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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 21 2275651/21

AL 035187

08/11/21

ertified that the document is admitted to registration. The signature sheet(s) and the endorsement sheet(s) attached with this document are the part of this document

[Signature]
Addl. Dist. Sub-Registrar
Domjur, Howrah

09 NOV 2021

AGREEMENT

1. Date: 08.11.2021
2. Place: Kolkata
3. Parties:

[Signature]

[Signature]

[Signature]

[Signature]

34654

02 NOV 2021

DATE.....
SOLD TO..... Savantan Bose
ADDRESS..... 6, Old Post Office Street
Kolkata-1
RS..... 100/-

CODE NO. (1087)
LICENCED NO.
28 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

02 NOV 2021

Soma Raychaudhuri



Soma Raychaudhuri

(3236)



Raju

(3237)



V

(3238)



Sojal Kumar Bose

(3239)



Addl. Dist. Sub-Registra
Demjur. Howrah

08 NOV 2021

Identified by me
Pankaj Choudhary
S/o Late Prasad Chandra Choudhary
Vill - P.O. - Balukhali,
P.S. - Demjur, Dist. - Howrah.
Pin - 711405.

3.1 **Owners:**

3.1.1 **Navraj Construction Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AABCN5325N and represented by its Authorized Signatory Mr. Rajesh Jhunjunwala son of Mr. Sajjan Kumar Jhunjunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D ;

3.1.2 **Rajesh Dealers Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AADCR0568G and represented by its Authorized Signatory Mr. Rajesh Jhunjunwala son of Mr. Sajjan Kumar Jhunjunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

3.1.3 **Snehraj Suppliers Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAJCS1428G and represented by its Authorized Signatory Mr. Rajesh Jhunjunwala son of Mr. Sajjan Kumar Jhunjunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

3.1.4 **Sonali Selection Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B,





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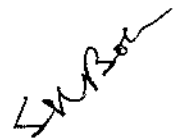
08 NOV 2021

Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAJCS1427K and represented by its Authorized Signatory Mr. Rajesh Jhunjunwala son of Mr. Sajjan Kumar Jhunjunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

3.1.5 **Navin Dealers Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AACCN1397E and represented by its Authorized Signatory Mr. Rajesh Jhunjunwala son of Mr. Sajjan Kumar Jhunjunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D.

3.1.6 **Yashraj Vinimay Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAACY2483Q and represented by its Authorized Signatory Mr. Rajesh Jhunjunwala son of Mr. Sajjan Kumar Jhunjunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

3.1.7 **Devika Vanijya Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AACCD2046A and represented by its Authorized Signatory Mr. Rajesh Jhunjunwala son of Mr. Sajjan Kumar Jhunjunwala, residing at 10/4,



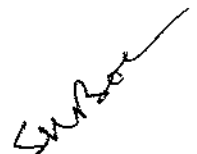


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Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

- 3.1.8 **Aditi Vyapaar Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAFCA2893K and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;
- 3.1.9 **Rajasthan Dealers Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AADCR0608K and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;
- 3.1.10 **Reliable Vyapaar Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AADCR0566J and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;





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- 3.1.11 **Vimla Mercantile Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AACCV0900H and represented by its Authorized Signatory Mr. Rajesh Jhunjunwala son of Mr. Sajjan Kumar Jhunjunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;
- 3.1.12 **Hanuman Supply Chain Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AABCH5815J and represented by its Authorized Signatory Mr. Rajesh Jhunjunwala son of Mr. Sajjan Kumar Jhunjunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;
- 3.1.13 **Shree Gajraj Vanijya Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAJCS1429H and represented by its Authorized Signatory Mr. Rajesh Jhunjunwala son of Mr. Sajjan Kumar Jhunjunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;
- 3.1.14 **Hariprasad Vinimay Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent





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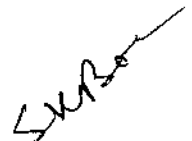
08 NOV 2021

Account Number AABCH5816M and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

3.1.15 **Jai Durga Suppliers Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AABCJ5693A and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

3.1.16 **Rajesh Suppliers Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AADCR3454P and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

3.1.17 **Govind Dealers Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AACCG6305P and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

