

00184/2023

I-00224/2023



पश्चिम बंगाल WEST BENGAL

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verified that the Document is genuine & Correctly signed in the presence of the Notary Public and the Document etc. to file in the Court for the part of this Document.

Notary Public  
Kolkata

10 JAN 2023

DEVELOPMENT AGREEMENT

1. Date: 10<sup>th</sup> January, 2023
2. Place: Kolkata
3. Parties:

*9-2/3615006/22*  
*sale agreement of the site area*  
*property was registered (vide no 92/2022)*  
*before this D/A.*

*[Handwritten signatures and initials]*

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SAHA & RAY  
Advocates

34/1, 3rd Floor, Hastings Chambers  
10, New Market, Calcutta - 700001

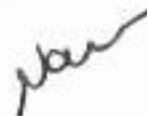
26 DEC 2022  
SURANJAN MUKHERJEE  
Govt. Licensed Stamp Vendor  
C. C. Court  
28/3, K. S. Road, Katol

SURANJAN MUKHERJEE  
Govt. Licensed Stamp Vendor  
C. C. Court  
28/3, K. S. Road, Katol



10 MAR 2023

- 3.1 **Evergreen Awas Pvt Ltd**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6053N)
- 3.2 **Evergreen Niketan Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6225J)
- 3.3 **Evergreen Rest Homes Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6630B)
- 3.4 **Evergreen Infraabasan Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6160Q)
- 3.5 **Evergreen Infrapromoters Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6153R)
- 3.6 **Evergreen Procon Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6174N)
- 3.7 **Evergreen Road House Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6249J)
- 3.8 **Evergreen Marigold Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6351H)
- 3.9 **Evergreen Infrawas Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6263J)
- 3.10 **Evergreen Kutir Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6207Q)
- 3.11 **Evergreen Infraestaetes Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6273Q)





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- 3.12 **Evergreen Mansion Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6213J)
- 3.13 **Evergreen Sunrise Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6370C)
- 3.14 **Evergreen Nice Projects Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6389K)
- 3.15 **Evergreen Shelters Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6348G)
- 3.16 **Evergreen Infraniketan Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6391R)
- 3.17 **Evergreen Rooming House Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6387H)
- 3.18 **Evergreen Sunflowers Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6410R)
- 3.19 **Evergreen Boarding House Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6526J)
- 3.20 **Evergreen Accomodation Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6565P)
- 3.21 **Evergreen Abodes Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE3512L)
- 3.22 **Evergreen Siliverline Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6552J)

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- 3.23 **Evergreen Dwelling Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6557P)
- 3.24 **Evergreen Pillars Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6515P)
- 3.25 **Evergreen Sadan Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6549M)
- 3.26 **Evergreen Infralogistics Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6545H)
- 3.27 **Evergreen Infra Construction Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6629L)
- 3.28 **Evergreen Puspanjali Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6605C)
- 3.29 **Evergreen Aavaaseey Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6606B)
- 3.30 **Evergreen Paramount Projects Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6638K)
- 3.31 **Evergreen Maison Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 50, Jawahar Lal Nehru Road, Kolkata -700071, Post Office Little Russel Street, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAGCE6584J)

(collectively **Evergreen Group Owners**, includes successors-in-interest and/or assigns)

All Evergreen Group Owners jointly represented by their authorized signatory, **Sri Nakul Himatsingka**, son of Sri S.K. Himatsingka, by faith Hindu, by occupation Business, nationality Indian, working for gain at 50, Jawahar Lal Nehru Road, Police Station Shakespeare Sarani, District Kolkata (PAN AAPPH7846G)

AND

*Nakul*

*[Signature]*



ADDITIONAL POSTAGE  
NECESSARY IF MAILED  
IN THE U.S.  
10 JAN 2023



- 3.32 **Argent Buildwell Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAVCA6182B)
- 3.33 **Argent Devcon Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAVCA6183A)
- 3.34 **Argent Enclave Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAVCA6184H)
- 3.35 **Argent Infradevelopers Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAVCA5969Q)
- 3.36 **Argent Nirman Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAVCA5968R)
- 3.37 **Argent Promoters Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAVCA6189L)
- 3.38 **Argent Realcon Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAVCA6055D)
- 3.39 **Avantika Builders Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAVCA6134H)
- 3.40 **Avantika Buildtech Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAVCA6125E)
- 3.41 **Avantika Enclave Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAVCA5926H)
- 3.42 **Avantika Promoters Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAVCA6152H)



