

003973/17

00257/18



क्र. 20/म.

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

W 606299

27/06/17
9/8/2017

Certified that the Document is admitted in Registration. The Stamp and the endorsement here appearing on this document are the part of this Document.

[Signature]
Additional Registrar
of Assurances-1, Kolkata

16 JAN 2018

वे. 20/म.
वे. 20/म. - 00969/17

DEVELOPMENT AGREEMENT

1. Date: 15/09/2017
2. Place: Kolkata

वे. 20/म.
वे. 20/म.
वे. 20/म.

583

03 JAN 2017

Serial.....Date.....
Name.....
Address.....
Rs.....

S. C. MAZUMDER (ADV.)
Alipore Police Court
Kolkata - 700 027

A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27

[Handwritten signature]



ADDITIONAL REGISTRAR
KOLKATA
27 JUN 2017

I.D.

Ishant Pareek
son of G. K. Pareek
20, B, Babu Bagan Lane
Dhakuria Kot - 700031
Dhakuria Post Office
Lake Police Station

3. Parties

- 3.1. PARVATI TIE UP PRIVATE LIMITED,PAN: AAFCP2897L,
- 3.2. NILKANTH BARTER PRIVATE LIMITED,PAN: AADCN0352Q,
- 3.3. AMRAVATI MERCANTILE PRIVATE LIMITED,PAN: AAICA1370Q,
- 3.4. BHANU VINIMAY PRIVATE LIMITED,PAN: AADCB9497J,
- 3.5. AKASHGANGA BARTER PRIVATE LIMITED,PAN:AAICA1425A,
- 3.6. RAGHUVVEER COMMOTRADE PRIVATE LIMITED,PAN: AAECR5884Q,
- 3.7. BHANU TRADELINK PRIVATE LIMITED,PAN: AADCB9498H,
- 3.8. AMIYA BARTER PRIVATE LIMITED,PAN: AAICA1424B,
- 3.9. RAMESHWAR TRADELINK PRIVATE LIMITED,PAN: AAECR5883K,
- 3.10. MURARI BARTER PRIVATE LIMITED,PAN: AAGCM3085N,
- 3.11. JANPRIYA MERCANTILE PRIVATE LIMITED,PAN: AACCCJ2739E,
- 3.12. BHANU TIE UP PRIVATE LIMITED,PAN: AADCB9609E,
- 3.13. MURARI TIE UP PRIVATE LIMITED,PAN: AAGCM3086R,
- 3.14. AKRUTI COMMOTRADE PRIVATE LIMITED,PAN: AAICA1421E 3.1 to 3.14 all are the existing Companies registered under the Companies Act' 1956 having their registered office at 6A, Elgin Road, 2nd Floor, Bhowanipore, Kolkata – 700 020, P.O.& P.S. Bhowanipore,all represented by their Authorized Signatory Shri.Anand Agarwal (PAN ACIPA8719Q), son of Shri. Jagdish Prasad Agarwal, PAN: ACIPA8719Q, residing at Green Valley, Block – E, Kaikhali, Chiriamore, North 24 Parganas, Pin- 700 136, P.O. & P.S. Airport.
- 3.15. NIRMAL KUMAR AGARWALA,PAN: ACQPA6880J, son of Shri. Mamraj Agarwala, residing at P-10, New Howrah Bridge Approach Road, Kolkata – 700 001, P.O.& P.S. Burrabazar;
- 3.16. SAROJ KUMAR AGARWAL,PAN: ACQPA6879D, son of Shri. Mamraj Agarwal residing at P-10, New Howrah Bridge Approach Road, Kolkata – 700 001, P.O.& P.S. Burrabazar;
- 3.17. PIYUSH AGARWALA,PAN: ADDPA5887F, son of Shri. BrahmAnand Agarwal (PAN ACIPA8719Q)a residing at P-10, New Howrah Bridge Approach Road, Kolkata – 700 001,



M
ADDITIONAL REGISTRAR
G. ... NATA
27 JUN 2017

P.O.& P.S.Burrabazar;

- 3.18. SAMEER AGARWALA,PAN: AGUPA0634J**, son of Shri. BrahmAnand Agarwal (PAN ACIPA8719Q)a, residing at P-10, New Howrah Bridge Approach Road, Kolkata – 700 001, **P.O.& P.S.** Burrabazar,**3.15 to 3.18**; all being represented by their **Power of Attorney Holder Shri.Siddhartha Bhalotia (PAN ADIPB6092L)** son of Shri. Ram Gopal Bhalotia, residing at 32A,Beadon Row, Beadon Street, Kolkata – 700 006, **P.O.** Beadon Street, **P.S.**Bartala;
- 3.19. MAYAAGARWAL,PAN: ADAPA7826M**, Wife of Shri. Bijay Kumar Agarwala, residing at 35A, Ballygunge Park, 8th Floor, Kolkata – 700 019, **P.O.& P.S.** Ballygunj;
- 3.20. BIJAY KUMAR AGARWALA,PAN: ACLPA2172Q**, son of Late Shri. Ram Prasad Agarwal residing at 35A, Ballygunge Park Road, 8th Floor, Kolkata – 700 019, **P.O.** Ballygunj & **P.S.** Karaya;
- 3.21. SMITA MORE,PAN: AJPPS3784D**, Wife of Shri. Ashish More (PAN AFNPM4609M), residing at 18A, Mayfair Road, Kolkata -700 019, **P.O.** Ballygunj & **P.S.** Karaya, **3.19 to 3.21** all being represented by their Power of Attorney Holder **Shri.Ashish More (PAN AFNPM4609M)**, son of Shri. Rajendra Prasad Agarwal, residing at 18A, Mayfair Road, **P.O.** Ballygunj, **P.S.** Karaya, Kolkata – 700019;
- 3.22. ASHISH MORE (PAN AFNPM4609M),PAN: AFNPM4609M**, son of Rajendra Prasad Agarwal, residing at 18A, Mayfair Road, Kolkata – 700 019, **P.O.** Ballygunj& **P.S.** Karaya;
- 3.23. AUNGKOR TRADELINK PRIVATE LIMITED,PAN: AACCA1580E**, an existing Company registered under the Companies Act' 1956 having its registered office at 27, Biplabi Trailakya, Maharaj Sarani,3rdFloor, Kolkata – 700 001, **P.O.& P.S.** Burrabazar;
- 3.24. PAWANPUTRA CONSULTANTS PRIVATE LIMITED,PAN: AADCP9036B**, an existing Company registered under the Companies Act' 1956 having its registered office at 135A, B R B Basu Road, 2ndFloor, Kolkata – 700 001, **P.O.**Khengrapatty & **P.S.** Hare Street;
- 3.25. RAMESHWAR BARTER PRIVATE LIMITED,PAN: AAECR3928B**, an existing Company registered under the Companies Act' 1956 having its registered office atP-12, New Howrah Bridge Approach Road, Kolkata – 700 001, **P.O. & P.S.** Burrabazar;
- 3.26. JAGMOHAN TIE UP PRIVATE LIMITED,PAN: AACJ2738F**, an existing Company registered under the Companies Act' 1956 having its registered office at84A, Chittaranjan



m
ADDITIONAL REGISTRAR
OF COMPANIES
27 JUN 2017

- Avenue, 1st Floor, Kolkata – 700 012, P.O.& P.S. Burrabazar;
- 3.27. **MAXMIN COMMERCIAL PRIVATE LIMITED,PAN: AADCM1408N**, an existing Company registered under the Companies Act' 1956 having its registered office at 135A, B R B Basu Road, 2nd Floor, Kolkata – 700 001, P.O.Khengrapatty & P.S. Hare Street;
- 3.28. **DAMAYANTI TRADELINK PRIVATE LIMITED,PAN: AADCD3107D**, an existing Company registered under the Companies Act' 1956 having its registered office at 18A, Mayfair Road, Kolkata – 700 019, P.O.Ballygunj & P.S. Karaya;
- 3.29. **SAHANSIL SUPPLIERS PRIVATE LIMITED,PAN: AAJCS9177L**, an existing Company registered under the Companies Act' 1956 having its registered office at 135A, B R B Basu Road, 2nd Floor, Kolkata – 700 001, P.O.Khengrapatty & P.S. Hare Street;
- 3.30. **APNAPAN DEVELOPERS PRIVATE LIMITED,PAN: AAFCA3485P**, an existing Company registered under the Companies Act' 1956 having its registered office at 84/A, Chittaranjan Avenue, 1st Floor, Kolkata – 700012, P.O.& P.S. Burrabazar;
- 3.31. **LIBERAL CONSULTANCY SERVICES PRIVATE LIMITED,PAN: AABCL1142N**, an existing Company registered under the Companies Act' 1956 having its registered office at 5 & 6 Fancy Lane, Kolkata – 700 001, P.O.& P.S. Burrabazar;
- 3.32. **JHILMIL CONSULTANTPRIVATE LIMITED,PAN: AABCJ6814F**,an existing Company registered under the Companies Act' 1956 having its registered office at 135A, B R B Basu Road, 2nd Floor, Kolkata – 700 001, P.O. Khengrapatty & P.S. Hare Street;
- 3.33. **RAMESHWAR COMMOTRADE PRIVATE LIMITED,PAN: AAECR5881M**, an existing Company registered under the Companies Act' 1956 having its registered office at 78, Bentinck Street, 2nd Floor, Room No. 5B, Kolkata – 700 001, P.O. & P.S. Lal Bazar;
- 3.34. **CHARULATA TRADELINK PRIVATE LIMITED,PAN: AADCC8331Q**, an existing Company registered under the Companies Act' 1956 having its registered office at P-12, New Howrah Bridge Approach Road,1st Floor, Kolkata – 700 001, P.O.& P.S. Burrabazar;
- 3.35. **CHARULATA TIE UP PRIVATE LIMITED,PAN: AADCC8332P**,an existing Company registered under the Companies Act' 1956 having its registered office at P - 12, New Howrah Bridge Approach Road, 3rd Floor, Kolkata – 700 001, P.O.& P.S. Burrabazar;
- 3.36. **AMIYA TIEUP PRIVATE LIMITED,PAN: AAICA1423G**,an existing Company registered



27 JUN 2017
SEKATA

- under the Companies Act' 1956 having its registered office at P-10, New Howrah Bridge Approach Road, Ground Floor, Kolkata – 700 001, P.O. & P.S. Burrabazar;
- 3.37. **AKRUTI BARTER PRIVATE LIMITED, PAN: AAICA1369B**, an existing Company registered under the Companies Act' 1956 having its registered office at 545/1, G. T. Road (South), 1st Floor, Room No.31, Howrah – 711 101, P.O. & P.S. Shibpur;
- 3.38. **SADABAHAR DEALER PRIVATE LIMITED, PAN: AAJCS9178F**, an existing Company registered under the Companies Act' 1956 having its registered offices at 135A, B R B Basu Road, 2nd Floor, Kolkata – 700 001, P.O. Khengrapatty, & P.S. Hare Street;
- 3.39. **EMINENTLY TRADERS PRIVATE LIMITED, PAN: AABCE3541J**, an existing Company registered under the Companies Act' 1956 having its registered office at 18A, Mayfair Road, Ground Floor, South 24 Parganas, Pin – 700 019, P.O. & P.S. Ballygunj;
- 3.40. **ANURIMA MERCANTILE PRIVATE LIMITED, PAN: AAICA1422H**, an existing Company registered under the Companies Act' 1956 having its registered office at 84A, Chittaranjan Avenue, 1st Floor, Suite No. 2, Kolkata – 700 012, P.O. & P.S. Burrabazar;
- 3.41. **AMIYA TRADELINK PRIVATE LIMITED, PAN: AAICA1426D**, an existing Company registered under the Companies Act' 1956 having its registered office at 1st Floor, 545/1, G.T. Road (South), Shyam Market, Howrah – 711101, P.O. & P.S. Shibpur;
- 3.42. **JAGADHATRI VYAPAAR PRIVATE LIMITED, PAN: AABCJ6815E**, an existing Company registered under the Companies Act' 1956 having its registered office at 14/1, Judges Court Road, Alipore, South 24 Parganas, Pin – 700 027, P.O. & P.S. Alipore;
- 3.43. **AKASHGANGA TIEUP PRIVATE LIMITED, PAN: AAICA1368A** an existing Company registered under the Companies Act' 1956 having its registered offices at P-12 New Howrah Bridge Approach, Kolkata – 700001, P.O. & P.S. Burrabazar;
- 3.44. **SUMANGAL DEALTRADE PRIVATE LIMITED, PAN: AANCS7058J**, an existing Company registered under the Companies Act' 1956 having its registered office at 135A, B.R.B Basu Road, 2nd Floor, Kolkata – 700 001, P.O. Khengrapatty & P.S. Hare Street;
- 3.45. **VIBGYOR MERCHANTS PRIVATE LIMITED, PAN: AADCVI584A**, an existing Company registered under the Companies Act' 1956 having its registered offices at 135A, B.R.B. Basu Road, 2nd Floor, Kolkata 700 001, P.O. Khengrapatty & P.S. Hare Street;