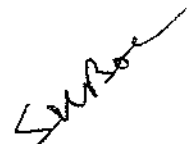




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- 3.1.18 **Aditi Dealers Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAFC A8207P and represented by its Authorized Signatory Mr. Rajesh Jhunjunwala son of Mr. Sajjan Kumar Jhunjunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;
- 3.1.19 **Hariprasad Merchants Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AABCH7219Q and represented by its Authorized Signatory Mr. Rajesh Jhunjunwala son of Mr. Sajjan Kumar Jhunjunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;
- 3.1.20 **Maa Durga Dealers Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAECM7292H and represented by its Authorized Signatory Mr. Rajesh Jhunjunwala son of Mr. Sajjan Kumar Jhunjunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;
- 3.1.21 **Sonali Dealcom Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent





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Account Number AAKCS0568C and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

3.1.22 **Reliable Vincom Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AADCR3451J and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

3.1.23 **Rajsthan Vanijya Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AADCR3453L and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

3.1.24 **Navin Vinimay Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AACCN3355J and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;





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- 3.1.25 **Sarada Vinimay Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAKCS0566N and represented by its Authorized Signatory Mr. Rajesh Jhunjunwala son of Mr. Sajjan Kumar Jhunjunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;
- 3.1.26 **Indu Vinimay Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AABCI5440A and represented by its Authorized Signatory Mr. Rajesh Jhunjunwala son of Mr. Sajjan Kumar Jhunjunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;
- 3.1.27 **Sneha Suppliers Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAKCS0505P and represented by its Authorized Signatory Mr. Rajesh Jhunjunwala son of Mr. Sajjan Kumar Jhunjunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;
- 3.1.28 **Balhanuman Vanija Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent





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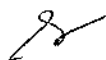
08 NOV 2021

Account Number AACCB9092N and represented by its Authorized Signatory Mr. Rajesh Jhunjunwala son of Mr. Sajjan Kumar Jhunjunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

3.1.29 **Yash Vincom Private Limited.** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata - 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAACY2760L and represented by its Authorized Signatory Mr. Rajesh Jhunjunwala son of Mr. Sajjan Kumar Jhunjunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

3.1.30 **Janaki Dealers Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AABCJ7046F and represented by its Authorized Signatory Mr. Rajesh Jhunjunwala son of Mr. Sajjan Kumar Jhunjunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

3.1.31 **Meso Prime Spaces Private Limited.** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AAICM2650F and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N.



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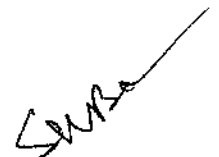


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Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata-700017, West Bengal;

- 3.1.32 **Boson Prime Spaces Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AAFCB2521F and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata-700017, West Bengal;
- 3.1.33 **Concoct Buildcon Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AAFCC0425R and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata-700017, West Bengal;
- 3.1.34 **MesmorBuildtechPrivate Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AAICM2648F and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N.





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Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata-700017, West Bengal;;

- 3.1.35 **Tachyon Infraventures Private Limited** a. company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AAECT4652N and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata-700017, West Bengal;
- 3.1.36 **Centrum Estates Private Limited** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AAFCC0424Q and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata-700017, West Bengal;
- 3.1.37 **Nucam Constructions & Estates Private Limited** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AAECN1683P and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1





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Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;

- 3.1.38 **Lepton Builders Private Limited** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AACCL3719J and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;
- 3.1.39 **Aadri Developers Private Limited** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AALCA0828L and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;
- 3.1.40 **Citius Spaces Private Limited** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AAFCC0423K and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N.





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Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata-700017, West Bengal;

3.1.41 **Concoct Properties Private Limited** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AAFCC0421M and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata-700017, West Bengal;

3.1.42 **Cupid Spaces Private Limited** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AAFCC0420L and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata-700017, West Bengal;

3.1.43 **Centrum Builders Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AAFCC0422J and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N.



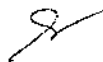


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Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata-700017, West Bengal;

- 3.1.44 **Cupid Properties Private Limited** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AAFCC0419F and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata-700017, West Bengal;
- 3.1.45 **Adrian Buildcon Private Limited** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AALCA0829M and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata-700017, West Bengal;
- 3.1.46 **Rendoz Infracon Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AAGCR1376K and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N.