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- 3.43 **Avantika Real Estates Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAVCA6108P)
- 3.44 **Avantika Realtors Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAVCA6350R)
- 3.45 **Argent Buildcon Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAVCA5844L)
- 3.46 **Argent Builders Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAVCA5796P)
- 3.47 **Argent Buildhome Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAVCA5828L)
- 3.48 **Argent Residency Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAVCA5794R)
- 3.49 **Avantika Residency Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAVCA5805D)
- 3.50 **Midland Properties Pvt Ltd**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AABCM7571J)
- 3.51 **Rajat Apartment Pvt Ltd**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AABCR3504J)
- 3.52 **Rajat Exim Pvt Ltd**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AABCR3443A)
- 3.53 **Rajat Height Pvt Ltd**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AABCR3506L)



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- 3.54 **Rajat Towers Pvt Ltd**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AABCR3502Q)
- 3.55 **Aalekh Vanijya Pvt Ltd**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AANFA0827E)
- 3.56 **Abhinandan Vincom Pvt Ltd**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAFCA9035M)
- 3.57 **Abhiruchi Dealers Pvt Ltd**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAFCA9037K)
- 3.58 **Achivement Vinimay Pvt Ltd**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAFCA9036J)
- 3.59 **Aegis Vyapaar Pvt Ltd**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAFCA9038G)
- 3.60 **Ambition Goods Pvt Ltd**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAFCA9042C)
- 3.61 **Arham Vinimay Pvt Ltd**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAFCA9039H)
- 3.62 **Ativir Suppliers Pvt Ltd**, a company incorporated under the Companies Act, 2013 and having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (PAN AAFCA9041B)  
(collectively **Rajat Group Owners**, includes successors-in-interest and/or assigns)

All Rajat Group Owners jointly represented by their authorized signatory, **Sri Raj Gopal Pasari**, son of Late Magani Ram Pasari, by faith Hindu, by nationality Indian, by occupation Business, residing at 25B, Ballygunge Park, Kolkata-700019, Post Office Ballygunge, Police Station Karaya, District South 24 Parganas, West Bengal (PAN AFOPP5578B)

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- 3.63 **Arul Estates Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 1st Floor, 17/1, Lansdowne Terrace, Kolkata - 700026 Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAVCA5370R)
- 3.64 **Badrinath Nirman Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 2nd Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAKCB0197L)
- 3.65 **Chittesh Developers Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 3rd Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAJCC6517C)
- 3.66 **Dakshi Projects Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4th Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAICD6406C)
- 3.67 **Destiny Highrise Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 5th Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAICD6407D)
- 3.68 **Dhamil Plaza Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 1st Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAICD6436E)
- 3.69 **Eknath Niketan Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 2nd Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAGCE5750L)
- 3.70 **Fastwell Promoters Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 3rd Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAECF6621R)
- 3.71 **Girja Real Estates Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4th Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAJCG1640G)
- 3.72 **Himangi Estates Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 5th Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAFCH8789M)
- 3.73 **Ilesh Highrise Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 1st Floor, 17/1, Lansdowne Terrace,



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- Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAGCI2411Q)
- 3.74 **Innocent Developers Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 2nd Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAGCI2376E)
- 3.75 **Jackson Highrise Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 3rd Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAFCJ2706A)
- 3.76 **Jagyajyoti Housing Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4th Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAFCJ2707B)
- 3.77 **Kamik Realcon Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 5th Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAICK9239J)
- 3.78 **Kundir Infrastructure Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 1st Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAICK9241Q)
- 3.79 **Lokajit Infraprojects Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 2nd Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAECL6934D)
- 3.80 **Nairit Highrise Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 3rd Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAHCN7263N)
- 3.81 **Ortem Plaza Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4th Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AADCO5278Q)
- 3.82 **Paranjay Estates Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 5th Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAMCP1757G)
- 3.83 **Pepsons Projects Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 1st Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAMCP1755E)