m
ADDITIONAL REGISTRAR
KOLKATA
27 JUN 2017

- 3.46. **NAVKETAN TIE-UP PRIVATE LIMITED,PAN: AADCN1538L**, an existing Company registered under the Companies Act' 1956 having its registered offices at 135A, B.R.B. Basu Road, 2nd Floor Kolkata – 700 001, **P.O. Khengrapatty & P.S. Hare Street**;
- 3.47. **GOLDVIEW COMMOTRADE PRIVATE LIMITED,PAN: AADCG6348M**,an existing Company registered under the Companies Act' 1956 having its registered office at 135A, B.R.B. Basu Road, 2nd Floor, Kolkata – 700 001, **P.O.Khengrapatty & P.S. Hare Street**;
- 3.48. **NEW AGE TRADECOM PRIVATE LIMITED,PAN: AADCN1540N**, an existing Company registered under the Companies Act' 1956 having its registered office at 135A, B.R.B. Basu Road, 2nd Floor, Kolkata – 700 001, **P.O.Khengrapatty & P.S. Hare Street**; **3.23 to 3.48**all being represented by their **Authorized Signatory Shri.Siddhartha Bhalotia (PAN ADIPB6092L)** son of Shri. Ram Gopal Bhalotia, residing at 32A,Row, Beadon Street, Kolkata – 700 006,**P.S. Bartala, P.O. Beadon Street**;
- 3.49. **CONQUEST COMMERCIAL COPRIVATE LIMITED,PAN: AABCC0163C**,
- 3.50. **MATRIBHUMI DEALERS PRIVATE LIMITED,PAN: AAECM5410D**,
- 3.51. **RUKMANI INTERNATIONAL PRIVATE LIMITED,PAN: AABCR5550Q**,3.49 to 3.51 all being existing Companies registered under the Companies Act' 1956 having their respective registered offices at 14, Netaji Subhas Road,1stFloor, Kolkata – 700 001, **P.O.& P.S. Burrabazar**,all being represented by their Authorized Signatory Shri.Ashish More (PAN AFNPM4609M), son of Shri. Rajendra Prasad Agarwal, residing at 18A, Mayfair Road, Kolkata – 700 019, **P.O. Ballygunj, P.S. Karaya**;
- 3.52. **LANSDOWN MEDICALS PRIVATE LIMITED,PAN: AAACL8776H**,
- 3.53. **SHRADDHA PROPERTIES PRIVATE LIMITED,PAN: AADCS7082E**,
- 3.54. **DAFFODIL VYAPAR PRIVATE LIMITED,PAN: AACCD0400E**,
- 3.55. **DEVKRIPA VANIJAYA PRIVATE LIMITED,PAN: AACCD4722H**,
- 3.56. **ANGIRA SALES PRIVATE LIMITED, PAN: AAFCA9336B**,
- 3.57. **BHUMI VINIMAY PRIVATE LIMITED, PAN: AACCB9850C**,
- 3.58. **N K TOWER PRIVATE LIMITED, PAN: AABCN7588E**,
- 3.59. **ROLCON FINVEST PRIVATE LIMITED, PAN: AABCR3611C**,



M
ADDITIONAL REGISTRAR
KUALA LUMPUR
27 JUN 2017

- 3.60. **SRIJAN REALTY PRIVATE LIMITED, PAN: AAHCS6112K**, all existing Companies from 3.52 to 3.60 registered under the Companies Act 1956 having their respective registered offices at 36/1A, Elgin Road, South 24 Parganas, Pin -700020, P.O. Lala Lajpat Rai Sarani & P.S. Bhowanipore, all being represented by their Director Sri Ram Naresh Agarwal (PAN ACYPA1903G), son of Late Nand Kishore Agarwal, residing at 135G, S.P. Mukherjee Road, Kolkata - 700026, P.O.& P.S. Tollygunge
- 3.61. **SITALA INFRADEV PRIVATE LIMITED, PAN: AANCS8446G,**
- 3.62. **NEELKANTH INFRAREALTY PRIVATE LIMITED, PAN: AADCN1861G,**
- 3.63. **SHAGUN INFRA PROMOTERS PRIVATE LIMITED, PAN: AANCS8455P,**
- 3.64. **N K REGANCY PRIVATE LIMITED, PAN: AACCN2962K,**
- 3.65. **N. K. AGARWAL ESTATES PRIVATE LIMITED, PAN: AAACN9635P,**
- 3.66. **N K NIKETAN PRIVATE LIMITED, PAN: AACCN2961L,**
- 3.67. **EKTA VINIMAY PRIVATE LIMITED, PAN: AABCE3711G,**
- 3.68. **BASUKINATH VINIMAY PRIVATE LIMITED, PAN: AACCB4717C,**
- 3.69. **ELITE COMMODITIES PRIVATE LIMITED, PAN: AABCE3069R,**
- 3.70. **SIGMA CONSUMER GOODS PRIVATE LIMITED, PAN: AAICS0644M,**
- 3.71. **ZEST RETAILERS PRIVATE LIMITED, PAN: AAACZ2012L,**
- 3.72. **KAMRUP MARKETING PRIVATE LIMITED, PAN: AACCK3396G,**
- 3.73. **ZEST COMMERCIAL PRIVATE LIMITED, PAN: AAACZ2013M,**
- 3.74. **NORTH EAST CONSUMER GOODS PRIVATE LIMITED, PAN: AABCN9126A,**
- 3.75. **SALASAR DISTRIBUTORS PRIVATE LIMITED, PAN: AAICS0643N,**
- 3.76. **SHIVAM CONSUMER GOODS PRIVATE LIMITED, PAN: AAICS0642P,**
- 3.77. **BALAJI RETAILERS PRIVATE LIMITED, PAN: AACCB3792K,**
- 3.78. **MURLIDHAR TRADING PRIVATE LIMITED, PAN: AADCM8779N,**
- 3.79. **EXPRESS COMMODITIES PRIVATE LIMITED, PAN: AABCE3068Q,**
- 3.80. **N K ABAAS PRIVATE LIMITED, PAN: AABCN7821Q,**
- 3.81. **ADINATH DEVCON PRIVATE LIMITED, PAN: AAICA2134Q,**
- 3.82. **EKDANT PROCON PRIVATE LIMITED, PAN: AACCE3167D,**
- 3.83. **UDAY INFOTECH PRIVATE LIMITED, PAN: AABCU0640C,**



PROSES PENGANTARAN
KEMENTERIAN PERUMAHAN DAN KAWASAN PERKOTAAN
27 JUN 2017

- 3.84. AASTHA NIKETAN PRIVATE LIMITED, PAN: AAFCA7615K,
- 3.85. SITALA DEVCON PRIVATE LIMITED, PAN: AANCS8445F,
- 3.86. BHAGWATI INFRAREALTY PRIVATE LIMITED, PAN: AADCB9832F,
- 3.87. BALGOPAL INFRAPROMOTERS PRIVATE LIMITED, PAN: AADCB9841J,
- 3.88. BADRINATH INFRABUILD PRIVATE LIMITED, PAN: AADCB9834D,
- 3.89. BHOOTNATH INFOTECH PRIVATE LIMITED, PAN: AADCB6920E,
- 3.90. N.K. HIRISE PRIVATE LIMITED, PAN: AACCN1231D,
- 3.91. SHAGUN REALDEV PRIVATE LIMITED, PAN: AANCS8454N,
- 3.92. BHAGWATI INFRAPROMOTERS PRIVATE LIMITED, PAN: AADCB9833E,
- 3.93. BALGOPAL REALDEV PRIVATE LIMITED, PAN: AADCB9840K,
- 3.94. TIRUPATI CONSUMER GOODS PRIVATE LIMITED, PAN: AACCT0183E,
- 3.95. MAYFAIR VYAPAAR PRIVATE LIMITED, PAN: AAECM0340C,
- 3.96. KAMRUP DISTRIBUTORS PRIVATE LIMITED, PAN: AACCK3394E,
- 3.97. EXPRESS CONSUMER GOODS PRIVATE LIMITED, PAN: AABCE3066A,
- 3.98. SHIVAM RETAILERS PRIVATE LIMITED, PAN: AAICS0646K,
- 3.99. TANVI TOWER PRIVATE LIMITED, PAN: AACCT5076A,
- 3.100. NORTH EAST RETAILERS PRIVATE LIMITED, PAN: AABCN9125D,
- 3.101. ADINATH INFRACON PRIVATE LIMITED, PAN: AAICA2133K,
- 3.102. SALASAR CONSUMER GOODS PRIVATE LIMITED, PAN: AAICS0645L,
- 3.103. KAMRUP COMMERCIAL PRIVATE LIMITED, PAN: AACCK3395F,
- 3.104. EKDANT INFRAPROPERTIES PRIVATE LIMITED, PAN: AACCE3168N, 3.61 to 3.104 all are existing Companies registered under the Companies Act' 1956 having their respective registered offices at 36/1A, Elgin Road, South 24 Parganas, Pin – 700 020, P.O. & P.S. Bhowanipore and all being represented by their Authorized Signatory Shri. Ram Naresh Agarwal (PAN ACYPA1903G), son of Late Shri. Nand Kishore Agarwal, residing at 135G, S.P. Mukherjee Road, Kolkata – 700 026, P.O.& P.S. Tollygunge,
- 3.105. UDAY NIWAS PRIVATE LIMITED, PAN: AAACU8216F,
- 3.106. NEW WAYS CONSUMER GOODS PRIVATE LIMITED, PAN: AABCN9879J,
- 3.107. ELITE CONSUMER GOODS PRIVATE LIMITED, PAN: AABCE3067B,



M
AUDITOR GENERAL REGISTRAR
DELHI
27 JUN 2017

- 3.108. RIDHI SIDHI NIKETAN PRIVATE LIMITED, PAN: AADCR2855A,**
- 3.109. TIRUPATI ADVISORY SERVICES PRIVATE LIMITED, PAN: AACCT0182F,3.105 to 3.109** all are existing Companies registered under the Companies Act' 1956 having their respective registered offices at 85, Prince Anwar Shah Road, City High Tower - 3, Flat - 14J, South 24 Parganas, Pin - 700 033, **P.O. Tollygunge & P.S. Charu Market** and all being represented by their Authorized Signatory **Shri. Ram Naresh Agarwal (PAN ACYPA1903G)**, son of Late Shri. Nand Kishore Agarwal, residing at 135G, S.P. Mukherjee Road, Kolkata - 700 026, **P.O.& P.S. Tollygunge;**
- 3.110. MANISHA AGARWAL, PAN: ACSPA5053F** wife of Pawan Kumar Agarwal residing at 135G, S.P. Mukherjee Road, South 24 Parganas, Pin - 700 026, **P.O. & P.S. Tollygunge;**
- 3.111. KIRAN AGARWAL, PAN: ADAPA1222B** wife of Shri. Shyam Sunder Agarwal residing at 135G, S.P. Mukherjee Road, Kolkata - 700 026, **P.O. & P.S. Tollygunge**, both 3.110 and 3.111 being represented by their Power of Attorney Holder **Shri. Ram Naresh Agarwal (PAN ACYPA1903G)**, son of Late Shri. Nand Kishore Agarwal, residing at 135G, S.P. Mukherjee Road, Kolkata - 700 026, **P.O. & P.S. Tollygunge;**
- 3.112. KYAL RESIDENCY LLP (Formerly known as Kyal Residency Private Limited), PAN: AARFK0385R,** registered under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, Kolkata - 700 020, **P.O. Lala Lajpat Rai Sarani & P.S. Bhowanipore**, being represented by its Designated Partner **Sri Ram Naresh Agarwal (PAN ACYPA1903G)**, son of Late Nand Kishore Agarwal, residing at 135G, S.P. Mukherjee Road, Kolkata - 700026, **P.O.& P.S. Tollygunge;**
- 3.113. ANGELICA REALTY LLP (formerly known as Angelica Realty Private Limited), PAN: ABGFA4583M,**
- 3.114. TRIMUKH REGENCY LLP (formerly known as Trimukh Regency Private Limited), PAN: AALFT6823H,**
- 3.115. AKSHI VYAPAR LLP (formerly known as Akshi Vyapar Private Limited), PAN: ABGFA4581K,**
- 3.116. ARIT DEALCOM LLP (formerly known as Arit Dealcom Private Limited), PAN:**



ADJUNTO
DE
27 JUN 2017
PAR
SANTA

- ABGFA4580J,
- 3.117. **ELINA DEALERS LLP (formerly known as Elina Dealers Private Limited), Pan: AAGFE0567J,**
- 3.118. **AQUABLUE REALTY LLP (formerly known as Aquablue Realty Private Limited), PAN: ABGFA4579D,** existing LLP's from 3.113 to 3.118 are registered under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, South 24 Parganas, Pin – 700 020, P.O. Lala Lajpat Rai Sarani & P.S. Bhowanipore, all being represented by its Authorised Signatory Sri Ram Naresh Agarwal (PAN ACYPA1903G), son of Late Nand Kishore Agarwal, residing at 135G, S.P. Mukherjee Road, Kolkata - 700026, P.O.& P.S. Tollygunge,
- 3.119. **SILVERLING REALTY LLP (Formerly known as Silverling Realty Private Limited), PAN: ADEFS1596G,**
- 3.120. **DUMONT REALTY LLP (Formerly known as Dumont Realty Private Limited), PAN: AAMFD8009Q,**
- 3.121. **MORVEN REALTY LLP (Formerly known as Morven Realty Private Limited), PAN: ABDFM8667R,**
- 3.122. **FOXTAIL REALTY LLP (Formerly known as Foxtail Realty Private Limited), PAN: AAEFF9017G,**
- 3.123. **BHUVI DEALTRADE LLP (Formerly known as Bhuvi Dealtrade Private Limited), PAN: AAQFB9535R,**
- 3.124. **SILVERBELL REALTY LLP (Formerly known as Silverbell Realty Private Limited), PAN: ADEFS1602H,**
- 3.125. **DELMON REALTY LLP (Formerly known as Delmon Realty Private Limited), PAN: AAMFD8063G,**
- 3.126. **SUPERNOVA REALTORS LLP, PAN: ACYFS6635B,**
- 3.127. **REDMAPLE REALTORS LLP, PAN: AATFR3959C,**
- 3.128. **WATERTOWN ESTATES LLP, PAN: AACFW1929N,** 3.119 to 3.128 all are existing LLPs registered under the Limited Liability Partnership Act' 2008 having their registered office at 36/1A, Elgin Road, South 24 Parganas, Pin – 700 020, P.O. Lala Lajpat Rai Sarani &P.S.