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Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata-700017, West Bengal;

- 3.1.47 **Gillard Properties Private Limited** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AAECG9658B and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata-700017, West Bengal;
- 3.1.48 **Siesma Estates Private Limited** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AASCS3506Q and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata-700017, West Bengal;
- 3.1.49 **Siesma Infratech Private Limited** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AASCS2867G and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N.





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Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata-700017, West Bengal; and,

3.1.50 **Nucam Builders Private Limited** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad- 500034, Telangana and Income Tax Permanent Account Number AAECN1727C and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata-700017, West Bengal;

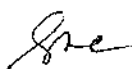
collectively of the **One Part.**

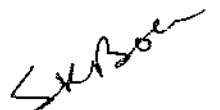
And

3.2 **Developer:**

Park Real Con Private Limited (formerly known as Fashion Vintrade Private Limited), a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 3/1, Dr. U. N. Brahmachari Street, Kolkata – 700 017, P.S. Shakespeare Sarani, P.O. Circus Avenue and Income Tax Permanent Account Number AABCF6200H and represented by its Authorized Signatories (a) **Mr. Vedant Sureka [PAN: BSSPS1969P; AADHAAR: 257888703081]**, son of Mr. Pradeep Kumar Sureka, by occupation Business, residing at 3/1, Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal and/or (b) **Mr. Sajal Kumar Bose [PAN: AEGPB5943R; AADHAAR: 225207761070]**, son of Late Rash Bihari Bose, by occupation Service, , residing at F3/A2 Victoria Greens, 385 Garia Main Road, P.S. Sonarpur, P.O. Garia, Kolkata- 700084, West Bengal;

of the **Other Part.**





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The Owners named in Clause 3.1.1 to Clause 3.1.30 above shall be jointly known as “**Group A Owners**” and the Owners named in Clause 3.1.31 to Clause 3.1.50 above shall be jointly known as “**Group B Owners**”. The Group A Owners and the Group B Owners shall be jointly known as “**Owners**”.

The term “**Owners**” shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest and assigns and the term “**Developer**” shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest.

The Owners and Developer individually shall be known as “**Party**” and collectively “**Parties**”.

4. Recitals:

4.1 **Subject Matter of Agreement:** A Development Agreement has been entered into by and between the Owners and the Developer on 18.09.2018 with regard to development of All That the pieces and parcels of contiguous land together measuring about 516.52 decimal with structures thereon and comprised in several Dags in Mouza Unsani, P.S. Jagacha, District Howrah and more fully described in **Part I** and **Part II** of the **Schedule** hereto and delineated in **GREEN** colour on the **Map** annexed hereto and hereinafter collectively referred to as “the **said Property**”. The said Agreement has been registered in the Office of the A.D.S.R. Domjur, Howrah and recorded in Book No. I, Volume No.0504-2018, pages from 140506 to 140669, being no. 050405351 (hereinafter referred to as the “**Principal Agreement**”).

4.2 The Owners and the Developer have subsequently, pursuant to negotiations between them agreed to modify and/or amend certain terms contained in the said Principal Agreement in the manner stated hereinafter;



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NOW THIS AGREEMENT WITNESSETH AS UNDER:

A. Unless otherwise repugnant to the subject and/or the context herein all terms defined in the Principal Agreement shall have ascribed to them the meaning ascribed to the same in the Principal Agreement.

B. The terms of the Principal Agreement in so far as they are inconsistent with the stipulations contained herein shall stand modified and shall be deemed to have been superseded by the terms hereof.

