Sub-Registrar  
Market, New Town, North 24 Parganas

11 JAN 2019

**MOUZA- BISHNUPUR, J.L.NO. 44****R.S & L.R DAG NO. 109**

ON THE NORTH : BY R.S & L.R DAG NO. 110  
 ON THE EAST : BY R.S & L.R DAG NO. 112 / 127  
 ON THE SOUTH : BY R.S & L.R DAG NO. 128  
 ON THE WEST : BY R.S & L.R DAG NO. 108/131

**R.S & L.R DAG NO. 101**

ON THE NORTH : BY R.S & L.R DAG NO. 440/441  
 ON THE EAST : BY R.S & L.R DAG NO. 100  
 ON THE SOUTH : BY R.S & L.R DAG NO. 102  
 ON THE WEST : BY R.S & L.R DAG NO. 102

**R.S & L.R DAG NO. 127**

ON THE NORTH : BY R.S & L.R DAG NO. 112  
 ON THE EAST : BY R.S & L.R DAG NO. 125  
 ON THE SOUTH : BY R.S & L.R DAG NO. 128  
 ON THE WEST : BY R.S & L.R DAG NO. 109

**R.S & L.R DAG NO. 128**

ON THE NORTH : BY R.S & L.R DAG NO. 127/109  
 ON THE EAST : BY R.S & L.R DAG NO. 126  
 ON THE SOUTH : BY R.S & L.R DAG NO. 187/186/185  
 ON THE WEST : BY R.S & L.R DAG NO. 130

**R.S & L.R DAG NO. 126**

ON THE NORTH : BY R.S & L.R DAG NO. 125  
 ON THE EAST : BY R.S & L.R DAG NO. 124  
 ON THE SOUTH : BY R.S & L.R DAG NO. 126  
 ON THE WEST : BY R.S & L.R DAG NO.

**R.S & L.R DAG NO. 85**

ON THE NORTH : BY R.S & L.R DAG NO. 126  
 ON THE EAST : BY R.S & L.R DAG NO. 187/128  
 ON THE SOUTH : BY R.S & L.R DAG NO. 188  
 ON THE WEST : BY R.S & L.R DAG NO. 84



Additional District Sub-Registrar  
Bhubaneswar, New Town, North 24 Parganas

11 JAN 2019

**R.S & L.R DAG NO. 187**

ON THE NORTH : BY R.S & L.R DAG NO. 128110  
 ON THE EAST : BY R.S & L.R DAG NO. 188  
 ON THE SOUTH : BY R.S & L.R DAG NO. 190  
 ON THE WEST : BY R.S & L.R DAG NO. 186

**R.S & L.R DAG NO. 186**

ON THE NORTH : BY R.S & L.R DAG NO. 128  
 ON THE EAST : BY R.S & L.R DAG NO. 187  
 ON THE SOUTH : BY R.S & L.R DAG NO. 190/191  
 ON THE WEST : BY R.S & L.R DAG NO. 185

**R.S & L.R DAG NO. 185**

ON THE NORTH : BY R.S & L.R DAG NO. 128  
 ON THE EAST : BY R.S & L.R DAG NO. 186  
 ON THE SOUTH : BY R.S & L.R DAG NO. 191  
 ON THE WEST : BY R.S & L.R DAG NO. 129/184

**R.S & L.R DAG NO. 107**

ON THE NORTH : BY R.S & L.R DAG NO. 106  
 ON THE EAST : BY R.S & L.R DAG NO. 108  
 ON THE SOUTH : BY R.S & L.R DAG NO. 131  
 ON THE WEST : BY R.S & L.R DAG NO. 680/142

**R.S & L.R DAG NO. 108**

ON THE NORTH : BY R.S & L.R DAG NO. 104  
 ON THE EAST : BY R.S & L.R DAG NO. 110/109  
 ON THE SOUTH : BY R.S & L.R DAG NO. 131  
 ON THE WEST : BY R.S & L.R DAG NO. 107

**R.S & L.R DAG NO. 142**

ON THE NORTH : BY R.S & L.R DAG NO. 680  
 ON THE EAST : BY R.S & L.R DAG NO. 107  
 ON THE SOUTH : BY R.S & L.R DAG NO. 140/141/143  
 ON THE WEST : BY R.S & L.R DAG NO.

**R.S & L.R DAG NO. 143**

ON THE NORTH : BY R.S & L.R DAG NO. 142  
 ON THE EAST : BY R.S & L.R DAG NO. 141  
 ON THE SOUTH : BY R.S & L.R DAG NO. 144  
 ON THE WEST : BY R.S & L.R DAG NO. 147



Signature line with a vertical line extending upwards from the center.