ADDITIONAL REGISTRAR
KOLKATA
27 JUN 2017

- Bhowanipore and all being represented by their **Designated Partner Shri. Ram Naresh Agarwal (PAN ACYPA1903G)**, son of Late Shri. Nand Kishore Agarwal, residing at 135G, S.P. Mukherjee Road, Kolkata – 700 026, **P.O. & P.S. Tollygunge**;
- 3.129. **DANTA CITYHOMES PRIVATE LIMITED, PAN: AAECD8483B,**
- 3.130. **STHIRA NIRMAN PRIVATE LIMITED, PAN: AATCS4460L,**
- 3.131. **INESH REALBUILD PRIVATE LIMITED, PAN: AADC13865K,**
- 3.132. **PADMESH ESTATES PRIVATE LIMITED, PAN: AAHCP4374Q,**
- 3.133. **PADMESH SKYSCRAPPER PRIVATE LIMITED, PAN: AAHCP4622K,**
- 3.134. **TRIMUKH SKYSCRAPER PRIVATE LIMITED, PAN: AAECT8174B,**
- 3.135. **AKSAKA DEALTRADE PRIVATE LIMITED, PAN: AAMCA5226H,**
- 3.136. **KIRATI HOMES PRIVATE LIMITED, PAN: AAFCK3550K,**
- 3.137. **ROCANA BUILDERS PRIVATE LIMITED, PAN: AAGCR8542M,**
- 3.138. **ASLESHA RESIDENCY PRIVATE LIMITED, PAN: AAMCA5911H,**
- 3.139. **OMANA TRADECOM PRIVATE LIMITED, PAN: AABCO9711C.** 3.129 to 3.139 all are the existing companies registered under the Companies Act' 1956 having their registered office at 6A, Elgin Road, 2nd Floor, Bhowanipore, South 24 Parganas, Pin – 700 020, **P.O. & P.S. Bhawanipore** and all represented by their **Authorized Signatory Shri. Anand Agarwal (PAN ACIPA8719Q)**, son of Shri. Jagdish Prasad Agarwal, PAN: ACIPA8719Q, residing at Green Valley, Block – E, Kaikhali, Chiriamore, Kolkata – 700 136, **P.O. & P.S. Airport**;
- 3.140. **ANGELICA VINIMAY PRIVATE LIMITED, PAN: AAJCA9846J** having its registered office at 84A, Chitta Ranjan Avenue, 1st Floor, Suite No. 2, Kolkata – 700 012 **P.O. & P.S. Bowbazar**; being represented by its Authorized Signatory **Shri. Siddhartha Bhalotia (PAN ADIPB6092L)** son of Shri. Ram Gopal Bhalotia, residing at 32A, Beadon Row, Beadon Street, Kolkata – 700 006, **P.S. Bartala, P.O. Beadon Street**;
- 3.141. **LILY COMMOTRADE PRIVATE LIMITED, PAN: AACCL1308F** having its registered office at 1st Floor, Shop No. 30 & 31, 545/1, G. T. Road (South), Shyam Market, Howrah – 711 101 **P.O. & P.S. Shibpur**; being represented by its Authorized Signatory **Shri. Siddhartha Bhalotia (PAN ADIPB6092L)** son of Shri. Ram Gopal Bhalotia, residing at 32A, Beadon Row, Beadon Street, Kolkata – 700 006, **P.S. Bartala, P.O. Beadon Street**;

m



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
27 JUN 2016

- 3.142. **CORNFLOWER ENCLAVE PRIVATE LIMITED, PAN: AAEC6075G** having its registered office at 78, Bentinck Street, 2nd Floor, Room No. 5B, Kolkata – 700 001 **P.O. & P.S. Burrobar**; being represented by its Authorized Signatory **Shri. Siddhartha Bhalotia (PAN ADIPB6092L)** son of Shri. Ram Gopal Bhalotia, residing at 32A, Beadon Row, Beadon Street, Kolkata – 700 006, **P.S. Bartala, P.O. Beadon Street**;
- 3.143. **MAGNOLIA TRADELINK PRIVATE LIMITED, PAN: AAHCM0527C** having its registered office at P-12, New Howrah Bridge Approach Road, 1st Floor, Room No. 119, Kolkata – 700 001 **P.O. & P.S. Burrobazar**; being represented by its Authorized Signatory **Shri. Siddhartha Bhalotia (PAN ADIPB6092L)** son of Shri. Ram Gopal Bhalotia, residing at 32A, Beadon Row, Beadon Street, Kolkata – 700 006, **P.S. Bartala, P.O. Beadon Street**;
- 3.144. **CAMERTON PROPERTIES PRIVATE LIMITED, PAN: AAFCC6660C** having its registered office at BE - 61, Sector - J, 1st Floor, Salt Lake, North 24 Parganas, Pin – 700 064, **P.O. & P.S. Bidhannagar**; being represented by its Authorized Signatory **Shri. Siddhartha Bhalotia (PAN ADIPB6092L)** son of Shri. Ram Gopal Bhalotia, residing at 32A, Beadon Row, Beadon Street, Kolkata – 700 006, **P.S. Bartala, P.O. Beadon Street**;
- 3.145. **CAMERTON DEVELOPERS PRIVATE LIMITED, PAN: AAFCC6663B** having its registered office at BE - 61, 1st Floor, Sector - I, Salt Lake, North 24 Parganas, Pin – 700 064, **P.O. & P.S. Bidhannagar**; being represented by its Authorized Signatory **Shri. Siddhartha Bhalotia (PAN ADIPB6092L)** son of Shri. Ram Gopal Bhalotia, residing at 32A, Beadon Row, Beadon Street, Kolkata – 700 006, **P.S. Bartala, P.O. Beadon Street**;
- 3.146. **YASHOMATI PROPERTIES PRIVATE LIMITED, PAN: AAACY5109M** having its registered office at P-12, New Howrah Bridge Approach Road, 3rd Floor, Room No. 309, Kolkata – 700 001 **P.O. & P.S. Burrobazar**; being represented by its Authorized Signatory **Shri. Siddhartha Bhalotia (PAN ADIPB6092L)** son of Shri. Ram Gopal Bhalotia, residing at 32A, Beadon Row, Beadon Street, Kolkata – 700 006, **P.S. Bartala, P.O. Beadon Street**;
- 3.147. **ALPINIACOMMOTRADE PRIVATE LIMITED, PAN: AAJCA9845M** having its registered office at P-10, New Howrah Bridge Approach Road, Ground Floor, Shop No. 3, Kolkata – 700 001 **P.O. & P.S. Burrobazar**; being represented by its Authorized Signatory **Shri. Siddhartha Bhalotia (PAN ADIPB6092L)** son of Shri. Ram Gopal Bhalotia, residing



m
ADDITIONAL REGISTRAR
OF COMPANIES, WEST BENGAL
27 JUN 2017

- at 32A, Beadon Row, Beadon Street, Kolkata – 700 006, P.S. Bartala, P.O. Beadon Street;
- 3.148. **POPPY TRADELINK PRIVATE LIMITED, PAN: AAGCP8205K** having its registered office at P-12, New Howrah Bridge Approach Road, 3rd Floor, Room No. 309, Kolkata – 700 001 P.O. & P.S. Burrobazar; being represented by its **Authorized Signatory Shri. Siddhartha Bhalotia (PAN ADIPB6092L)** son of Shri. Ram Gopal Bhalotia, residing at 32A, Beadon Row, Beadon Street, Kolkata – 700 006, P.S. Bartala, P.O. Beadon Street;
- 3.149. **GLADIOLUS BUILDERS PRIVATE LIMITED, PAN: AAFCG6194D** having its registered office at BE - 61, 1ST Floor, Salt Lake, Sector – I, Kolkata – 700 064, P.O. & P.S. Bidhannagar; being represented by its Authorized Signatory **Shri. Siddhartha Bhalotia (PAN ADIPB6092L)** son of Shri. Ram Gopal Bhalotia, residing at 32A, Beadon Row, Beadon Street, Kolkata – 700 006, P.S. Bartala, P.O. Beadon Street;
- 3.150. **DELPHINIUM PROJECTS PRIVATE LIMITED, PAN: AAECD1075B** having its registered office at P-10, New Howrah Bridge Approach Road, Ground Floor, Room No. 13, Kolkata – 700 001 P.O. & P.S. Burrobazar; being represented by its **Authorized Signatory Shri. Siddhartha Bhalotia (PAN ADIPB6092L)** son of Shri. Ram Gopal Bhalotia, residing at 32A, Beadon Row, Beadon Street, Kolkata – 700 006, P.S. Bartala, P.O. Beadon Street;
- 3.151. **PERIWINKLE PROMOTERS PRIVATE LIMITED, PAN: AAGCP4038A** having its registered office at P-12, New Howrah Bridge Approach Road, 1st Floor, Room No. 119, Kolkata – 700 001 P.O. & P.S. Burrobazar; being represented by its **Authorized Signatory Shri. Siddhartha Bhalotia (PAN ADIPB6092L)** son of Shri. Ram Gopal Bhalotia, residing at 32A, Beadon Row, Beadon Street, Kolkata – 700 006, P.S. Bartala, P.O. Beadon Street;
- 3.152. **FREESIA VENTURES PRIVATE LIMITED, PAN: AABCF8877A** having its registered office at P-12, New Howrah Bridge Approach Road, 1st Floor, Room No. 119 Kolkata - 700 001 P.O. & P.S. Burrobazar; being represented by its Authorized Signatory **Shri. Siddhartha Bhalotia (PAN ADIPB6092L)** son of Shri. Ram Gopal Bhalotia, residing at 32A, Beadon Row, Beadon Street, Kolkata – 700 006, P.S. Bartala, P.O. Beadon Street;
- 3.153. **KALAYOGI ENCLAVE PRIVATE LIMITED, PAN: AAFCK3943A** having its registered office at 84A, Chittaranjan Avenue, 1st Floor, Suite No.3, Kolkata - 700 012 P.O. & P.S. Bowbazar; being represented by its Authorized Signatory Shri. Siddhartha Bhalotia (PAN



m
ADDITIONAL REGISTRAR
OF
27 JUN 2017
KOTA

- ADIPB6092L) son of Shri. Ram Gopal Bhalotia, residing at 32A, Beadon Row, Beadon Street, Kolkata – 700 006, P.S. Bartala, P.O. Beadon Street;
- 3.154. **DEVPUJANINFRATECH PRIVATE LIMITED, PAN: AAECD4403D** having its registered office at 14, Netaji Subhash Road, Kolkata – 700 001, P.O. Burrabazar, P.S. Hare Street; being represented by its Authorized Signatory **Shri. Siddhartha Bhalotia (PAN ADIPB6092L)** son of Shri. Ram Gopal Bhalotia, residing at 32A, Beadon Row, Beadon Street, Kolkata – 700 006, P.S. Bartala, P.O. Beadon Street;
- 3.155. **TORONADONIWAS PRIVATE LIMITED, PAN: AAECT7178H** having its registered office at 53/4, P.N. Middya Road, North 24 Parganas, Pin – 700 056, P.O. Belghoria, P.S. Nimta; being represented by its Authorized Signatory **Shri. Siddhartha Bhalotia (PAN ADIPB6092L)** son of Shri. Ram Gopal Bhalotia, residing at 32A, Beadon Row, Beadon Street, Kolkata – 700 006, P.S. Bartala, P.O. Beadon Street;
- 3.156. **RICARDIA VINCOM PRIVATE LIMITED, PAN: AAGCR3671K** having its registered office at 84A, Chittaranjan Avenue, 1st Floor, Suite No. 3, Kolkata – 700 012 P.O. & P.S. Bowbazar, being represented by its Authorized Signatory **Shri. Siddhartha Bhalotia (PAN ADIPB6092L)** son of Shri. Ram Gopal Bhalotia, residing at 32A, Beadon Row, Beadon Street, Kolkata – 700 006, P.S. Bartala, P.O. Beadon Street; (hereinafter jointly referred to as the **CO-OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors – in-office and/or assigns) of the **ONE PART**).