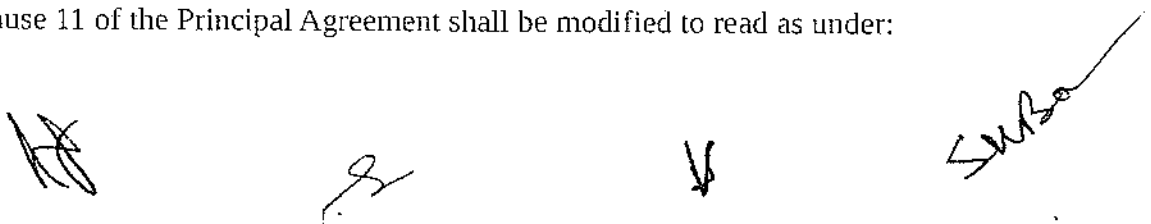
C. Clause 7.2 of the Principal Agreement shall be modified to read as under:

“7.2 The New Buildings shall be constructed and completed in all respects by the Developer at its own costs in accordance with the Building Plans.”

D. Clause 10 of the Principal Agreement shall be modified to read as under:

“10. Powers of Attorney: Simultaneously with the execution of this Agreement or on being called upon by the Developer, the Owners shall grant to the Developer and/or its nominees, a Power of Attorney for the purpose of, inter alia, getting the Building Plans sanctioned and obtaining all necessary Approvals for the Project and for accepting bookings and selling and/or transferring the saleable spaces in the New Buildings. Such Power of Attorney shall authorize the Developer and/or its nominees to execute and register the Agreements for Sale and Conveyances in respect of the New Buildings. The right of the Developer to sell any saleable space in the New Buildings shall become effective only after sanction of the Building Plan and upon obtaining of all Approvals required for commencement of construction and no third party right in any manner whatsoever shall be created prior thereto.”

E. Clause 11 of the Principal Agreement shall be modified to read as under:

Handwritten signatures of the parties involved in the agreement, including the Developer and Owners.



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"11. SALE PROCEEDS, EXTRAS AND DEPOSITS:

- 11.1 **Sale Proceeds:** Sale proceeds shall include all receivables from the sale of total saleable constructed spaces in the New Buildings upon development of the said Project together with undivided indivisible impartible proportionate share and/or interest in the lands comprised in the said Property and the Common Portions and right to park cars/vehicles but shall not include Extras as defined hereunder and GST collected by the Developer for onward transmission to the Revenue Authorities. Sale Proceeds shall also not include such sums as may be paid by the Developer as GST on Units that remain unsold on the date of issuance of the Completion Certificate in respect of the Project on reverse charge basis out of the consideration for Units sold post issuance of Completion Certificate where GST has not been collected from the Transferees and Sale Proceeds available for allocation between the Owners and the Developer shall, for the said Units, stand reduced by such amount. Sale Proceeds shall be allocated between the parties in the manner mentioned hereinafter.
- 11.2 **Agreed Ratio:** shall mean the ratio of sharing or distribution of Sale Proceeds hereunder between the Owners and the Developer. 22% (Twenty Two percent) of the Sale proceeds shall belong to the Owners and 78% (Seventy Eight Percent) shall belong to the Developer;
- 11.3 **Owner's Allocation of Sale Proceeds:** shall mean 22 (Twenty Two) per cent of the Sale Proceeds. The owner's allocation shall be distributed amongst the Owners in the manner specified in Clause 15 hereunder written in the ratio mentioned in "Annexure-X".
- 11.4 **Developer's Allocation of Sale Proceeds:** shall mean 78 (Seventy Eight) per cent of the Sale Proceeds.



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11.5 The aforesaid percentage of allocation of Sale Proceeds has been derived and agreed upon based on the present holding of each owner. In the event any of the Owners fail to complete mutation or conversion of the purchased land within the scheduled time or within such time as may be mutually extended, then the share of such Owner shall be reduced to that extent and the total area of the said Property shall stand decreased by the area of such land and in such a case the revenue sharing ratio between the Parties shall be subject to modification as may be mutually decided by the Parties based on ultimate availability of the land for the Project.

