

Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (61) MUKUND VANIJYA PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2007PTC112890, having PAN-AAFCM0459H, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station Hare Street, Post Office Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (62) A TO Z VANIJYA PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2007PTC112747, having PAN-AAGCA2839N, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (63) AJANTA DEALCOMM PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2007PTC112891, having PAN-AAGCA2837C, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (64) SUGANDH DEALER PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC 109442, having PAN-AAKCS0438B, having its registered office at 11, Crooked Lane, Kolkata -700069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (65) JAGKALYAN MARKETING PRIVATE LIMITED, an existing company under the Companies Act,

2013, having CIN-U51109WB2006PTC 109924, having PAN-AABCJ7022P, having its registered office at 11, Crooked Lane, Kolkata - 700069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (66) HAMSARFAR DISTRIBUTORS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2006PTC109925, having PAN-AABCH7200F, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespear Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (67) ELEGENT HEIGHTS PRIVATE LIMITED, an existing Company under the Companies Act, 2013, having CIN-U45200WB2006PTC112155, having PAN-AABCE7399G, having its registered office at 7, Claitaranjan Avenue, Kolkata - 700072, Police Station - Bowbazar, Post Office - Princep Street, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (68) S.P. NIRMAN PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U70101WB2006PTC 110629, having PAN-AAKCS8526J, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (69) SURLOK VANIJYA PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U51109WB2008PTC122619, having PAN-AAMCS9671A, having its registered office at 11, Crooked Lane, Kolkata -700069, Police Station - Hare Street, Post Office - Esplanade, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station



Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (70) DHANISHTA APARTMENTS PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U70102WB201OPTC145573, having PAN-AADCD4160C, having its registered office at 7, Chittaranjan Avenue, Kolkata-700072, Police Station - Bolwbazar, Post Office -Princep Street, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (71) KRITARTHA REAL ESTATE PRIVATE LIMITED, an existing company under the Companies Act, 2013, having CIN-U70200WB201OPTC144613, having PAN-AADCK9147L, having its registered office at 7, Chittaranjan Avenue, Kolkata-700072, Police Station-Bowbazar, Post Office-Princep Street, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (72) LOFTY ESTATE PRIVATE LIMITED, an existing company under the Companies Act, having PAN-AABCL2423N, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M (73) BONEWELL TRADING PRIVATE LIMITED, an existing company under the Companies Act, having PAN AADCB1818K, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AADCB1818K, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (74) RELAX TRADING PRIVATE LIMITED, an existing company under the Companies Act, having PAN AADCR6601E, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AADCR6601E, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan

Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (75) **LOVELY BARTER PRIVATE LIMITED**, an existing company under the Companies Act, having PAN-AABCL3366Q, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AABCL3366Q, represented by its Authorized Signatory Mr. Giriraj Ratan Bagri, son of Late Chhagan Lal Bagri, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN AEBPB4815M, (76) **NEELKANTH TIE-UP PRIVATE LIMITED**, an existing company under the Companies Act, having PAN-AACCN5496L, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (77) **SUDHAKAR SUPPLY PRIVATE LIMITED**, an existing company under the Companies Act, having PAN-AALCS2571C, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station New Market, Post Office New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (78) **DIGNITY DISTRIBUTORS PRIVATE LIMITED**, an existing company under the Companies Act, having PAN-AACCD6440J, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AACCD6440J, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (79) **HEVEN MERCHANOISE PRIVATE LIMITED**, an existing company under the Companies Act, having PAN-AABCH8877Q, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AABCH8877Q, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus



Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (80) RIPPLE DISTRIBUTORS PRIVATE LIMITED, an existing company under the Companies Act, having PAN-AADCR6619Q, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (81) MRIDUL BARTER PRIVATE LIMITED, an existing company under the Companies Act, having PAN-AAFCM1461K, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AAFCM1461K, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (82) SATYA VACHAN MERCHANDISE PRIVATE LIMITED, an existing company under the Companies Act, having PAN- AALCS0100K, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (83) WINDSON VYAPAAR PRIVATE LIMITED, an existing company under the Companies Act, having PAN-AAACW7181M, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AAACW7181M, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (84) SPOTLIGHT DISTRIBUTORS PRIVATE LIMITED, an existing company under the Companies Act, having PAN-AALCS0128F, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AALCS0128F, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue,

Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (85) MAHASHAKTI TIE-UP PRIVATE LIMITED, an existing company under the Companies Act, having PAN-AAFCM2620J, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (86) TAPWAN MERCHANDISE PRIVATE LIMITED, an existing company under the Companies Act, having PAN-AACCT7098L, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q (87) NIKHAR AGENCIES PRIVATE LIMITED, an existing company under the Companies Act, having PAN-AACCN5495K, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AACCN5495K, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (88) KASAUTI TRADING PRIVATE LIMITED, an existing company under the Companies Act, having PAN-AADCK1201D, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (89) COMFORT BARTER PRIVATE LIMITED, an existing company under the Companies Act, having PAN-AADCC1170B, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007,



having PAN ANAPK7267Q, (90) EXCLUSIVE SUPPLY PRIVATE LIMITED, an existing company under the Companies Act, having PAN-AABCE8010G, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (91) SANJOG VINIMOY PRIVATE LIMITED, an existing company under the Companies Act, having PAN-AALCS0127L, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AALCS0127L, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (92) PROMINENT DISTRIBUTORS PRIVATE LIMITED, an existing company under the Companies Act, having PAN-AAECP3197J, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (93) MADHURI VANIJYA PRIVATE LIMITED, an existing company under the Companies Act, having PAN-AAECM7994A, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, PAN AAECM7994A, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (94) COMPARE VYAPAAR PRIVATE LIMITED, an existing company under the Companies Act, having PAN-AACCC9023A, having its registered office at 12/1, Nellie Sengupta Sarani, Kolkata-700087, Police Station-New Market, Post Office-New Market, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (95)

ARUNODAY SUPPLIERS PRIVATE LIMITED, an existing company under the Companies Act, having PAN-AAHCA3806G, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station-Hare Street, Post-Office-Esplanade, PAN AAHCA3806G, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (96) PRESTIGE DEALCOMM PRIVATE LIMITED, an existing company under the Companies Act, having PAN-AAECP8684Q, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station-Hare Street, Post-Office-Esplanade, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, (97) FORTUNE SUPPLIERS PRIVATE LIMITED, an existing company under the Companies Act, having PAN-AABCF2992A, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station-Hare Street, Post-Office-Esplanade, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, AND (98) GRAVITY TRADECOMM PRIVATE LIMITED, an existing company under the Companies Act, having PAN-AADCG3050E, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station-Hare Street, Post-Office-Esplanade, represented by its Authorized Signatory Mr. Umesh Kumar Kedia, son of Late Nand Kishore Kedia, of 27, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespear Sarani, Kolkata-700007, having PAN ANAPK7267Q, hereinafter jointly referred to as the OWNERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors or successors-in-interest and assigns) of the ONE PART AND SALARPURIA SIMPLEX DWELLINGS LLP, a limited liability partnership duly registered under Limited Liability Partnership Act, 2008, having its registered office at Premises No.7, C.R. Avenue, Third Floor, Police Station-Bowbazar, Post Office-Princep Street, Kolkata-700072, having



PAN-ABUFS2750g, represented by its Authorized Signatory Mr. Apurva Salarpuria, son of Late Rakesh Salarpuria, of 574-N, New Alipore, Kolkata-700053, Post Office New Aliore, Police Station New Alipore, having PAN APMPS8294P, hereinafter referred to as the DEVELOPER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors or successors-in-interest and assigns) of the OTHER PART

**SUBJECT MATTER:** Land measuring 303 decimal, more or less, be the same or a little more or less situate lying at Mouza Salua, J.L. No.3, comprised in L.R. Dag Nos. 521, 522, 523, 525, 525/559, 526, 527, 529, 535 and 538, under L.R. Khatian Nos. 1343, 1393, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1258, 1259, 1260, 1261, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1282, 1283, 1284, 1285, 1554 and 1555, ward No. 9, within the municipal limits of Rajarhat-Gopalpur Municipality, Police Station Airport, District North 24 Parganas, Kolkata-700136 more fully and particularly described in the Schedule hereunder written (hereinafter referred to as the Said land).