AND

4. **SOUTHWINDS PROJECT LLP, PAN: ABJFS2172D**, a limited liability partnership firm, having its registered office at 6A, Elgin Road, 2nd Floor, Bhowanipore, South 24 Parganas, Pin – 700020, P.O. & P.S. Bhowanipore, being represented by Shri. Sidharth Pansari (PAN AFYPP8910K), son of Shri. Nand Kishore Pansari residing at 7, Lovelock Street, Kolkata – 700019, P.O. & P.S. Ballygunge hereinafter referred to as the **"DEVELOPER"** (which



M
ADDITIONAL REGISTRAR
OF COMPANIES, CALCUTTA
27 JUN 2017

expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest and/or assigns) of the **OTHER PART**.

5. **WHEREAS:**

- 5.1. The Co-Owners No. 3.1 to 3.109 have been jointly and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the 1054 Decimals of land (be the same a little more or less) situated at Mouza Manikpur, Sub-Registry Office Sonarpur, Police Station Sonarpur, Touzi No. 412, J.L. No. 77, District South 24 Parganas, (hereinafter referred to as the said **Property** which is more fully and particularly described in **Part II** of the **First Schedule** hereunder written) free from all encumbrances, charges, liens, lis pendens, acquisitions, requisitions, attachments, trusts of whatsoever nature save and except charges created against the property in favour of AXIS Bank, Corporate Banking Branch, Kolkata.
- 5.2. The Co-Owners No. 1 to 109 in 2010 had mutually decided to appoint Srijan Manik Developers LLP to develop the Said Property by constructing a Residential Housing Complex ("Complex") comprising of multistoried buildings and by developing the necessary infrastructure, amenities and facilities for use and enjoyment of the complex, collectively the "Project".
- 5.3. The said Srijan Manik Developers LLP subsequently became Southwinds Project LLP on and from 22.11.2013.
- 5.4. Thereafter both the parties i.e. the Co-Owners No. 3.1 to 3.109 and the Developer i.e. Southwinds Project LLP jointly decided to record the mutually agreed terms and conditions between them into a Development Agreement and subsequently registered the same on 30th September, 2013 before DSR IV, South 24 Parganas and duly recorded in Book No. I, CD Vol. No. 39, Pages 3272 to 3320, Being Deed No. 07675 for the year 2013 (hereinafter referred to as the **First Development Agreement**).



m
ADDITIONAL REGISTRAR
Office: LAHORE
27 JUN 2017

5. 5. Thereafter Co-Owners No. 3.110 to 3.112 expressed their interest to become a part of the ongoing development and jointly decided to contribute their land being 17.98 decimal **Revised Land** which is more fully and particularly described in **Part III** of the **First Schedule** hereunder written to the said project and the Co-Owners No. 1 to 109 also decided to include the said additional area of 17.98 decimal of land into the project, the same being adjacent to the existing land i.e. of the Project. As a result, the earlier Development Agreement being No. 07675 for the year 2013 needed to be changed accordingly as the quantum of land and number of land owners had increased.
5. 6. Subsequently the Co-Owners No. 1 to 112 and the Developer jointly agreed to execute a revised Development Agreement recording the modified area; parties thereto and then newly agreed terms and conditions and thus executed the same on 09.03.16 and registered the said new Development Agreement on 14th March, 2016 before ARA I, Kolkata which was duly recorded in Book No. I, Vol. No. 1901-2016, Pages 72499 to 72598, Being Deed No. 190102043 for the year 2016 (hereinafter referred to as the **Revised Development Agreement**).
5. 7. One of the said newly agreed terms of the **Revised Development Agreement** was that the Co-Owners would have the option to take the value of its share in the constructed area as per prevailing market price.
5. 8. The Co-Owners thus decided to accept the value of the constructed area of their respective Allocation instead of Constructed area to be allotted to them and subsequently the Developer through letter dated 10th March, 2016 paid 70% of the existing market value of the Constructed area of Co-Owner's No. 3.1 to 3.112 allocation to all the Co-Owners No. 3.1 to 3.112.
5. 9. Thereafter certain dispute arose between the Co-Owners No. 3.1 to 3.112 and the Developer



[Handwritten signature]
ADDITIONAL MEMBER R
OFFICE
27 JUN 2017

in course of implementation of terms and conditions of the Revised Development Agreement dated 14th March, 2016, Being Deed No. 190102043 for the year 2016 and to resolve the disputes both the parties mutually decided to refer the matter to a Sole Arbitrator as mutually decided by the parties to hold proceeding under the Arbitration and Conciliation Act, 1996. The Parties thereto being Co- Owners 3.1 to 3.112 and the Developer mutually agreed to refer the matter to Mr. C.P. Kakrania; the **Sole Arbitrator**. The Arbitrator passed an order dated 16.02.2017 directing both the parties to share the revenue generated from the sale proceeds of the constructed area of the said Project in the ratio of 16% and 84% between Co-owners and Developers respectively. It was also recorded in the said Arbitration Order dated 16.02.2017 that the Developer may extend the said project by adding new lands and that the revenue to be given to the New Land Owners would also be as per the newly agreed ratio of 16% .

5. 10. Subsequently in accordance to the order dated 16.02.2017 of the Arbitrator; the Co-Owners and the Developer once again decided to increase the area of project by 397.12 decimal of land, being land lying adjacent to the existing land of 1071.98 decimal (hereinafter referred to as the **New Land** which is more fully and particularly described in **Part IV** of the **First Schedule** hereunder written) and owned by 44 nos. of Land Owners; being Co-Owners 3.113 to 3.156 herein. Thus the area of the project stands increased to 1469.1 Decimals.
5. 11. The Co-Owners No. 3.1 to 3.156 now jointly absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the 1469.1 Decimals of land (be the same a little more or less) situated at Mouza Manikpur, Sub-Registry Office Sonarpur, Police Station Sonarpur, Touzi No. 412, J.L. No. 77, District South 24 Parganas, (more fully described in Part I of the **First Schedule** hereunder written and hereinafter referred to as the **Said Land**) free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature have decided to develop the said Project through the Developer for commercial exploitation by constructing multi storied buildings,



ADDITIONAL DIRECTOR
OF HEALTH SERVICES
WTA
27 JUN 2017

under the new revised terms and conditions.

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

6. Subject Matter of Agreement

6.1 Development and Commercial Exploitation of Said Land: Agreement between the Co-Owners and the Developer with regard to development and commercial exploitation by constructing multi storied buildings, hereinafter called the **Project/Complex**, (in the manner specified in this Agreement) over the land containing and measuring an area of **1469.1 Decimals of land (be the same a little more or less) lying at Mouza Manikpur, Sub-Registry Office Sonarpur, Police Station Sonarpur , Touzi No. 412, J.L. No. 77, District South 24 Parganas** situate lying at Mouza Manikpur, Sub-Registry Office Sonarpur, Police Station Sonarpur , Touzi No. 412, J.L. No. 77, District South 24 Parganas, State of West Bengal, described in the **1st Schedule** below (**Said Land**).

7. Definitions

In these presents unless there is something repugnant to or inconsistent with the following words shall have the following meaning -

- 7.1. APARTMENT:** shall mean all the residential apartments to be built and constructed by the Developer in the said project.
- 7.2. ARCHITECT:** shall mean such person or persons who may be appointed by the Developer as Architect of the project.
- 7.3. ASSOCIATION:** shall mean any Company incorporated under the Companies Act, 1956 or any Association or any Syndicate Committee or Registered Society that may be



m
ADDITIONAL REGISTRAR
OF COMPANIES, CALCUTTA
27 JUN 2017

formed of and by the Co-owners for the common Purposes having such rules, regulations and restrictions as be deemed proper and necessary by the Co-owners but not inconsistent with the provisions and covenants herein contained.

- 7.4. **BUILDING PLAN**: would mean such plan or plans to be prepared by the Architect for the construction of the building or buildings, to be sanctioned/re-sanctioned by the Rajpur Sonarpur Municipality and/or any other competent authorities as the case may be.
- 7.5. **FIRST DEVELOPMENT AGREEMENT**: shall mean the development agreement entered upon by Co-Owners No. 3.1 to 3.109 and the Developer i.e. Southwinds Project LLP on 2nd July, 2013 and subsequently registered the same on 30th September, 2013 before DSR IV, South 24 Parganas and duly recorded in Book No. 1, CD Vol. No. 39, Pages 3272 to 3320, Being Deed No. 07675 for the year 2013.
- 7.6. **NEW BUILDINGS** : shall mean new buildings each constituting of ground floor and upper floorsthereof containing independent and self-contained flats and the ground floor containing utilities and car parking spaces for parking of motor cars and amenities/areas for common use and/or show rooms and office space).
- 7.7. **NEW LAND**:shall mean the 397.12decimal land jointly owned by the Co-Owners No. 3.113 to 3.156.
- 7.8. **PROJECT**: shall mean the entire joint-venture project to beundertaken by the Developer for development of the said land at its own costs and expenses known as **SOUTHWINDS**.
- 7.9. **PROPORTIONATE OR PROPORTIONATELY**: according to the context shall mean the proportion in which the built up area of the said Unit may bear to the built-up area of all the Units in the new buildings **PROVIDED THAT** where it refers to the share of the



M
ADDITIONAL REGISTRAR
OF ASSAM
27 JUN 2017

Purchaser or any Co-owner in the rates and/or taxes amongst the Common Expenses then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied (i.e. in case the basis of any levy be on area rental income consideration or user then the same shall be determined on the basis of the area rental income consideration or user of the said Unit).

7. 10. **PURCHASERS**: according to the context shall mean all the prospective or actual buyers for the time being have agreed to purchase any Unit in the said complex.
7. 11. **REVISED DEVELOPMENT AGREEMENT**: shall mean the development agreement entered upon by Co-Owners No. 3.1 to 3.112 and the Developer i.e. Southwinds Project LLP on 9th March, 2016 and subsequently registered the said new Development Agreement on 14th March, 2016 before ARA I, Kolkata and duly recorded in Book No. I, Vol. No. 1901-2016, Pages 72499 to 72598, Being Deed No. 190102043 for the year 2016.
7. 12. **REVISED LAND**: shall mean the 17.98 decimal land jointly owned by the Co-Owners No. 3.110 to 3.112.
7. 13. **SAID LAND**: shall mean the land more fully and particularly described in the Part I of the First Schedule hereunder written.
7. 14. **SAID PROPERTY**: shall mean the 1054 decimal land jointly owned by the Co-Owners No. 3.1 to 3.109.
7. 15. **SALE REVENUE**: shall mean revenue so generated from sale of Units or Space by the Developer to the intending Purchasers, which includes Base Sale Price, Right to use car parking, Preferred Location charges, Floor Escalation Charges, Extra charges but excludes Deposits.



M
ADJUNKT
DEPARTMAN
27 JUN 2017
DATA

7. 16. **SPECIFICATION**: shall mean the specification as may be decided by the Developer.
7. 17. **SUPER BUILT-UP AREA**: according to the context shall mean and include the plinth area of all the constructed space in the said new buildings (including the thickness of the external and internal walls thereof and columns therein and for each unit, the plinth area of the said unit and all other units in the new buildings (including the thickness of all the external and internal walls thereof and columns therein **PROVIDED THAT** if any wall or column be common between two Units, then one half of the area under such wall or column shall be included in the area of each such Unit) plus proportionate share of common service areas as shall be determined by the Developer.
7. 18. **TITLE DEEDS**: shall mean the documents of title of the Co-Owners and their Vendors.
7. 19. **TRANSFER**: with its grammatical variations shall include transfer by possession and by way other means adopted for effecting what is understood as a transfer of space in multi-storied building to purchasers thereof as per law.
7. 20. **TRANSFeree** shall mean a person, firm, limited company and association of persons to whom any saleable space in the building or buildings would be transferred.
7. 21. **UNIT OR SPACE**: shall mean all the commercial spaces or units for showroom or office to be built and constructed by the Developer in the said project.
7. 22. Words importing singular shall include plural and vice versa.
7. 23. Words importing masculine gender shall include feminine or neuter gender and vice versa.



M
ADDITIONAL REGISTRAR
OF ASSAM
27 JUN 2017

8. Representations, Warranties and Background

8.1 Co-Owners' Representations: The Co-Owners have represented and warranted to the Developer as follows:

8.1.1 Ownership of the Co-Owners: The Co-Owners are in absolute and peaceful possession and enjoyment of the said entire plots of land without any obstruction and interference from anywhere. Particulars of Titles are mentioned in the **Second Schedule** below of these presents.