11 JAN 2019

**R.S & L.R DAG NO. 141**

ON THE NORTH : BY R.S & L.R DAG NO. 142  
 ON THE EAST : BY R.S & L.R DAG NO. 140/139/138  
 ON THE SOUTH : BY R.S & L.R DAG NO. 144  
 ON THE WEST : BY R.S & L.R DAG NO. 143

**R.S & L.R DAG NO. 106**

ON THE NORTH : BY R.S & L.R DAG NO. 105  
 ON THE EAST : BY R.S & L.R DAG NO. 104  
 ON THE SOUTH : BY R.S & L.R DAG NO. 107  
 ON THE WEST : BY R.S & L.R DAG NO. 680

**R.S & L.R DAG NO. 105**

ON THE NORTH : BY R.S & L.R DAG NO. 686/454  
 ON THE EAST : BY R.S & L.R DAG NO. 104  
 ON THE SOUTH : BY R.S & L.R DAG NO. 106  
 ON THE WEST : BY R.S & L.R DAG NO. 680

**R.S & L.R DAG NO. 680**

ON THE NORTH : BY R.S & L.R DAG NO. 686  
 ON THE EAST : BY R.S & L.R DAG NO. 105/106/107  
 ON THE SOUTH : BY R.S & L.R DAG NO. 142  
 ON THE WEST : BY R.S & L.R DAG NO. 681/677/1208/678

**R.S & L.R DAG NO. 686**

ON THE NORTH : BY R.S & L.R DAG NO. 697/688  
 ON THE EAST : BY R.S & L.R DAG NO. 454  
 ON THE SOUTH : BY R.S & L.R DAG NO. 105/680  
 ON THE WEST : BY R.S & L.R DAG NO. 697/685/682

**R.S & L.R DAG NO. 687**

ON THE NORTH : BY R.S & L.R DAG NO. 690  
 ON THE EAST : BY R.S & L.R DAG NO. 454  
 ON THE SOUTH : BY R.S & L.R DAG NO. 686  
 ON THE WEST : BY R.S & L.R DAG NO. 688

**R.S & L.R DAG NO. 688**

ON THE NORTH : BY R.S & L.R DAG NO. 689  
 ON THE EAST : BY R.S & L.R DAG NO. 687  
 ON THE SOUTH : BY R.S & L.R DAG NO. 686  
 ON THE WEST : BY R.S & L.R DAG NO. 697



Additional District Sub-Registrar  
North 24 Parganas, West Bengal

11 JAN 2013



**R.S & L.R DAG NO. 188**

ON THE NORTH : BY R.S & L.R DAG NO. 84  
 ON THE EAST : BY R.S & L.R DAG NO. 84  
 ON THE SOUTH : BY R.S & L.R DAG NO. 189/190  
 ON THE WEST : BY R.S & L.R DAG NO. 187

**R.S & L.R DAG NO. 144**

ON THE NORTH : BY R.S & L.R DAG NO. 143  
 ON THE EAST : BY R.S & L.R DAG NO. 141/137  
 ON THE SOUTH : BY R.S & L.R DAG NO. 145  
 ON THE WEST : BY R.S & L.R DAG NO. 147

**R.S & L.R DAG NO. 689**

ON THE NORTH : BY R.S & L.R DAG NO. 692  
 ON THE EAST : BY R.S & L.R DAG NO. 690  
 ON THE SOUTH : BY R.S & L.R DAG NO. 688  
 ON THE WEST : BY R.S & L.R DAG NO. 697

**R.S & L.R DAG NO. 102**

ON THE NORTH : BY R.S & L.R DAG NO. 101  
 ON THE EAST : BY R.S & L.R DAG NO.99  
 ON THE SOUTH : BY R.S & L.R DAG NO. 115/111  
 ON THE WEST : BY R.S & L.R DAG NO. 103

**R.S & L.R DAG NO. 103**

ON THE NORTH : BY R.S & L.R DAG NO. 102  
 ON THE EAST : BY R.S & L.R DAG NO. 102  
 ON THE SOUTH : BY R.S & L.R DAG NO. 111/110  
 ON THE WEST : BY R.S & L.R DAG NO. 104

**R.S & L.R DAG NO. 99**

ON THE NORTH : BY R.S & L.R DAG NO. 100  
 ON THE EAST : BY R.S & L.R DAG NO. 98  
 ON THE SOUTH : BY R.S & L.R DAG NO. 116  
 ON THE WEST : BY R.S & L.R DAG NO. 102