11.6 **Extras:**

Extras shall include:

- (i) Cost of Additions or alterations made in the Unit/Flat at the instance of the Transferees/buyers including application and statutory fees for such addition/alteration;
- (ii) Cost of Up gradation of facilities as per the requirement of market dynamics as may be mutually agreed.
- (iii) Any type of taxes including local taxes, and other statutory levy or tax, etc. payable to any government authority or local body (without however affecting the provisions in respect thereof under the operative part of the Agreement above;
- (iv) Legal Charges directly payable to the advocates for registration of agreement for sale/deed of conveyance
- (v) Mutation Charges post registration;



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(vi) Cancellation Charges;

(vii) Deposits shall include:

(i) Maintenance Deposit for 18 months or actual, whichever is higher;

(ii) Sinking Fund Deposit;”

F. Clause 12 of the Principal Agreement shall be amended to read as follows:

“12. Deposit:

12.1 On or the before execution of this Agreement the Developer shall deposit with Group A Owners an interest free sum of Rs. 41,00,000/- (Rupees Forty One lac only) (**Security Deposit**).

12.2 The Security Deposit shall be refunded by the Group A Owners’ to the Developer by way of adjustment out of the Group A Owners’ Allocation of Sale Proceeds and shall be adjusted and accounted for from the last installment payable by the Developer to the Group A Owners’ on account of the Owners’ Allocation of Sale Proceeds. The Group A Owners’ have mutually agreed that payments towards Security Deposit receivable by them under this Agreement shall be paid to them by issue of Cheques/Demand Drafts in the name of Navraj Construction Private Limited and thereafter it shall be the responsibility of the Group A Owners to sub-divide and distribute such amounts amongst themselves in such manner as they may mutually decide. It is categorically agreed by the Group A Owners that upon issuance of the Cheque/Demand Drafts in line with above procedure, the Developer shall have no further responsibility towards any of the Companies under Group A



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Owners for non-receipt of their respective shares from Navraj Construction Private Limited.

12.3 On or before registration of this Agreement the Developer shall deposit with Group B Owners a refundable interest free sum of Rs. 24,00,000/- (Rupees twenty four lac only) (**Security Deposit**).

12.4 The amount of Security Deposit shall be refunded by the Group B Owners to the Developer by way of adjustment out of the Group B Owners' Allocation of Sale Proceeds out of the Owners' Allocation of Sale Proceeds. ”

G. Clause 15 of the Principal Agreement shall be amended to read as follows:

“15. Distribution of Sale Proceeds:

15.1 The Developer shall start disbursing the allocation of the Group A Owners after the expiry of one year from the date of commercial launch of the Project. The accumulated dues of the Group A Owners for the first year after commercial launch of the Project shall be disbursed to the Group A Owners in 12 equated monthly instalments commencing with the 13th month from the date of commercial launch of the Project.

15.2 The Developer shall share with the Group A Owners a monthly statement of Sale Proceeds received and available for disbursement. Such statement shall be circulated by the Developer within the 10th day after the expiry of every month commencing from the commercial launch of the Project.

15.3 As between the Group A Owners and the Group B Owners the allocation of the owners shall be divided in the ratio of the said First

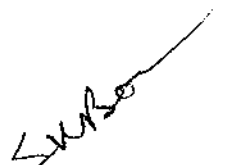


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Lands and the said Second Lands in the total land for the Project. As between the individual constituents of Group A and Group B Owners the respective portions of the Owner's Allocation of the Sale Proceeds shall be divided in the ratio in which each individual constituent of the group holds lands in the Project. The current holding of each individual constituent is described in Annexure X to the Principal Agreement.

- 15.4 *The Developer shall disburse the sum due to the Group A Owners within 7 days of the monthly statements being circulated.*
- 15.5 *The Group B Owners shall be entitled to disbursement of their share of the Sale Proceeds on the Completion of the Project. It is clarified that no credit of revenue sharing will be done for Group B owners before obtaining Completion Certificate. Credit will be given for their share of Sale Proceeds in the month in which Completion Certificate is obtained.*
- 15.6 *The Group A Owners accept that the Group B owners and the Developer may raise finance by inter alia securing their respective shares of the Sale Proceeds and/or creating a charge and/or security interest in respect thereof and the Group A Owners shall not have any objection thereto. The Group A owners also agree to execute all consents and No Objections as may be required to enable the Group B Owners and the Developer to create security interest over their share of the Sale Proceeds and shall not unreasonably withhold any such consent. Provided That in the event the Group A Owners do not respond to the request for consent or No Objection as aforesaid within 72 hours the group A Owners shall be deemed to have consented and/or signified their No Objection thereto.*