8.1.2 Co-Owners to Ensure Continuing Marketability: The Co-Owners ensure that Ownership titles of the Said Land shall remain marketable and free from all encumbrances till the completion of development of the Said Land.

8.1.3 No Previous Agreement: The Co-Owners undertake that neither they have leased out, mortgaged, nor any Agreement for sale, transfer, development of the Said Land with any other person/s or any other entity entered into save and except the previous registered development agreements being First Development Agreement and Revised Development Agreement.

8.1.4 No Requisitions or Acquisitions: The Said Land or any part thereof is not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings have been received or come to the notice of the Co-Owners and the Said Land is not attached under any Decree or Order of any Court of Law or dues of the Income Tax, Revenue or any other Public Demand.

8.1.5 The Authority of Parties: The Parties hereto have full authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.

8.1.6 No Prejudicial Act: The Co-Owners shall not do nor permit any one to do any act, deed, matter or thing which may affect the development, construction and marketability of the



M
ADDITIONAL REGISTRAR
OF COMPANIES, GFA
27 JUN 2017

said Complex or which may cause charge, encroachments, litigations, trusts, liens, lispendens, attachments and liabilities on the Said Land or the project or on the Developer.

8.2 Developer's Representations: The Developer has represented and warranted to the Co-Owners as follows:

8.2.1 Infrastructure and Expertise of Developer: The Developer is carrying on business in the real estate sector and having compatible infrastructure and expertise in this field.

8.2.2 No Abandonment: The Developer shall not abandon, delay or neglect the project of development of the Said Land and shall accord the highest priority, financial as well as infrastructural, to the development of the Said Land.

8.3 Decision to Develop: Pursuant to preliminary discussion held between the parties, the Co-Owners and the Developer of the Said Land, have decided to jointly develop the Said Project on the Said Land wherein the Co-Owners will offer land & Developer will put its expertise and major funds needed for the project to develop the same. The salient terms of the understanding between the Parties are that the Developer shall have **84% share (Eighty four percent)** in the total sale revenue of the Project and the Co-Owners collectively shall have **16% (Sixteen Percent)** share in the total sale revenue of the Project. It is further agreed between the parties that the sale Revenue (Receivable) for the Co-Owners shall be divided among themselves as given herein below:

37.5% of Co-Owner's Allocation	37.5% of Co-Owner's Allocation	25% of Co-Owner's Allocation
Co- Owners' 3.52 to 3.128	Co- Owners' 3.15 to 3.18, 3.19 to 3.22, 3.23 to 3.48, 3.49 to 3.51, 3.140 to 3.156	Co- Owners' 3.1 to 3.14 & 3.129 to 3.139



ADDITIONAL SECRETARY
OF HEALTH AND FAMILY WELFARE
CALCUTTA
27 JUN 2017

8.4 Finalization of Terms Based on Reliance on Representations: Pursuant to the above and relying on the representations made by the Parties to each other as stated above, final terms and conditions for the said Complex are being recorded by this Agreement.

9. Basic Understanding

9.1. Development of Said Land and Commercial Exploitation of Said Complex: The Parties have mutually decided to take up the development of the Said Land by way of construction of multi storied buildings thereon and commercial exploitation of the same with **(1)** specified inputs and responsibility sharing by the Parties and **(2)** exchange with each other of their specified inputs.

9.2. Nature and Use of Said Complex: The Said Complex shall be constructed in accordance with Architectural Plans (**Building Plans**) as prepared by an architect (**Architect**) and approved by the appropriate authority, as a complex comprising of primarily residential buildings (with construction of commercial buildings at the discretion of all the Co-Owner) and ancillary facilities and other areas, with specified areas, amenities and facilities to be enjoyed in common.

9.3. Appointment of Contractors etc. : The Co-Owners confirm that the Co-Owners have authorised the Developer to appoint contractors, sub-contractors, agents, sub-agents etc. for the development of the Said Land, at their own costs and expenses.

9.4. Meeting Together: The Developer as well as the Co-Owners shall meet together at least once in every month or such other interval as may be mutually decided, to discuss all the matters relating to the project such as cost of project, status of construction, quality of material used, sales strategy and status and/or other finance matter.

9.5. No Liability for Taxes:: The Co-Owners shall not be liable for any income tax, wealth tax or any other Taxes in respect of amount of revenue received by Developer towards its share and



m
ATTENTION: REGISTRAR
OF COMPANIES, KOLKATA
27 JUN 2017

vice-versa the Developer is also not liable for the amount of revenue received by the Co-owners towards their share.

9. 6. Nomination: The Developer can nominate any person/persons or any other entity in its place for Development of the Said Land, subject to approval of the Co-owners and the legal compliance in that regard, if any.

9. 7. Sale of Respective shares of the Co-Owners: Upon Consent of the other Co-Owners, a Co-Owner can sell and/or transfer its proportionate share in the said project to any or all the Co-Owners without effecting this Agreement. In such event a supplementary to this agreement shall be executed amongst the prevailing Co-owners, which would be treated as part and parcel to this Agreement.

9. 8. Modification in Revenue (receivable) share: It is the mutual covenant of the parties hereto that the share in revenue (receivable) can be modified at subsequent stage hereinafter upon written consent of all the parties hereto.

10. Development and Commencement

10. 1. Development: The Parties hereby accept the Basic Understanding between them as recorded in Clause 6.1 above and all other terms and conditions concomitant thereto including those mentioned in this Agreement.

10. 2. Commencement and Tenure: This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above (**CommencementDate**) and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed and all saleable spaces in the Said Complex are transferred and sold or till this Agreement is terminated in the manner stated in this Agreement.

10. 3. Post completion maintenance of the Project: The Developer shall frame a scheme for the management and administration of the Buildings and the maintenance shall be handed



M
ADDL. REGISTRAR
OF COMPANIES
27 JUN 2017

over if required to a professional agency. The Co-Owner hereby agrees to abide by all decisions taken by the Developer for the management of the common affairs of the Buildings and the Complex.

11. Pre-Sanction Activities, Sanction and Construction

11. 1. Payment of Land Revenue: The Developer shall make payment of upto date land revenue in respect of the Said Land.

11. 2. Architects and Consultants: The Co-Owners confirm that the Co-Owners have authorized the Developer to appoint the Architect and other consultants for development of the Said Land. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer and the Co-Owners shall have no liability or responsibility.

11. 3. Sanction of Plan: The Developer shall make its best endeavour to have the plan sanctioned by Rajpur Sonarpur Municipality within six months from the date of submission thereof and for the said purpose, act do and perform all acts deeds and things as may be necessary or expedient.

11. 4. Construction of Said Complex: The Developer shall, at its own costs and expenses construct, erect, and complete the Said Complex in accordance with the sanctioned Building Plans. In this regard it is clarified that **(1)** the Said Complex may, at the option of the Developer, be constructed and delivered in phased manner and **(2)** the Said Complex may be separate and distinct clusters of new buildings with some common amenities.

11. 5. Commencement of Construction: The Developer shall start construction of the proposed complex within a period of six months from the date of obtaining sanction and possession of the said land whichever is later.



m
ADDITIONAL REGISTRAR
OF ASSAM
2-7 JUN 2017
GATE

- 11. 6. Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties that the Project shall be developed in Phases and the Developer shall construct, erect and complete the respective phase within **60 (Sixty) months** from the date of commencement of construction (**Completion Date**) of the said phase provided however the Completion Date may be extended by mutual consent between the parties.
- 11. 7. Temporary Connections:** The Developer shall be authorized in the name of the Co-Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the Said Land, upon payment of all usage charges.
- 11. 8. Modification of Building Plans:** Any amendment or modification to the Building Plans may be made or caused to be made by the Developer within the permissible limits of the Planning Authorities in consultation with the Co-Owners.
- 11. 9. Responsibility of the Co-Owners:** The Co-Owners will be involved in all major matters but shall not indulge in any activities which may be detrimental to the development of the Said Land and/or which may affect the mutual interest of the Parties. The Co-Owners shall provide all co-operation that may be necessary for successful completion of the said complex.
- 12. Powers and Authorities**
- 12.1 Power of Attorney for Construction and Sale:** Simultaneously with the execution of this Agreement, the Co-Owners have granted to the Developer and/or its nominees a Power of Attorney for construction of the Said Complex and to negotiate and sale of the apartments/ flats in the said complex and receive consideration therefor and shall also issue money receipt(s) to the intending purchaser. The Co-Owners shall grant the power to the Developer to execute, admit and/or present, register Agreement for Sale, Deed of Conveyance or any other documents as to be required from time to time.



m
ADDITIONAL SECRETARY
OFFICE OF THE
27 JUN 2017

12.2 Further Acts: Notwithstanding grant of the aforesaid Power of Attorney, the Co-Owners hereby undertake that it shall be executed without any dispute as and when necessary (1) Agreements for Sale and Conveyances for Sale, if required (2) all papers, documents, plans etc. for enabling the Developer to perform all obligations under this Agreement.

13. Financials

13.1 Project Finance: The Developer shall be entitled to raise construction finance in its name for carrying out the development of the said premises and in order to secure such construction finance to create a mortgage of the said premises in favour of such banks / financial institutions, without creating any financial or other liability upon the Owner (or without the Owner in any manner as co-obligor or guarantor, being in any manner liable for the same). It is expressly agreed and understood that in no event the Owners shall be responsible and/or be made liable for repayment of any dues of such banks / financial institutions. For the purpose of creating mortgage of the said premises in favour of such banks / financial institutions, the Developer shall for itself and on behalf of the Owners, be entitled to deposit the original title deeds of the said premises and for that purpose, the Developer for itself and on behalf of the Owners shall be entitled to execute appropriate financing documents with such banks / financial institutions. If required, the Owners shall also sign all such financing documents as per standard form used by such banks / financial institutions for the purpose of confirming such security creation of the Developer's rights in the Project in favour of such banks / financial institutions, without assuming any liability and upon such clause being clearly mentioned in such document. It is made clear that the Owners' Share shall always be free from all mortgages, charges..

14. Dealing with Constructed Area.

14.1 Marketing: It has been agreed that the complex will be marketed mainly through marketing agent to be appointed by Developer with prior approval of the Co-Owners.



m
27 JUN 2017

14.2 Proportionate Payment towards Co-Owner's entitlement: The Developer shall simultaneously with the sale and receipt of payment shall credit the Co-owners' share in revenue receipts after deducting marketing cost, and/ or any other expenses if payable by the Co-owners as to be mutually decided. The Revenue(Receivable) by the Co-Owners shall be deposited as per agreed sharing as mentioned above;directly to Bank Account of the Co-owners after the above mentioned deduction, if any.

15. Taxes and Outgoings

15.1 Relating to Prior Period: All rates and taxes and outgoings (collectively **Rates**) on the Said Landshall be borne, paid and discharged by the Developer.

16. Obligation of Developer

16.1. Completion of Development within Completion Time: The Developer shall complete the entire process of development of the Said Landwithin the Completion Time, subject to the force majeure clause hereinafter contained.

16.2. Compliance with Laws: The execution of the Project shall be in conformity with the prevailing rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure compliance for which the Co-Owners shall not remain liable in any manner.

16.3. Planning, Designing and Development: The Developer shall be responsible for planning, designing and development of the Said Complexwith the help of the Architect, professional bodies, contractors, etc. The entire planning, designing are to be done by the Developer.

16.4. Specifications: The Developer shall use standard quality building materials and the decision of the Architect as to the quality and standard of materials to be used shall be final and



M
REGISTERED
OFFICE OF THE REGISTRAR OF COMPANIES
27 JUN 2017

binding on the Parties.

- 16. 5. Development of Complex:** The development of the Said Complex shall be as per the Specifications, Building Plans, schemes, rules, regulations, bye-laws and approvals of the Planning Authorities, at the sole responsibility of the Developer.
- 16. 6. Strict Adherence by Developer:** The Developer has assured the Co-Owners that they shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without default.
- 16. 7. Day to Day matters:** The Developer shall construct the Said Complex and it will look after the day to day matters and its decision in this regard will be final and binding.
- 16. 8. Responsibility for Marketing and Advertising:** The Developer shall be solely responsible for marketing and advertising of the said complex. The marketing strategy, budget, selection of publicity material, media etc. shall be decided and formulated by the Developer.
- 16. 9. Pricing:** The Developer in consultation with the Co-Owners shall determine the first basic price for sale or disposal of the flats/Units/apartments in the Project keeping in view the market economics and such basic price may be revised from time to time by the Developer in consultation with the Co-Owners.
- 16. 10. No Violation of Law:** The Developer hereby agrees and covenants with the Co-Owners not to violate or contravene any of the provisions of the rules applicable to construction of the Said Complex.
- 17. Obligations of the Co-Owners**
- 17. 1. Co-operation with Developer:** The Co-Owners undertake to fully co-operate with the Developer for obtaining all permissions required for development of the Said Land.