**R.S & L.R DAG NO. 115**

ON THE NORTH : BY R.S & L.R DAG NO. 102  
 ON THE EAST : BY R.S & L.R DAG NO. 116  
 ON THE SOUTH : BY R.S & L.R DAG NO. 114  
 ON THE WEST : BY R.S & L.R DAG NO. 111



Additional District Sub-Registrar  
New Town, North 24 Parganas

11 JAN 2019

**R.S & L.R DAG NO. 111**

ON THE NORTH : BY R.S & L.R DAG NO. 102  
 ON THE EAST : BY R.S & L.R DAG NO. 115  
 ON THE SOUTH : BY R.S & L.R DAG NO. 112/114  
 ON THE WEST : BY R.S & L.R DAG NO. 110

**R.S & L.R DAG NO. 110**

ON THE NORTH : BY R.S & L.R DAG NO. 103  
 ON THE EAST : BY R.S & L.R DAG NO. 111  
 ON THE SOUTH : BY R.S & L.R DAG NO. 112/109  
 ON THE WEST : BY R.S & L.R DAG NO. 108

**R.S & L.R DAG NO. 114**

ON THE NORTH : BY R.S & L.R DAG NO. 116/115  
 ON THE EAST : BY R.S & L.R DAG NO. 120/121  
 ON THE SOUTH : BY R.S & L.R DAG NO. 113  
 ON THE WEST : BY R.S & L.R DAG NO. 112

**R.S & L.R DAG NO. 113**

ON THE NORTH : BY R.S & L.R DAG NO. 114  
 ON THE EAST : BY R.S & L.R DAG NO. 121  
 ON THE SOUTH : BY R.S & L.R DAG NO. 124/125  
 ON THE WEST : BY R.S & L.R DAG NO. 112

**R.S & L.R DAG NO. 112**

ON THE NORTH : BY R.S & L.R DAG NO. 111/110  
 ON THE EAST : BY R.S & L.R DAG NO. 114/113  
 ON THE SOUTH : BY R.S & L.R DAG NO. 125/127  
 ON THE WEST : BY R.S & L.R DAG NO. 109

**R.S & L.R DAG NO. 125**

ON THE NORTH : BY R.S & L.R DAG NO. 113/112  
 ON THE EAST : BY R.S & L.R DAG NO. 124  
 ON THE SOUTH : BY R.S & L.R DAG NO. 126  
 ON THE WEST : BY R.S & L.R DAG NO. 127



Additional District Sub-Registrar  
New Town, North 24 Parganas

11 JAN 2019

**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
**(Specifications)**

Foundation	:	R.C.C foundation resting on cast -in-situ reinforced concrete bonded piles.
Structure	:	Earthquake resistant RCC framed structure.
Water Supply	:	24 - hour treated water supply.
Electrical	:	Provision for sufficient electrical points in each and every flats and common area as may be required and suggested by the consultant. Provision for Telephone & T.V points in Living and all bedrooms. Modular switches of reputed brand. Safety equipment such as M.C.B for all flats.
Wiring	:	Fire resistance concealed, electrical wiring in entire project/complex.
Wall Finish	:	Interior – Smooth putty or POP finished walls. Exterior - Combination of antifungal paint.
Flooring & Dado:		Vitrified tiles for living, dining, all bedrooms and balcony. Kitchen / Toilet floors to be made with heavy duty mat finish ceramic/vitrified tiles.
Toilet	:	Ceramic/vitrified tiles of a reputed brand (up to lintel height). White porcelain sanitary ware of reputed brand CP fittings of a reputed brand & Hot and cold water provision.
Door	:	Door frames made of seasoned and treated wood. Flush doors or teak wood finished doors. Quality locks/handles (hardware) for all doors of reputed brand.
Window	:	Color Anodized/ powder - coated glazed aluminum window.
Kitchen	:	Granite counter top. Dado (wall) of ceramic tiles above counter upto 2 feet height Stainless steel Sink.

**Amenities**

- Firefighting system
- Automatic Elevators
- CCTV monitoring & surveillance system on the ground floor
- Water Filtration/Treatment Plant



Additional District Sub-Registrar  
New Town, North 24 Parganas

11 JAN 2019

- Power Backup for common area and flats.
- Children's Play Area
- Intercom
- Community Hall
- Indoor Games Room
- Gymnasium
- Swimming Pool

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(NET SALE PROCEEDS SHARING RATIO)**

In consideration of the Party of the First Part granting development rights to the Party of the Second Part shall share the Net Sale Proceeds receivable from the prospective Transferees/Purchasers in the following ratio:

<b>Party of the First Part:</b>	<b>15% (Fifteen percent)</b> of the net sale proceeds of the total constructed saleable areas of the proposed project.
<b>Party of the Second Part:</b>	<b>85% (Eighty Five percent)</b> of the net sale proceeds of the total constructed saleable areas of the proposed project.