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- 15.7 *Nothing contained in clause 15.1 above shall prevent the Developer to make any provisional or part payments to the Owners prior to the date mentioned therein subject to subsequent accounting and settlement at the time of final payments.*
- 15.8 *All payments made by the Developer to the Owners shall be subject to any errors or omissions and the consequent accounting and settlement when detected. Further, in case due to cancellation of any booking or agreements/contracts or any other reason, any part of the Sale Proceeds become refundable or payable to any Transferee the Sale Proceeds in the hand of the Developer may be used for the purpose and the same shall be adjustable out of the future payments to be made by the Developer to the Owners and in case no such future payment is due, the same shall be paid by the Owners to the Developer.*
- 15.9 *The Owners shall at all times have full and free access to inspect and verify records and books of account and with regard to the booking, sale, cancellation and connected activities in respect of all sales of the Units in the New Buildings through their authorized representative of Group A owners Mr. Rajesh Jhunjunwala and Mr. Satish Puri authorized representative of Group B owners. The Developer shall be under obligation to provide clarification and free and full access regarding the same to the Owners said representative(s) and the Developer shall provide clarification with respect to the queries raised by the Owners said representative(s) regarding the above and to rectify any irregularity and/or mistake, if found.*
- 15.10 *All liabilities for taxes, levies, duties, etc. in relation to the development and construction of the New Buildings/Project, including sales tax, value added tax, service tax, works contract tax, etc. shall be paid by the Developer. However, the Developer shall be entitled to collect the*





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same from the Owners in respect of the Owners' Allocation and the Owners shall be liable to make payment of the Developer within 7 days of demand.

15.11 As regards the tax payable by the Owner on the income arising out of transfer of the Units in the New Building as also under section 43CA of the Income Tax Act, 1961, the same shall be payable by the Owner in respect of the Owner's Allocation and shall be payable by the Developer in respect of the Developer's Allocation."

H. Clause 17 of the Principal Agreement shall be amended to read as follows:

*"17. **Project Finance:** The Developer may arrange for financing of the Project (**Project Finance**) by a Bank/Financial Institution (**Financier**). After sanction of the Building Plans and obtaining of all Approvals required for commencement of construction, the Developer, if required, shall make a written request to the Owners for deposit of original Title Documents of the said Property directly through the Constituted Attorney with the Financier as security for the purpose of obtaining Project Finance in the manner that the Financier shall not have any right or lien in respect of the Group A Owners' Allocation of Sale Proceeds. For the aforesaid purpose, the Owners shall join as consenting party (if required by the Financier) to create a mortgage/charge in favour of the Financier for availing such Project Finance. Provided That the Group A Owners' shall not have any liability whatsoever to repay the loans obtained by the Developer and/or any interest, penalty or other amounts relating to the same (collectively **Project Finance Liability**). The entire Project Finance Liability will be of the Developer only and the Developer hereby indemnifies and agrees to keep indemnified the Owners against any claim, liability or loss whatsoever relating to Project Finance/ Project Finance Liability. The loans obtained by the Developer against the original Title Documents shall be used by the Developer only for the purpose of this Project*





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and not for any other Project or other business. The Developer undertakes to make timely payments of the Project Finance Liability without any default and in a manner that neither the Project nor the sales of the constructed spaces therein are adversely affected. The Owners agree to make over to the Financier original Title Documents of the said Property within 7 days from the date of the letter from the Developer to the Owners requesting them to submit the same with the Financier for the purpose of Project Finance.”

I. Clause 22 of the Principal Agreement shall be amended and read as follows:

“22. Force Majeure

22.1 *Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which does not arise from and is not attributable to any act, omission, breach or violation by such Party of any of its obligations under this Agreement but which arises from, or is attributable to Acts of God, natural calamities, accidents and/or unforeseen events like flood, lightning, storm, fire, explosion, earthquake, epidemic, pandemic or other natural physical disaster, war, military operations, riot, crowd disorder, terrorist action and civil commotion.*

22.2 *If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, that Party shall inform the other Party in writing within 7(seven) days of the commencement of the event of Force Majeure specifying the nature and extent of the circumstances giving rise to the event/s of force majeure. Similar notice in writing shall also be given upon cessation of the Force Majeure event. Subject to written notifications as above with proof of service, neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the*



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performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall upon occurrence and cessation of any event constituting Force Majeure be extended by the same period as the period of Force Majeure event.”