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- 3.84 **Pratima Nirman Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 2nd Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAMCP1758K)
- 3.85 **Pratosh Homes Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 3rd Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAMCP1760D)
- 3.86 **Pravir Housing Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4th Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAMCP1800E)
- 3.87 **Rajas Niketan Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 5th Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AAMCP1800E)
- 3.88 **Rijul Real Estates Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 1st Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AALCR1751R)
- 3.89 **Suvarna Piazza Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 2nd Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AABCY4166H)
- 3.90 **Swarpan Projects Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 3rd Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN ABGCS5552B)
- 3.91 **Utanka Developers Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 4th Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AACCU8888M)
- 3.92 **Yatin Homes Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 5th Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AABCY4167G)
- 3.93 **Yukit Highrise Private Limited**, a company incorporated under the Companies Act, 2013 and having its registered office at 1st Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (PAN AABCY4166H)
- (collectively **Eden Group Owners**, includes successors-in-interest and/or assigns)



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All Eden Group Owners jointly represented by their authorized signatory, **Mr. Anirudh Modi**, son of Ashok Modi, by faith Hindu, by nationality Indian, by occupation Business, working for gain at 1st Floor, 17/1, Lansdowne Terrace, Kolkata - 700026, Post Office Kalighat, Police Station Rabindra Sarovar (previously Lake), District Kolkata, West Bengal (**PAN ACUPM7446C**)

**AND**

- 3.94 **Amratya Projects LLP (LLPIN No. AAK-3026)**, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata-700017, Post Office Circus Avenue, Police Station Shakespeare Sarani, District Kolkata, West Bengal (**PAN ABJFA5821H**), represented by its designated partner, **Sri Raj Gopal Pasari**, son of Late Magani Ram Pasari, by faith Hindu, by nationality Indian, by occupation Business, residing at 25B, Ballygunge Park, Kolkata-700019, Post Office Ballygunge, Police Station Karaya, District South 24 Parganas, West Bengal (**PAN AFOPP5578B**)

(**Developer**, includes successors-in-interest and/or assigns).

Evergreen Group Owners, Rajat Group Owners and Eden Group Owners hereinafter collectively referred to as **Owners**.

Owners and Developer individually **Party** and collectively **Parties**.

**NOW THIS SUPPLEMENTAL AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:**

4. **Said Development Agreement:** By a Development Agreement dated 1<sup>st</sup> February, 2022, registered in the Office of the Additional Registrar of Assurances I, Kolkata, in Book No. I, CD Volume No. 1901-2022, Pages 64105 to 64241, being Deed No. 0909 for the year 2022 (**Said Development Agreement**), the Owners had appointed the Developer for the development of land measuring approximately **665.055** (six hundred sixty five point zero five five) *cottah* [equivalent to **1099.2644** (one thousand ninety nine point two six four four) decimal and further equivalent to **44485.6975** (forty four thousand four hundred eighty five point six nine seven five) square meter] **together with** structures standing thereon collectively measuring **25845** (twenty five thousand eight hundred forty five) square feet, more or less, situate, lying at and being Municipal Premises No. 94, Diamond Harbour Road, Kolkata 700104, Police Station Thakurpukur (formerly Behala), within Ward No. 144 of the Kolkata Municipal Corporation (**KMC**) and comprised in R.S. *Dag* Nos. 455, 461, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 493, 494, 471/459, 496/771 & 496/772, corresponding to L.R. *Dag* Nos. 646, 651, 653, 654, 655, 657, 658, 659, 660, 661, 662, 663, 665, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 684, 685, 656, 689 & 691, respectively, recorded in L.R. *Khatian* Nos. 3044, 3045, 3046, 3047, 3041, 3040, 3042, 3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111 and 3112, *Mouza* Hanspukuria, J.L. No. 20, Sub-Registration District Behala, District South 24 Parganas, West Bengal, morefully described in the **Schedule** below and

*Signature*

*Signature*

*Signature*

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delineated on the **Plan** attached hereto and bordered in colour **Red** thereon (**Said Property**). *Details of S/A*