Additional District Sub-Registrar  
North 24 Parganas, North 24 Parganas

11 JAN 2019



IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seals this day, month and year first above written:

Signed and Delivered by the  
within named Owners in the  
presence of:

Md. Younus - A L  
Ha. Hara, Majherpara  
P.S. - NEW TOWN  
Kolkata - 700151

Ranjan Chatterborty  
22. Prince Anwar Shah  
Road, Kol - 700033

For (1) Chetak Vyapar Private Limited, (2) WawaVandya Private Limited, (3) Tribune Commerce Private Limited, (4) Surbean Mercantile Pvt. Ltd., (5) Planet Commercial Private Limited, (6) Sada Hotels Private Limited, (7) Brajanand Infraco Private Limited, (8) Puffin Infrabuild Private Limited, (9) Rocksolid Realcon Private Limited, (10) Amritpath Realty Private Limited, (11) Amritpath Realtors Private Limited, (12) Amritpath Builders Private Limited, (13) Amritpath Properties Private Limited, (14) Agrasen Builders Private Limited, (15) Agrasen Projects Private Limited, (16) Agrasagna Promoters Private Limited, (17) Agrasagna Properties Private Limited, (18) Armitel Constructors Private Limited, (19) Armitel Infraprop Private Limited, (20) Armitel Nirman Private Limited, (21) Armitel Properties Private Limited, (22) Artek Properties Private Limited, (23) Brigham Plaza Private Limited, (24) Cade Nirman Private Limited, (25) Cade Properties Private Limited, (26) Chalutbhuj Nirman Private Limited, (27) Coronax Promoters Private Limited, (28) Crabbe Builders Private Limited, (29) Crabbe Enclave Private Limited, (30) Crabbe Nirman Private Limited, (31) Cradel Builders Private Limited, (32) Cradel Developers Private Limited, (33) Cradel Infra Private Limited, (34) Cradel Projects Private Limited, (35) Cradel Properties Private Limited, (36) Dahnukh Contractors Private Limited, (37) Dawkins Projects Private Limited, (38) Dawkins Promoters Private Limited, (39) Dawkins Properties Private Limited, (40) Devkripa Enclave Private Limited, (41) Devkripa Nirman Private Limited, (42) Devkripa Plaza Private Limited, (43) Dhansukh Infraprojects Private Limited, (44) Dhansukh Construction Private Limited, (45) Dhansukh Enclave Private Limited, (46) Dhansukh Promoters Private Limited, (47) Dhansukh Properties Private Limited, (48) Dhansukh Residency Private Limited, (49) Dhyajyoti Heights Private Limited, (50) Dinkar Properties Private Limited, (51) Droopy Commercial Private Limited, (52) Exculting Infrastructure Private Limited, (53) Exculting Nirman Private Limited, (54) Exculting Promoters Private Limited, (55) Exculting Propubud Private Limited, (56) Fairlink Developers Private Limited, (57) Fane Builders Private Limited, (58) Fane Infra Private Limited, (59) Fane Projects Private Limited, (60) Fane Properties Private Limited, (61) Fastflow Housing Private Limited, (62) Feeless Promoters Private Limited, (63) Furudae Plaza Private Limited, (64) Furudae Nisatan Private Limited, (65) Gagandeep Nirman Private Limited, (66) Gainwell Nirman Private Limited, (67) Gangadhara Developers Private Limited, (68) Gloaming Buldocon Private Limited, (69) Gloaming Distributors Private Limited, (70) Gloaming News Private Limited, (71) Gloaming Enclave Private Limited, (72) Gloaming Nisatan Private Limited, (73) Goodgain Apartment Private Limited, (74) Goodgain Nisatan Private Limited, (75) Goodgain Projects Private Limited, (76) Goodgain Residency Private Limited, (77) Goodpoint Infrastructure Private Limited, (78) Goodshree Residency Private Limited, (79) Gorgeous Enclave Private Limited, (80) Gorgeous Housing Private Limited, (81) Highnetum Projects Private Limited, (82) Jagardhan Projects Private Limited, (83) Jaladhi Nisatan Private Limited, (84) Jaladhi News Private Limited, (85) Jaladhi Properties Private Limited, (86) Jataj Builders Private Limited, (87) Jataj Developers Private Limited, (88) Jataj Enclave Private Limited, (89) Jataj Housing Projects Private Limited, (90) Jataj Nirman Private Limited, (91) Jataj Promoters Private Limited, (92) Jataj Properties Private Limited, (93) Jataj Residency Private Limited, (94) Jitkrayan Hirsa Private Limited, (95) Jitkrayan Plaza Private Limited, (96) Kanakshay Construction Private Limited, (97) Khushi Residency Private Limited, (98) Lemongress Builders Private Limited, (99) Lemongress Developers Private Limited, (100) Lemongress Infrastructure Private Limited, (101) Lemongress Plaza Private Limited, (102) Nishaha Mercantile Private Limited, (103) Nirmalkunj Apartment Private Limited, (104) Nirmalkunj Complex Private Limited, (105) Perfection Complex Private Limited, (106) Pelli Builders Private Limited, (107) Pelli Constructors Private Limited, (108) Pelli Distributors Private Limited, (109) Pelli Infrastructures Private Limited, (110) Pelli Properties Private Limited, (111) Pelli Traders Private Limited, (112) Poppl Constructors Private Limited, (113) Poppl Housing Projects Private Limited, (114) Poppl Nirman Private Limited, (115) Poppl Properties Private Limited, (116) Prabhakripa Developers Private Limited, (117) Prabhakripa Enclave Private Limited, (118) Prabhakripa Housing Projects Private Limited, (119) Prabhakripa Promoters Private Limited, (120) Prabhakripa Residency Private Limited, (121) Prominent Apartment Private Limited, (122) Prominent Realcon Private Limited, (123) Prudential Residency Private Limited, (124) Pushpsham Realty Private Limited, (125) Rainey Dealcon Private Limited, (126) Rashdhara Realtors Private Limited, (127) Realize Builders Private Limited, (128) Realize Developers Private Limited, (129) Realize News Private Limited, (130) Realize Properties Private Limited, (131) Resonance Apartment Private Limited, (132) Ritman Constructors Private Limited, (133) Ritman Nisatan Private Limited, (134) Ritman News Private Limited, (135) Ritman Properties Private Limited, (136) Riverside Realcon Private Limited, (137) Rootstar Infraco Private Limited, (138) Rootstar Builders Private Limited, (139) Rosebird Residency Private Limited, (140) Sadashiv Housing Private Limited, (141) Sandanshika Builders Private Limited, (142) Sandanshika Construction Private Limited, (143) Sandanshika Properties Private Limited, (144) Sataywan Realstate Private Limited, (145) Sevenshree Developers Private Limited, (146) Silveroas Promoters Private Limited, (147) Silveroas Properties Private Limited, (148) Softlink Plaza Private Limited, (149) Timesound Builders Private Limited, (150) Timesound Realcon Private Limited, (151) Trenton Construction Private Limited, (152) Trenton Housing Private Limited, (153) Trenton Nirman Private Limited, (154) Trenton Projects Private Limited, (155) Trehna Enclave Private Limited, (156) Trehna Nirman Private Limited, (157) Uppanya Builders Private Limited, (158) Uppanya Promoters Private Limited and (159) Whitapetals Nirman Private Limited.