J. Clause 25 of the principal Agreement shall be amended and read as follows:

“25. Arbitration & Jurisdiction:

- 25.1 *Any dispute or difference amongst or between any of the parties hereto arising out of relating to and/or concerning the said Property and/or this Agreement or any term or condition herein contained and/or relating to interpretation thereof shall be referred to arbitration of Three Arbitrators of which One Arbitrator shall be appointed by Group A Owners jointly, one Arbitrator shall be appointed by Group B Owners jointly and one Arbitrator shall be appointed by the Developer... .*
- 25.2 *The seat of the arbitration shall be at a place within the jurisdiction of the Hon’ble High Court at Kolkata.*
- 25.3 *The arbitration shall be held and conducted in accordance with the Arbitration and Conciliation Act, 1996 as amended from time to time.*
- 25.4 *The parties have agreed that the Arbitrators shall have summary powers and may make or give interim orders, awards and/or directions.*





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- 25.5 *The Arbitrator shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law but shall give reasons for the award. The Award(s) made by the Arbitrator shall be final and the parties agree to be bound by the same.*
- 25.6 *Courts at Calcutta only shall have exclusive jurisdiction to receive, entertain, try and determine all actions and proceedings arising out of the present agreement and out of the arbitral proceedings if any in terms hereof."*

In Witness Whereof the Parties have executed this Agreement on the date mentioned above.

SIGNED AND DELIVERED by the within-named **GROUP A OWNERS** at Kolkata

For Rajesh Suppliers (P) Limited
 For Govind Dealers (P) Limited
 For Aditi Dealers (P) Limited
 For Hariprasad Merchants (P) Limited
 For Maa Durga Dealers (P) Limited
 For Sonali Dealers (P) Limited
 For Reliable Vincem (P) Limited
 For Rajasthan Vanijya (P) Limited
 For Navin Vinimay (P) Limited
 For Sarada Vinimay (P) Limited
 For Indu Vinimay (P) Limited
 For Sneha Suppliers (P) Limited
 For Balhanuman Vanijya (P) Limited
 For Yash Vincem (P) Limited
 For Janaki Dealers (P) Limited
 For Navraj Construction (P) Limited
 For Rajesh Dealers (P) Limited
 For Snehraj Suppliers (P) Limited
 For Sonali Selection (P) Limited
 For Nevin Dealers (P) Limited
 For Yashraj Vinimay (P) Limited
 For Devika Vanijya (P) Limited
 For Aditi Vyapaar (P) Limited
 For Rajasthan Dealers (P) Limited
 For Reliable Vyapaar (P) Limited
 For Vimla Mercantile (P) Limited
 For Hanuman Supply Chain (P) Limited
 For Shree Gauraj Vanijya (P) Limited
 For Hariprasad Vinimay (P) Limited
 For Jai Durga Suppliers (P) Limited


 Authorized Signatory
 of all above Companies



1
Addl. Dist. Sub-Registrar
Domjur, Howrah

08 NOV 2021

SIGNED AND DELIVERED by the within-
named **GROUP B OWNERS** at Kolkata

- MESO PRIME SPACES PRIVATE LIMITED
- BOSON PRIME SPACES PRIVATE LIMITED
- CONCOCT BUILDCON PRIVATE LIMITED
- MESMOR BUILDTECH PRIVATE LIMITED
- TACHYON INFRAVENTURES PRIVATE LIMITED
- CENTRUM ESTATES PRIVATE LIMITED
- NUCAM CONSTRUCTIONS & ESTATES PRIVATE LIMITED
- LEPTON BUILDERS PRIVATE LIMITED
- AADRI DEVELOPERS PRIVATE LIMITED
- CITIUS SPACES PRIVATE LIMITE
- CONCOCT PROPERTIES PRIVATE LIMITED
- CUPID SPACES PRIVATE LIMITED
- CENTRUM BUILDERS PRIVATE LIMITED
- CUPID PROPERTIES PRIVATE LIMITED
- ADRIAN BUILDCON PRIVATE LIMITED
- RENDOZ INFRACON PRIVATE LIMITE
- GILLARD PROPERTIES PRIVATE LIMITED
- SIESMA INFRATECH PRIVATE LIMITED
- SIESMA ESTATES PRIVATE LIMITE
- NUCAM BUILDERS PRIVATE LIMITED