5. **Deed of Conveyance of Said Property in favour of the Owners:** Subsequent to the execution of the Said Development Agreement and in compliance of their obligation to execute and register the Deed of Conveyance in respect of the Said Property as mentioned in Clause 4.2 of the Said Development Agreement, the Owners have *vide* the Deed of Conveyance dated 22<sup>nd</sup> October, 2022, registered in the Office of the Additional Registrar of Assurances I, Kolkata, in Book No. I, Volume No. 1901-2022, Pages 423329 to 423545, being Deed No. 190109533 for the year 2022 (**Said Conveyance Deed**) completed the registration of the Deed of Conveyance in respect of the Said Property and have become the joint and absolute owners of the Said Property.
6. **Agreement to Record:** The Parties are now entering into this Supplemental Agreement for the limited purposes of recording the updated fact regarding the completion of the registration of the Deed of Conveyance in favour of the Owners in respect of the Said Premises.
7. **Interpretation of this Supplemental Agreement:** The Parties have agreed to the following with regard to interpretation of this Supplemental Agreement.
- 7.1 **Agreement Supplemental:** This Supplemental Agreement shall be and always be deemed to be an integral part of the Said Development Agreement and shall always remain supplemental to the same.
- 7.2 **Mutatis Mutandis:** This Supplemental Agreement and the Said Development Agreement shall always be read together to interpret the complete understanding between the Parties and all provisions of the Said Development Agreement shall apply to this Supplemental Agreement *mutatis mutandis* including but not limited to the provisions regarding alternative dispute resolution by way of arbitration.
- 7.3 **Words and Expressions:** Words and expressions used in this Supplemental Agreement shall have the same meanings as have been assigned to them in the Said Development Agreement, unless they have been defined herein.

**Schedule**  
**(Said Property)**

Land measuring approximately **665.055** (six hundred sixty five point zero five five) *cottah* [equivalent to **1099.2644** (one thousand ninety nine point two six four four) decimal and further equivalent to **44485.6975** (forty four thousand four hundred eighty five point six nine seven five) square meter] and measuring **1092.99** (one thousand ninety two point nine nine) decimal as per mutation records **together with** all structures standing thereon collectively measuring **5000** (five thousand) square feet, more or less, situate, lying at and being Municipal Premises No. 94, Diamond Harbour Road, Kolkata 700104, Police Station Thakurpukur (formerly Behala), within Ward No. 144 of the Kolkata Municipal Corporation (**KMC**) and comprised in R.S. *Dag* Nos. 455, 461, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 493, 494, 471/459, 496/771 & 496/772, corresponding to L.R. *Dag* Nos. 646, 651, 653, 654, 655, 657, 658, 659, 660, 661, 662, 663, 665, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 684, 685, 656, 689 & 691, respectively, recorded in L.R. *Khatian* Nos. 3044, 3045, 3046, 3047, 3041, 3040, 3042, 3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089,



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3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111 and 3112, *Mouza* Hanspukuria, J.L. No. 20, Sub-Registration District Behala, District South 24 Parganas, West Bengal, delineated in colour **Red** boundary line on the **Plan** annexed hereto and butted and bounded as follows:

- On the North** : R.S. Dag Nos. 455, 460, 462, 461  
**On the East** : R.S. Dag Nos. 455(p), 779, 473(P), 475(P), 481(P), 487(P)  
**On the South** : Mouza- Sarmesthachak & R. S. Dag Nos. 1,2,13,14,163,165, 23  
**On the West** : R.S. Dag Nos. 402, 403, 404, 405, 406, 407, 409

**And together with** the benefit of all sanctions, permissions and clearances obtained for and in connection with the development of the Said Property **and also together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

Mouza	R.S./L.R. Dag Nos.	L.R. Khatian Nos.	Nature of Land	Total Area in Dag (in decimal)	Area Sold in Dag (in Decimal)	Recorded Owners
Hanspukuria	455, 646	3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104.		226	56.5	Vendor Nos. 3.1 to 3.39

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		3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112				
Hanspukuria	461, 651	3044, 3045, 3046, 3047	SHALI	24	5	Vendor Nos. 3.40 to 3.43
Hanspukuria	463,653	3044, 3045, 3046, 3047, 3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112	DOBA	16	16	Vendor Nos. 3.1 to 3.39 & Vendor Nos. 3.40 to 3.43
Hanspukuria	464, 654	3044,	SHALI	28	28	Vendor

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Faint, illegible text or markings located below the signature.