Authorised Signatory

Signed and Delivered by the  
within named Developer in the  
presence of:

Md. Younus - Ali

Ranjan Chatterborty

Merlin Projects Ltd.

Director

Drafted and  
Prepared by me

Advocate  
(BAPI DAS)












Allpore Police Court  
Kolkata-700027

Regn. No.: WB-613/2001














Additional District Sub-Registrar  
Karaikal, New Town, North 24 Parganas

11 JAN 2019

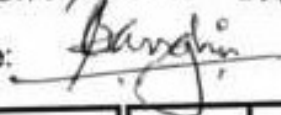
		Thumb	1st finger	mid fingure	ring finger	small finger
	left hand					
	right hand					


Name: SAKET MOHTA

Signature: 

		Thumb	1st finger	mid fingure	ring finger	small finger
	left hand					
	right hand					

Name: SATYEN A SANGHVI

Signature: 

		Thumb	1st finger	mid fingure	ring finger	small finger
PHOTO	left hand					
	right hand					

Name:

Signature:



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 26771 to 27033  
being No 152300418 for the year 2019.



Digitally signed by SANJOY BASAK  
Date: 2019.01.18 11:34:11 +05:30  
Reason: Digital Signing of Deed.

*Sanjoy Basak*

(Sanjoy Basak) 18-01-2019 11:33:58 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)