ADDITIONAL REGISTRAR
OF ASSAM
27 JUN 2017
KATA

- 17. 2. Act in Good Faith:** The Co-Owners undertake to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.
- 17. 3. Documentation and Information:** The Co-Owners undertake to provide the Developer all documentation and information relating to the Said Landas may be required by the Developer from time to time.
- 17. 4. No Obstruction in Dealing with Developer' Functions:** The Co-Owners shall not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.
- 17. 5. No Obstruction in Construction:** The Co-Owners hereby covenant not to cause any interference or hindrance in the construction of the Said Complex. It is clearly understood by the Co-Owners that the Said Complex shall be constructed in phases and hence, the realization of the sale proceeds of the Co-Owners' Allocation shall also come to the Co-Owners in phases manner.
- 17. 6. No Dealing with Said Land:** The Co-Owners hereby covenant not to let out, grant lease, mortgage and/or charge the Co-Owners' Share in the Said Land or any portions thereof save in the manner envisaged by this Agreement.
- 17. 7. Making out Marketable Title:** The Co-Owners hereby covenant that it shall make out a good, bankable and marketable title of the Said Land and all original title related papers and documents shall be kept with Developer.
- 17. 8. Co-operations:** Co- Operate in planning; discuss all major policy matter and other act as referred in this joint development agreement.



[Signature]
ADDITIONAL REGISTRAR
OF AS - KOLKATA
27 JUN 2017

18. Indemnity

- 18.1 By the Developer:** The Developer hereby indemnify and agrees to keep the Co-Owners saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Co-Owners in relation to the construction of the Said Complex and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants and employees and any breach resulting in any successful claim by any third party or violation of any permission, rules regulations or bye-laws or arising out of any accident or otherwise.

The Developer hereby also indemnifies and agrees to keep the Co-Owners saved harmless and indemnified of from and against any and all cases (whether criminal or civil) initiated, lodged before any court of law for reason whatsoever. The Developer hereby takes all responsibility to act and appear, contest the same before concerned Court of Law.

- 18.2 By the Co-Owners:** The Co-Owners hereby indemnify and agree to keep the Developer saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by Developer in the course of implementing the Project including marketing thereof for any successful claim by any third party for any defect in title of the Said Land or any of the Representations of the Co-Owners being incorrect.

19. Limitation of Liability

- 19.1 No Indirect Loss:** Notwithstanding anything to the contrary herein, neither the Developer nor the Co-Owners shall be liable in any circumstances whatsoever to each other for any indirect or consequential loss suffered or incurred.

20. Miscellaneous

- 20.1. Parties Acting under Legal Advice:** Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts done in pursuance hereof and the other Party shall not be responsible for the same.



ADDITIONAL ASSISTANT
OF POST OFFICE CALCUTTA
27 JUN 2017

- 20. 2. Essence of Contract:** In addition to time, the Co-Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
- 20. 3. Valid Receipt:** The Co-Owners shall pass valid receipts for all amounts paid under this Agreement.
- 20. 4. No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
- 20. 5. Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the Said Complex by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Co-Owners. Further, various applications and other documents may be required to be signed or made by the Co-Owners relating to which specific provisions may not have been made herein. The Co-Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Co-Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer **provided that** all such acts, deeds, matters and things do not in any way infringe on the rights of the Co-Owners and/or go against the spirit of this Agreement.
- 20. 6. Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 20. 7. Name of Said Complexes:** The name of the Said Complex shall be **SOUTHWINDS** as decided by the Developer in consultation with the Co-Owners. It is agreed by and between the parties that only the Developer has the right to change the name of the project.



m
ADDITIONAL REGISTRAR
OFFICE
27 JUN 2017

20. 8. No Assignment and/or Transfer Right title of Co-Owners: Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said land or any part thereof to the Developer or as creating any right title or interest in respect thereof to the Developer other than an exclusive licence to the Developer for the purpose of development of the said land as per the terms of these presents.

20. 9. Meaning: Force Majeure shall mean and include an event preventing either Party from performing any or all of their obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of its obligations under this Agreement, including, without limitation, any abnormally inclement weather, flood, lightening, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labour unrest or other industrial action, terrorist action, civil commotion, non-availability of construction material, hike in prices of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders.

20. 10. Reasonable Endeavour's: The Party claiming to be prevented or delayed in the performance of any of their/its obligations under this Agreement by reason of an event of Force Majeure shall use all reasonable endeavours to bring the event of Force Majeure to a close or to find a solution by which this Agreement may be performed despite the continuance of the event of Force Majeure.

20. Counterparts

20.1 All Originals: This Agreement is being executed and the original shall be retained by the Developer with full right of creation of mortgage, charge and other form of encumbrance and



ADDITIONAL REGISTRAR
OF ASSESSMENT
27 JUN 2017

a copy of this agreement shall be given to the Co-Owners.

21. Severance

21.1 Partial Invalidity: If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

21.2 Deletion of Invalid Provision: If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.

21.3 Reasonable Endeavour for Substitution: The Parties agree, in the circumstances referred above, to use all reasonable endeavours to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.

22. Reservation of Rights

22.1. Right to Waive: Any term or condition of this Agreement may be waived at any time by the Party who is entitled to the benefit thereof. Such waiver must be in writing and must be executed by such Party.

22.2. Forbearance: No forbearance, indulgence or relaxation or inaction by any Party at any time



m
REGISTRAR OF COMPANIES
CALCUTTA
27 JUN 2017

to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision.

22.3. No Waiver: Any waiver or acquiescence by any Party of any breach of any of the provisions of this Agreement shall not be construed as a waiver or acquiescence to or recognition of any right under or arising out of this Agreement or acquiescence to or recognition of rights and/or position other than as expressly stipulated in this Agreement.

22.4. No Continuing Waiver: A waiver on occasion shall not be deemed to be waiver of the same or any other breach or non-fulfilment on a future occasion. No omission or delay on the part of either Party to require due and punctual performance of any obligation by the other Party shall constitute a waiver of such obligation of the other Party or the due and punctual performance thereof by such other Party and it shall not in any manner constitute a continuing waiver and/or as a waiver of other breaches of the same or other (similar or otherwise) obligations hereunder or as a waiver of any right or remedy that such Party may otherwise have in law or in equity.

23. Amendment/Modification

23.1 Express Documentation: No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties and expressly referring to the relevant provision of this Agreement.

24. Notice

24.1 Mode of Service: Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or by facsimile transmission, or sent by prepaid recorded delivery, or registered post with acknowledgement due or through courier service to the proper address as mentioned in clause 3 and 4 herein above and for the attention of the relevant Party (or such other address as is otherwise notified by each Party from time to time). The Owners shall address all such notices and other written communications to the Director of the Developer and the Developer shall address all such notices and other written



m
ADDITIONAL DEPUTY COMMISSIONER
OFFICE OF THE DEPUTY COMMISSIONER
27 JUN 2017

communications to the Co-owners.

24.2 Time of Service: Any such notice or other written communication shall be deemed to have been served:

24.2.1 Personal Delivery: if delivered personally, at the time of delivery.

24.2.2 Registered Post: if sent by prepaid recorded delivery or registered post or courier service, on the 4th day of handing over the same to the postal authorities/service provider shall be deemed to have been served upon the addressee.

24.2.3 Facsimile: if sent by facsimile transmission, at the time of transmission (if sent during business hours) or (if not sent during business hours) at the beginning of business hours next following the time of transmission, in the place to which the facsimile was sent.

24.3 Proof of Service: In proving such service it shall be sufficient to prove that personal delivery was made or in the case of prepaid recorded delivery, registered post or courier, that such notice or other written communication was properly addressed and delivered to the postal authorities/service provider or in the case of a facsimile message, that an activity or other report from the sender's facsimile machine can be produced in respect of the notice or other written communication showing the recipient's facsimile number and the number of pages transmitted.

25. Rules of Interpretation

25.1 Presumptions Rebutted: It is agreed that all presumptions which may arise in law at variance with the express provisions of this Agreement stand rebutted and that no presumptions shall arise adverse to the right, title and interest of Parties to the Said Land.



m
ADDITIONAL REGISTRAR
OFFICE
27 JUN 2017

25.2 Statutes: In this Agreement, any reference to a statute, statutory provision or subordinate legislation shall be construed as referring to that statute, statutory provision or subordinate legislation as amended, modified, consolidated, re-enacted or replaced and in force from time to time, whether before or after the date of this Agreement and shall also be construed as referring to any previous statute, statutory provision or subordinate legislation amended, modified, consolidated, re-enacted or replaced by such statute, statutory provision or subordinate legislation. Any reference to a statutory provision shall be construed as including references to all statutory instruments, orders, regulations or other subordinate legislation made pursuant to that statutory provision.

25.3 Clause or Paragraph: In this Agreement, any reference to a clause or paragraph or schedule (other than to a schedule to a statutory provision) is a reference to a clause or paragraph or schedule (as the case may be) of this Agreement and the schedules form part of and are deemed to be incorporated in this Agreement.

25.4 Including: In this Agreement, any phrase introduced by the terms "including", "include", "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words proceeding those terms.

25.5 Headings: In this Agreement, the heading are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.

26 Arbitration

26.1 Disputes and Pre-referral Efforts: The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**), by way of negotiation. To this end, each of the Parties shall



M
ADDITIONAL REGISTRAR
OF COMPANIES, CALCUTTA
27 JUN 2017

use its reasonable endeavours to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.

26.2 Conduct of Arbitration Proceeding: The Parties agree that:

26.2.1 Place: The place of arbitration shall be Kolkata only.

26.2.2 Language: The language of the arbitration shall be English.

26.2.3 Interim Directions: The Arbitration Tribunal shall be entitled to give interim awards/directions regarding the Disputes.

26.2.4 Procedure: The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.

26.2.5 Binding Nature: The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.

27 Jurisdiction

27.1 Court: In connection with the aforesaid arbitration proceedings, the courts at Kolkata only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.



M
ADDITIONAL REGISTRAR
OF ASSET
27 JUN 2017

FIRST SCHEDULE ABOVE REFERRED TO

(Part I)

(The Said Land)

ALL THAT land containing and measuring an area of 1469.1 Decimals of land (be the same a little more or less) in L.R. Dag Nos 304, 305, 478, 481, 482,483, 485, 486, 487, 488, 489, 490, 492, 493, 496, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 510, 511, 512,513, 514, 515, 516, 517, 518, 519, 520, 539, 540, 541, 542, 545, 546, 567, 568, 572, 573, 574, 589, 590, 591, 592, 593, 595, 596, 597 and 599 under L.R. Khatian Nos. 1099 to 1128, 1263 to 1271, 1273 to 1336, 1338, 1344 to 1348, 1371, 1413, 1483, 2138 to 2158, 2204 to 2219 and 2449 to 2458; situate and lying at Mouza Manikpur, Sub-Registry Office Sonarpur, Police Station Sonarpur , Touzi No. 412, J.L. No. 77, District South 24 Parganas, State of West Bengal and as demarcated in RED in the Plan annexed:

(Part II)

(The Said Property)

ALL THAT land containing and measuring an area of 1054 Decimals of land (be the same a little more or less) in L.R. Dag Nos 304, 305, 477, 478, 481, 482,483, 485, 486, 487, 488, 489, 493, 496, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 510, 511, 512,513, 514, 515, 516, 517, 518, 519, 522 523, 524, 525, 535, 536, 539, 540, 541, 542, 545, 546, 573 and 574 situate lying at Mouza Manikpur, Sub-Registry Office Sonarpur, Police Station Sonarpur , Touzi No. 412, J.L. No. 77, District South 24 Parganas situate lying at Mouza Manikpur, Sub-Registry Office Sonarpur, Police Station Sonarpur , Touzi No. 412, J.L. No. 77, District South 24 Parganas.

(Part III)

(The Revised Land)

ALL THAT land containing and measuring an area of 17.98 Decimals of land (be the same a little more or less) in L.R. Dag Nos 490 and 520, situate lying at Mouza Manikpur, Sub-Registry Office Sonarpur, Police Station Sonarpur , Touzi No. 412, J.L. No. 77, District South



[Signature]
ADDITIONAL REGISTRAR
OF COMPANIES
27A
27 JUN 2017

24 Parganas situate lying at Mouza Manikpur, Sub-Registry Office Sonarpur, Police Station Sonarpur , Touzi No. 412, J.L. No. 77, District South 24 Parganas.