		3045, 3046, 3047, 3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112				Nos. 3.1 to 3.39 & Vendor Nos. 3.40 to 3.43
Hanspukuria	465,655	3044, 3045, 3046, 3047	SHALI	28	28	Vendor Nos. 3.40 to 3.43
Hanspukuria	466,657	3044, 3045, 3046, 3047	SHALI	33	33	Vendor Nos. 3.40 to 3.43
Hanspukuria	467,658	3044, 3045, 3046, 3047	SHALI	32	32	Vendor Nos. 3.40 to 3.43
Hanspukuria	468,659	3044,	SHALI	36	36	Vendor




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		3045, 3046, 3047				Nos. 3.40 to 3.43
Hanspukuria	469,660	3044, 3045, 3046, 3047, 3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112	SHALI	64	64	Vendor Nos. 3.1 to 3.39 & Vendor Nos. 3.40 to 3.43
Hanspukuria	470,661	3044, 3045, 3046, 3047, 3072, 3073, 3074, 3076, 3077,	SHALI	78	53.877	Vendor Nos. 3.1 to 3.39 & Vendor Nos. 3.40 to 3.43

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Hanspukuria	471,662	3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093,	SHALI	166	166.25	Vendor Nos. 3.1 to 3.39

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ADDRESSEE'S RETURN  
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		3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112				
Hanspukuria	472,663	3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110,	DOBA	20	16.085	Vendor Nos. 3.1 to 3.39

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		3111, 3112				
Hanspukuria	473,665	3044, 3045, 3046, 3047	SHALI	92	12	Vendor Nos. 3.40 to 3.43
Hanspukuria	475, 667	3044, 3045, 3046, 3047	SHALI	114	5.5	Vendor Nos. 3.40 to 3.43
Hanspukuria	476, 668	3044, 3045, 3046, 3047	SHALI	38	38	Vendor Nos. 3.40 to 3.43
Hanspukuria	477, 669	3044, 3045, 3046, 3047	SHALI	24	24	Vendor Nos. 3.40 to 3.43
Hanspukuria	478, 670	3044, 3045, 3046, 3047	SHALI	33	33	Vendor Nos. 3.40 to 3.43
Hanspukuria	479, 671	3044, 3045, 3046, 3047	SHALI	9	9	Vendor Nos. 3.40 to 3.43
Hanspukuria	480, 672	3044, 3045, 3046, 3047	SHALI	67.65	67.65	Vendor Nos. 3.40 to 3.43
Hanspukuria	481, 673	3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097,	SHALI	79	33.495	Vendor Nos. 3.1 to 3.39 & Vendor Nos. 3.40 to 3.43

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		3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3044, 3045, 3046, 3047				
Hanspukuria	482,674	3044, 3045, 3046, 3047, 3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106,	SHALI	73	26.712	Vendor Nos. 3.1 to 3.39 & Vendor Nos. 3.40 to 3.43

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		3107, 3108, 3109, 3110, 3111, 3112				
Hanspukuria	483, 675	3044, 3045, 3046, 3047	SHALI	44	44	Vendor Nos. 3.40 to 3.43
Hanspukuria	484, 676	3044, 3045, 3046, 3047	SHALI	48	48	Vendor Nos. 3.40 to 3.43
Hanspukuria	485, 677	3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112	SHALI	41	41	Vendor Nos. 3.1 to 3.39
Hanspukuria	486, 678	3040, 3041, 3042	SHALI	36	36	Vendor Nos. 3.44 to 3.46

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Hanspukuria	487,679	3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112	SHALI	35	6.847	Vendor Nos. 3.1 to 3.39
Hanspukuria	488,680	3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087,	SHALI	36	6.337	Vendor Nos. 3.1 to 3.39






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Hanspukuria	489,681	3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104,	SHALI	47	10.406	Vendor Nos. 3.1 to 3.39

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