Soma Raychanda

Authorised Signatory
of all above companies

SIGNED AND DELIVERED by the within-
named **DEVELOPER** at Kolkata

Park Real Con Private Limited

[Signature]

Authorised Signatory

Park Real Con Private Limited

Sajal Kumar Bose

Authorised Signatory

WITNESSES:

(1) *[Signature]*
3/1 HOUDON STREET
KOLKATA-17.

(2) *[Signature]*
113 B, Ripon Street
Kolkata - 700016

DRAFTED BY:

Sayantra Bose
Advocate
15/10/23/2024
6, Old Post Office Street
Temple Chambers
1st Floor, Room No. 62
Kolkata - 70001.



Addl. Dist. Sub-Registrar
Dornjur, Howrah

08 NOV 2021



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220106706731 Payment Mode: Online Payment
GRN Date: 02/11/2021 17:35:45 Bank/Gateway: HDFC Bank
BRN : 1611467057 BRN Date: 02/11/2021 17:11:33
Payment Status: Successful Payment Ref. No: 2002275651/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: PARK REAL CON PVT LTD
Address: 3/1 DR UN BRAHMACHARI STREET
Mobile: 9830251884
Contact No: 9830251884
Depositor Status: Buyer/Claimants
Query No: 2002275651
Applicant's Name: Mr Pankaj Kumar Das
Identification No: 2002275651/3/2021
Remarks: Sale, Development Agreement or Construction agreement



Payment Details


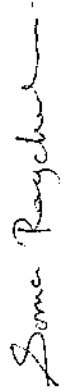
Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002275651/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	2002275651/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	65021
			Total	139942



IN WORDS: ONE LAKH THIRTY NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.



FORM FOR EXECUTION & FINGER PRINTS

NAME :

EXECUTION & SIGNATURE	 Description :- Status :-	Little	Ring	Middle	Fore	Thumb
		(LEFT HAND)				
EXECUTION & SIGNATURE		Thumb	Fore	Middle	Ring	Little
		(RIGHT HAND)				

EXECUTION & SIGNATURE	 Description :- Status :-	Little	Ring	Middle	Fore	Thumb
		(LEFT HAND)				
EXECUTION & SIGNATURE		Thumb	Fore	Middle	Ring	Little
		(RIGHT HAND)				

EXECUTION & SIGNATURE	 Status :-	Little	Ring	Middle	Fore	Thumb
		(LEFT HAND)				
EXECUTION & SIGNATURE		Thumb	Fore	Middle	Ring	Little
		(RIGHT HAND)				

EXECUTION & SIGNATURE	 Description :- Status :-	Little	Ring	Middle	Fore	Thumb
		(LEFT HAND)				
EXECUTION & SIGNATURE		Thumb	Fore	Middle	Ring	Little
		(RIGHT HAND)				

08 NOV 2021
Addl. Dist. Sub-Registra
Daman Diu



Addl. Dist. Sub-Registra
Daman Diu
08 NOV 2021

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0504-2021, Page from 195151 to 195311

being No 050406398 for the year 2021.



Panda

Digitally signed by SMRITIKANA SEN
PANDA

Date: 2021.11.16 17:37:58 +05:30

Reason: Digital Signing of Deed.

(SMRITIKANA PANDA) 2021/11/16 05:37:58 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DOMJUR

West Bengal.

(This document is digitally signed.)



1
Addl. Dist. Sub-Registrar
Domjur, Howrah

08 NOV 2021

Dated This 18th Day of September, 2021

Between

**NAVRAJ CONSTRUCTION PRIVATE
LIMITED & OTHERS**

....Owners

And

PARK REALCON PRIVATE LIMITED

....Developer

DEVELOPMENT AGREEMENT