(Part IV)
(The New Land)

ALL THAT land containing and measuring an area of 397.12 Decimals of land (be the same a little more or less) in L.R. Dag Nos 589, 590, 591, 592, 593, 595, 596, 597 and 599 situate and lying at Mouza Manikpur, Sub-Registry Office Sonarpur, Police Station Sonarpur , Touzi No. 412, J.L. No. 77, District South 24 Parganas, State of West Bengal

SECOND SCHEDULE ABOVE REFERRED TO
(Particulars of Titles)

Deed list of Project Area of Southwinds - 1469.10 Decimals
Mouza-Manikpur, J.L. No.77

Sl. No.	Deed No.	Year	Purchaser	L.R. Dag Nos.	Area Purchased (in decimal)
1	1110	2010	Akashganga Tie-up Pvt. Ltd.	481	10
2	3527	2007	Mayfair Vyapaar Pvt. Ltd.	546	10
3	3531	2007	Balaji Retailers Pvt. Ltd.	574	10
4	3499	2007	Ekta Vinimay Pvt. Ltd.	542	6
				519	4
5	3523	2007	Tirupati Advisory Services Pvt.Ltd.	512	9
				516	1
6	3495	2007	Express Commodities Pvt. Ltd.	510	8
				573	2
7	3501	2007	Tirupati Consumer Goods Pvt. Ltd.	519	10
8	3525	2007	Kamrup Commercial Pvt. Ltd.	573	3



M
ADDL. REGISTRAR
OFFICE
27 JUN 2017
DATA

9	3516	2007	Salasar Distributors Pvt. Ltd.	511	5
				574	5
10	3530	2007	Tanvi Tower Pvt. Ltd.	513	10
11	3514	2007	Zest Retailers Pvt. Ltd.	515	10
12	3515	2007	Uday Niwas Pvt. Ltd.	516	1
				546	9
13	3572	2007	Elite Consumer Goods Pvt. Ltd.	515	10
14	3526	2007	Kamrup Marketing Pvt. Ltd.	515	10
15	3574	2007	Salasar Consumer Goods Pvt. Ltd.	510	10
16	3496	2007	Kamrup Distributors Pvt. Ltd.	516	1
				545	9
17	3498	2007	Basukinath Vinimay Pvt. Ltd.	546	10
18	3519	2007	Daffodil Vyapaar Pvt. Ltd.	546	10
19	3502	2007	Elite Commodities Pvt. Ltd.	515	8
				517	2
20	3562	2007	Zest Commercial Pvt. Ltd.	515	10
21	3522	2007	New Ways Consumer Goods Pvt. Ltd.	546	10
22	3566	2007	Sigma Consumer Goods Pvt. Ltd.	518	10
23	3570	2007	Muridhar Trading Pvt. Ltd.	516	10
24	3500	2007	North East Consumer Goods Pvt. Ltd.	510	10
25	3578	2007	Ridhi Sidhi Niketan Pvt. Ltd.	513	10
26	3524	2007	Express Consumer Goods Pvt. Ltd.	517	10
27	3567	2007	Shivam Consumer Goods Pvt. Ltd.	510	10
28	3529	2007	Shivam Retailers Pvt. Ltd.	518	7
				573	3
29	3494	2007	North East Retailers Pvt. Ltd.	512	10
30	3577	2007	Srijan Realty Pvt. Ltd. (Formerly known as Srijan Projects Pvt. Ltd. And Srijan Realty Ltd.)	514	10
31	1586	2010	Aastha Niketan Pvt. Ltd.	499	8
32	1141	2010	Nilkanth Barter Pvt. Ltd.	516	2
				517	5

ADDITIONAL REGISTRAR
OF ASSETS
27 JUN 2017



33	1590	2010	Neelkanth Infrarealty Pvt. Ltd.	482	6
				574	4
34	1498	2010	Amravati Mercantile Pvt. Ltd.	506	3
	1588	2010		486	3
				304	4
35	1463	2010	Nirmal Kumar Agarwala	493	10
36	408	2008	Aungkor Tradelink Pvt. Ltd.	498	9
37	1114	2010	Pawanputra Consultants Pvt. Ltd.	488	10
38	1113	2010	Shagun Infrapromoters Pvt. Ltd.	488	10
39	1105	2010	Rameshwar Barter Pvt. Ltd.	481	10
40	1107	2010	N.K. Tower Pvt. Ltd.	481	10
41	1108	2010	Vibgyor Merchants Pvt. Ltd.	481	10
42	1109	2010	Sitala Infradev Pvt. Ltd.	481	10
43	1111	2010	Landsdown Medicals Pvt. Ltd.	481	10
44	1580	2010	Jagmohan Tie-up Pvt. Ltd.	304	10
45	1142	2010	Maxmin Commercial Pvt. Ltd.	516	10
46	1438	2010	Parvati Tie-up Pvt. Ltd.	540	5
47	1587	2010	Conquest Commercial Company Pvt. Ltd.	305	5
	1442	2010		496	5
48	1423	2010	Bhanu Vinimay Pvt. Ltd.	496	10
49	1585	2010	Damayanti Tradelink Pvt. Ltd.	304	10
50	1589	2010	Akashganga Barter Pvt. Ltd.	304	10
51	1581	2010	Sahansil Suppliers Pvt. Ltd.	304	10
52	1582	2010	Raghuveer Commotrade Pvt. Ltd.	305	10
53	1510	2010	Uday Infotech Pvt. Ltd.	486	10
54	1464	2010	Smita More	493	10
55	1504	2010	N.K. Regency Pvt. Ltd.	486	10
56	1505	2010	Rolcon Finvest Pvt. Ltd.	486	10
57	1396	2010	Ekdant Procon Pvt. Ltd.	481	6
	1397	2010		487	4
58	1474	2010	Maya Agarwal	505	7
59	1412	2010	Adinath Devcon Pvt. Ltd.	481	10
60	1424	2010	Bhanu Tradelink Pvt.Ltd.	489	3



m
ADDITIONAL REGISTRAR
OF COMPANIES
27 JUN 2017

61	1413	2010	Amiya Barter Pvt. Ltd.	481	10
62	1100	2010	Apnapan Developers Pvt. Ltd.	481	10
63	1101	2010	Bhumi Vinimay Pvt. Ltd.	481	10
64	1102	2010	Liberal Consultancy Services Pvt. Ltd.	481	10
65	1103	2010	Jhilmil Consultants Pvt. Ltd.	481	10
66	1104	2010	Shraddha Properties Pvt. Ltd.	481	10
67	1422	2010	Ashish More	496	10
68	1425	2010	Rameshwar Commotrade Pvt. Ltd.	541	6
69	1395	2010	Adinath Infracon Pvt. Ltd.	514	10
70	1469	2010	Rameshwar Tradelink Pvt. Ltd.	501	3
	1446	2010		503	7
71	1465	2010	Charulata Tradelink Pvt. Ltd.	503	10
72	1448	2010	Murari Barter Pvt. Ltd.	502	10
73	1449	2010	Charulata Tie-up Pvt. Ltd.	502	10
74	1470	2010	Amiya Tie-up Pvt. Ltd.	501	6
	1450	2010		507	4
75	1466	2010	Sameer Agarwala	507	10
76	1451	2010	Akruti Barter Pvt. Ltd.	507	10
77	1476	2010	Saroj Kumar Agarwal	505	10
78	1475	2010	Janpriya Mercantile Pvt. Ltd.	504	10
79	1124	2010	N.K. Hirise Pvt. Ltd.	506	10
80	1125	2010	Navketan Tie-up Pvt. Ltd.	506	10
81	1126	2010	Sadabahar Dealers Pvt. Ltd.	506	10
82	1136	2010	Bhanu Tie-up Pvt. Ltd.	540	1
				506	6
				539	3
83	1121	2010	Bhoothnath Infotech Pvt. Ltd.	506	10
84	1122	2010	Eminently Traders Pvt. Ltd.	506	10
85	1405	2010	Badrinatgh Infrabuild Pvt. Ltd.	485	10
86	1430	2010	Anurima Mercantile Pvt. Ltd.	489	10
87	1472	2010	Piyush Agarwala	504	10
88	1409	2010	Balgopal Realdev Pvt. Ltd.	485	10
89	1407	2010	Ekdant Infraproperties Pvt. Ltd.	485	10



m
ADITYA KUMAR STRONG
OF ACCOUNTS DATA
27 JUN 2017

90	1421	2010	N.K. Niketan Pvt. Ltd.	485	10
91	1419	2010	Bhagwati Infrapromoters Pvt. Ltd.	485	10
92	1417	2010	Shagun Realdev Pvt. Ltd.	485	10
93	1502	2010	Amiya Tradelink Pvt. Ltd.	486	10
94	1507	2010	Angira Sales Pvt. Ltd.	486	10
95	1509	2010	Devkripa Vanijya Pvt. Ltd.	486	10
96	1436	2010	Jagadhatri Vyapaar Pvt. Ltd.	489	10
97	1428	2010	Sumangal Deal Trade Pvt. Ltd.	489	10
98	1454	2010	Bijay Kumar Agarwal	501	10
99	1453	2010	Goldview Commotrade Pvt. Ltd.	501	10
100	1452	2010	Matribhumi Dealers Pvt. Ltd.	501	10
101	1447	2010	Murari Tie-up Pvt. Ltd.	500	8
102	1404	2010	Balgopal Infrapromoters Pvt. Ltd.	487	10
103	1402	2010	Bhagwati Infrarealty Pvt. Ltd.	487	10
104	1410	2010	Sitala Devcon Pvt. Ltd.	487	10
105	1116	2010	N.K. Agarwal Estates Pvt. Ltd.	488	8
106	1115	2010	New Age Trade Com Pvt. Ltd.	488	10
107	1500	2010	Rukmani International Pvt. Ltd.	486	10
108	1503	2010	Akruti Commotrade Pvt. Ltd.	486	10
109	8289	2011	Kyal Residency Pvt. Ltd.	520	2.17
110	1697	2011	Manisha Agarwal	502	3
	7386	2010		490	4.28
	7387	2010		483	2.53
111	1112	2010	N.K. Abbas Pvt. Ltd.	478	10
112	7385	2010	Kiran Agarwal	520	6
113	6823	2014	Aquablue Realty LLP (formerly Aquablue Realty Pvt. Ltd.)	567	2
				596	2
	597	1			
	6821	2014		568	5
114	6823	2014	Silverbell Realty LLP (formerly Silverbell Realty Pvt. Ltd.)	567	2
				568	6
				596	2
115	6821	2014	Delmon Realty LLP (formerly Delmon Realty Pvt. Ltd)	567	2
				568	5



m
ADDITIONAL REGISTRAR
OF 2017
27 JUN 2017

				599	3
				567	2
116	6827	2014	Angelica Realty LLP (formerly Angelica Realty Pvt. Ltd.)	568	5
				595	2
				596	1
				567	2
117	6827	2014	Silverling Realty LLP (formerly Silverling Realty Pvt. Ltd)	595	2
	6837	2014		596	1
				568	5
118	6831	2014	Dumont Realty LLP (formerly Dumont Realty Pvt. Ltd)	567	2
				568	8
119	6831	2014	Morven Realty LLP (Formerly Morven Realty Pvt. Ltd.)	567	2
				568	1
				567	2
120	6837	2014	Foxtail Realty LLP (formerly Foxtail Realty Pvt. Ltd.)	568	5
				596	3
121	9901	2014	Bhuvi Dealtrade LLP (formerly Bhuvi Dealtrade Pvt Ltd)	591	5
				591	5
122	10666	2014	Trimukh Regency LLP (formerly Trimukh Regency Pvt. Ltd.)	592	10
	10666	2014		592	1.9
				592	0.75
123	9990	2014	Akshi Vyapar LLP (Formerly Akshi Vyapar Pvt. Ltd.)	592	0.75
				592	0.75
				592	0.75
	4300	2015		592	0.75
				593	3.72
124	9990	2014	Arit Dealcom LLP (formerly Arit Dealcom Pvt. Ltd.)	592	2.5
				592	2.5
				592	2.5
				592	2.5
125	10036	2014	Elina Dealers LLP (Formerly Elina Dealers Pvt. Ltd.)	591	9
126	2632	2016	Supernova Realtors LLP	572	10.00
127	2637	2016	Redmaple Realtors LLP	572	10
128	2639	2016	Watertown Estates LLP	589	6



m
ADDITIONAL REGISTRAR
OF COMPANIES, CALCUTTA
27 JUN 2017

129	6949	2014	Angelica Vinimay Pvt. Ltd.	567	2
				568	5
				595	2
				596	1
130	6949	2014	Lily Commotrade Pvt. Ltd.	567	2
				595	2
	596	1			
	7270	2014		568	5
131	6950	2014	Cornflower Enclave Pvt. Ltd.	568	5
				567	2
	6953	2014		596	2
				599	1
132	6950	2014	Magnolia Tradelink Pvt. Ltd	567	2
				568	5
				599	3
133	6952	2014	Cammerton Properties Pvt. Ltd.	567	2
				568	8
134	6952	2014	Cammerton Developers Pvt. Ltd.	567	2
				568	1
135	6953	2014	Yashomati Properties Pvt. Ltd.	567	2
				568	5
				596	3
136	7270	2014	Alpinia Commotrade Pvt. Ltd.	567	2
				568	5
				596	3
137	9949	2014	Poppy Tradelink Pvt. Ltd.	591	10
138	10669	2014	Gladiolous Builders Pvt. Ltd.	592	10
139	10668	2014	Delphinium Projects Pvt. Ltd.	587	1.63
	9898	2014		593	2.89
140	9897	2014	Periwinkle Promoters Pvt. Ltd.	592	2.5
				592	2.5
				592	2.5
				592	2.5
141	9899	2014	Freesia Ventures Pvt. Ltd.	591	10

142	4301	2015	Kalayogi Enclave Pvt. Ltd.	593	4.44
143	2633	2016	Devpujan Infratech Pvt. Ltd.	572	7
144	2635	2016	Toronado Niwas Pvt. Ltd.	589	9
145	2638	2016	Ricardia Vincom Pvt. Ltd.	572	10
146	6137	2014	Danta Cityhomes Pvt. Ltd.	599	6.61
	2048			492	3.3
147	6137	2014	Sthira Nirman Pvt. Ltd.	599	9.14
148	6825	2014	Inesh Realbuild Pvt. Ltd.	567	2
				568	5
				595	1
				596	2
149	6825	2014	Padmesh Estates Pvt. Ltd	567	2
	6829	2014		596	3
				568	5
150	6829	2014	Padmesh Skyscraper Pvt. Ltd.	567	2
				568	5
				596	2
				597	1
151	9950	2014	Trimukh Skyscraper Pvt. Ltd.	591	10
152	9900	2014	Aksaka Dealtrade Pvt. Ltd.	592	2.5
				592	2.5
				592	2.5
				592	2.5
153	10667	2014	Kirati Homes Pvt. Ltd.	592	10
154	4302	2015	Rocana Builders Pvt. Ltd.	593	5.60
155	2634	2016	Aslesha Residency Pvt. Ltd.	572	10
156	2636	2016	Omana Tradecom Pvt. Ltd.	589	2.07
				590	5.82
TOTAL					1469.10

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



m
REGISTRAR GENERAL
OF INDIA
27 JUN 2017

**SIGNED SEALED AND
DELIVERED**

by the **CO-OWNERS** in the
presence
of:

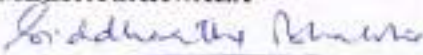
PARVATI TIE UP PRIVATE LIMITED
NILKANTH BARTER PRIVATE LIMITED
AMRAVATI MERCANTILE PRIVATE LIMITED
BHANU VINIMAY PRIVATE LIMITED
AKASHGANGA BARTER PRIVATE LIMITED
RAGHUVVEER COMMOTRADE PRIVATE LIMITED
BHANU TRADELINK PRIVATE LIMITED
AMIYA BARTER PRIVATE LIMITED
RAMESHWAR TRADELINK PRIVATE LIMITED
MURARI BARTER PRIVATE LIMITED
JANPRIYA MERCANTILE PRIVATE LIMITED
BHANU TIE UP PRIVATE LIMITED
MURARI TIE UP PRIVATE LIMITED
AKRUTI COMMOTRADE PRIVATE LIMITED
DANTA CITYHOMES PRIVATE LIMITED
STHIRA NIRMAN PRIVATE LIMITED
INESH REALBUILD PRIVATE LIMITED
PADMESH ESTATES PRIVATE LIMITED
PADMESH SKYSCRAPPER PRIVATE LIMITED
TRIMUKH SKYSCRAPER PRIVATE LIMITED
AKSAKA DEALTRADE PRIVATE LIMITED
KIRATI HOMES PRIVATE LIMITED
ROCANA BUILDERS PRIVATE LIMITED
ASLESHA RESIDENCY PRIVATE LIMITED
OMANA TRADECOM PRIVATE LIMITED

✓ *Anand Agarwal*

By their Authorised Signatory Shri. Anand Agarwal

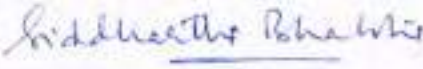


M
ADDITIONAL RECEIPT
OF 2017-18
27 JUN 2017

	<p>NIRMAL KUMAR AGARWALA SAROJ KUMAR AGARWAL PIYUSH AGARWALA SAMEER AGARWALA </p>
	<p>By their Constituted Attorney <u>Shri. Siddhartha Bhalotia</u> AUNGKOR TRADELINK PRIVATE LIMITED PAWANPUTRA CONSULTANTS PRIVATE LIMITED RAMESHWAR BARTER PRIVATE LIMITED JAGMOHAN TIE UP PRIVATE LIMITED MAXMIN COMMERCIAL PRIVATE LIMITED DAMAYANTI TRADELINK PRIVATE LIMITED SAHANSIL SUPPLIERS PRIVATE LIMITED APNAPAN DEVELOPERS PRIVATE LIMITED LIBERAL CONSULTANCY SERVICES PRIVATE LIMITED JHILMIL CONSULTANT PRIVATE LIMITED RAMESHWAR COMMOTRADE PRIVATE LIMITED CHARULATA TRADELINK PRIVATE LIMITED CHARULATA TIE UP PRIVATE LIMITED AMIYA TIEUP PRIVATE LIMITED AKRUTI BARTER PRIVATE LIMITED SADABAHAR DEALER PRIVATE LIMITED EMINENTLY TRADERS PRIVATE LIMITED ANURIMA MERCANTILE PRIVATE LIMITED AMIYA TRADELINK PRIVATE LIMITED JAGADHATRI VYAPAAR PRIVATE LIMITED AKASHGANGA TIE UP PRIVATE LIMITED SUMANGAL DEALTRADE PRIVATE LIMITED VIBGYOR MERCHANTS PRIVATE LIMITED NAVKETAN TIE-UP PRIVATE LIMITED</p>



M
ADDITIONAL ATTORNEY
OF THE STATE
27 JUN 2017

	<p>GOLDVIEW COMMOTRADE PRIVATE LIMITED NEW AGE TRADECOM PRIVATE LIMITED ANGELICA VINIMAY PRIVATE LIMITED LILY COMMOTRADE PRIVATE LIMITED CORNFLOWER ENCLAVE PRIVATE LIMITED MAGNOLIA TRADELINK PRIVATE LIMITED CAMERTON PROPERTIES PRIVATE LIMITED CAMERTON DEVELOPERS PRIVATE LIMITED YASHOMATI PROPERTIES PRIVATE LIMITED ALPINIACOMMOTRADE PRIVATE LIMITED POPPY TRADELINK PRIVATE LIMITED GLADIOLUS BUILDERS PRIVATE LIMITED DELPHINIUM PROJECTS PRIVATE LIMITED PERIWINKLE PROMOTERS PRIVATE LIMITED FREESIA VENTURES PRIVATE LIMITED KALAYOGI ENCLAVE PRIVATE LIMITED DEVPUJANINFRATECH PRIVATE LIMITED TORONADONIWAS PRIVATE LIMITED RICARDIA VINCOM PRIVATE LIMITED</p> <p></p> <hr/> <p>By their Authorised Signatory Shri.Siddhartha Bhalotia</p>
	<p>MAYA AGARWAL BIJAY KUMAR AGARWALA SMITA MORE,</p>



ADDITIONAL MEMBER
OFFICE OF THE AUDIT REGISTRAR
27 JUN 2017

	<p>By their Constituted Attorney Shri. Ashish More</p> <p>ASHISH MORE</p> <p><i>Ashish More</i></p>
	<p>_____</p> <p>CONQUEST COMMERCIAL COPRIVATE LIMITED MATRIBHUMI DEALERS PRIVATE LIMITED RUKMANI INTERNATIONAL PRIVATE LIMITED</p> <p><i>Ashish More</i></p> <p>_____</p> <p>By their Authorised Signatory Shri. Ashish More</p>
	<p>LANSDOWN MEDICALS PRIVATE LIMITED SHRADDHA PROPERTIES PRIVATE LIMITED DAFFODIL VYAPAR PRIVATE LIMITED DEVKRIPA VANIJAYA PRIVATE LIMITED ANGIRA SALES PRIVATE LIMITED BHUMI VINIMAY PRIVATE LIMITED N K TOWER PRIVATE LIMITED ROLCON FINVEST PRIVATE LIMITED SRIJAN REALTY PRIVATE LIMITED</p> <p><i>Ram Naresh Agarwal</i></p> <p>By their Director Shri. Ram Naresh Agarwal</p> <p>SITALA INFRADEV PRIVATE LIMITED</p>

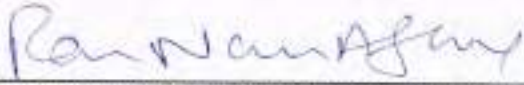
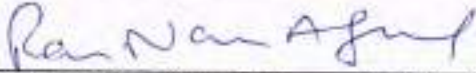


m
REGISTRAR GENERAL
OFFICE
27 JUN 2017

<p>NEELKANTH INFRAREALTY PRIVATE LIMITED SHAGUN INFRAPROMOTERS PRIVATE LIMITED N K REGANCY PRIVATE LIMITED N K AGARWAL ESTATES PRIVATE LIMITED N K NIKETAN PRIVATE LIMITED EKTA VINIMAY PRIVATE LIMITED BASUKINATH VINIMAY PRIVATE LIMITED ELITE COMMODITIES PRIVATE LIMITED SIGMA CONSUMER GOODS PRIVATE LIMITED ZEST RETAILERS PRIVATE LIMITED KAMRUP MARKETING PRIVATE LIMITED ZEST COMMERCIAL PRIVATE LIMITED NORTH EAST CONSUMER GOODS PRIVATE LIMITED SALASAR DISTRIBUTORS PRIVATE LIMITED SHIVAM CONSUMER GOODS PRIVATE LIMITED BALAJI RETAILERS PRIVATE LIMITED MURLIDHAR TRADING PRIVATE LIMITED EXPRESS COMMODITIES PRIVATE LIMITED N K ABAAS PRIVATE LIMITED ADINATH DEVCON PRIVATE LIMITED EKDANT PROCON PRIVATE LIMITED UDAY INFOTECH PRIVATE LIMITED AASTHA NIKETAN PRIVATE LIMITED SITALA DEVCON PRIVATE LIMITED BHAGWATI INFRAREALTY PRIVATE LIMITED BALGOPAL INFRAPROMOTERS PRIVATE LIMITED BADRINATH INFRABUILD PRIVATE LIMITED BHOOTNATH INFOTECH PRIVATE LIMITED</p>

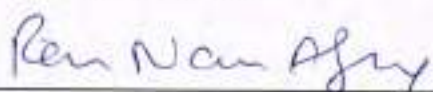
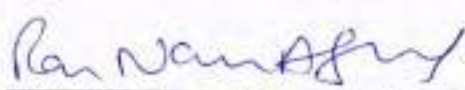


ADDITIONAL SECRETARY
OF
27 JUN 2017

	<p>N.K. HIRISE PRIVATE LIMITED SHAGUN REALDEV PRIVATE LIMITED BHAGWATI INFRAPROMOTERS PRIVATE LIMITED BALGOPAL REALDEV PRIVATE LIMITED TIRUPATI CONSUMER GOODS PRIVATE LIMITED MAYFAIR VYAPAAR PRIVATE LIMITED KAMRUP DISTRIBUTORS PRIVATE LIMITED EXPRESS CONSUMER GOODS PRIVATE LIMITED SHIVAM RETAILERS PRIVATE LIMITED TANVI TOWER PRIVATE LIMITED NORTH EAST RETAILERS PRIVATE LIMITED ADINATH INFRACON PRIVATE LIMITED SALASAR CONSUMER GOODS PRIVATE LIMITED KAMRUP COMMERCIAL PRIVATE LIMITED EKDANT INFRAPROPERTIES PRIVATE LIMITED UDAY NIWAS PRIVATE LIMITED NEW WAYS CONSUMER GOODS PRIVATE LIMITED ELITE CONSUMER GOODS PRIVATE LIMITED RIDHI SIDHI NIKETAN PRIVATE LIMITED TIRUPATI ADVISORY SERVICES PRIVATE LIMITED</p> <p></p> <p>By their Authorised Signatory Shri Ram Naresh Agarwal</p>
	<p>MANISHA AGARWAL KIRAN AGARWAL</p> <p></p> <p>By their Constituted Attorney Shri Ram Naresh Agarwal</p>



M
ADDITIONAL
OFFICE
27 JUN 2017

	<p>AQUABLUE REALTY LLP ANGELICA REALTY LLP TRIMUKH REGENCY LLP AKSHI VYAPAR LLP ARIT DEALCOM LLP ELINA DEALERS LLP</p> <p></p> <p>By their Authorised Signatory Shri. Ram Naresh Agarwal</p> <p>SILVERLING REALTY LLP DUMONT REALTY LLP MORVEN REALTY LLP FOXTAIL REALTY LLP BHUVI DEALTRADE LLP SILVERBELL REALTY LLP DELMON REALTY LLP KYAL RESIDENCY LLP SUPERNOVA REALTORS LLP REDMAPLE REALTORS LLP WATERTOWN ESTATES LLP</p> <p></p> <p>By their Designated Partner Shri Ram Naresh Agarwal</p>
<p>SIGNED SEALED AND DELIVERED by the DEVELOPER in the</p>	<p>SOUTHWINDS PROJECT LLP</p>



m
ADDITIONAL REGISTRAR
GEN. SECY. GOVT. OF WEST BENGAL
27 JUN 2017