**BACKGROUND :**

- 5.1 Ownership Of Deity Vanijya & 71 Others Company : Ownership of (1) DEITY VANIJYA PRIVATE LIMITED, (2) CARNIVAL TIE-UP PRIVATE LIMITED, (3) MERCY VYAPAARPRIVATE LIMITED, (4) DEBONAIR-VYAPAAR PRIVATE LIMITED, (5) DAFFODIL VANIJYA PRIVATE LIMITED, (6) MAINSTREAM VYAPAAR. PRIVATE LIMITED, (7) STARWART TIE-UP PRIVATE LIMITED, (8) BLUEBELL DEALCOM PRIVATE LIMITED, (9) DAISY DEALERS PRIVATE LIMITED, (10) FALCON TIE -UP PRIVATE LIMITED, (11) SADBHAWNA DEALERS PRIVATE LIMITED, (12) SAMBODIAN ADVISORY PRIVATE LIMITED, (13) SHPVGANGA VANIJYA PRIVATE LIMITED, (14) SAHANSHIL TRADELINK PRIVATE LIMITED, (15) BRIJWASI SUPPLIERS PRIVATE LIMITED, (16) UNNATI SUPPLIERS PRIVATE, (17) NISHAKAR MARKETING

PRIVATE LIMITED, (18) BRIJWASI MARKETING PRIVATE LIMITED, (19) SAHANBHUTI DEALER PRIVATE LIMITED, (20) SURAKSHIT SUPPLIERS PRIVATE LIMITED, (21) UNNATI VYAPAAR PRIVATE LIMITED, (22) SUGANDH MERCANTILE PRIVATE LIMITED, (23) SHIVDHARA AGENCY PRIVATE LIMITED, (24) TROPEX MERCANTILE PRIVATE LIMITED, (25) CONCORD VYAPAAR PRIVATE LIMITED, (26) WONDER DISTRIBUTOR PRIVATE LIMITED, (27) PANGHAT MERCANTILE PRIVATE (28) CHIRAG VINIMAY PRIVATE LIMITED, (29) ALISHAN DEALER PRIVATE LIMITED, (30) EVERLIKE BARTER PRIVATE LIMITED, (31) GOODHOPE COMMERCIAL PRIVATE LIMITED, (32) TRIMUDRA VANIJYA PRIVATE LIMITED, (33) SNEHIL MERCANTILE PRIVATE LIMITED, (34) SAGUN MARKETING PRIVATE LIMITED, (35) APNAPAN MERCHANDISE PRIVATE LIMITED, (36) SAHANSIL AGENCIES PRIVATE LIMITED, (37) SATYAM DEALERS PRIVATE LIMITED, (38) SUNDRAM VANIJYA PRIVATE LIMITED, (39) MANOBAL MARKETING PRIVATE LIMITED, (40) CHAMPAK VYAPAK PRIVATE LIMITED, (41) DESIRE TRADES PRIVATE LIMITED, (42) MAINA VINIMAY PRIVATE LIMITED, (43) PORTABLE DEALING PRIVATE LIMITED, (44) PRITAM DEALING PRIVATE LIMITED, (45) PURNIMA VYAPAAR PRIVATE LIMITED, (46) SURFACE VYAPAAR PRIVATE LIMITED, (47) VEDANT COMMERCIAL PRIVATE LIMITED, (48) MATA JI MERCHANTS PRIVATE LIMITED, (49) ECO VANIJYA PRIVATE LIMITED, (50) PARADISE SUPPLIERS PRIVATE LIMITED, (51) CHARMS MERCHANTS PRIVATE LIMITED, (52) MARVELLOUS NIRMAN PRIVATE LIMITED, (53) PARAMOUNT NIRMAN PRIVATE LIMITED, (54) PILLAR REALTORS PRIVATE LIMITED, (55) TRIVENI PROMOTERS PRIVATE LIMITED, (56) ASTER SALES PRIVATE LIMITED, (57) A TO Z TRADECOMM PRIVATE LIMITED, (58) ASTER SUPPLIERS PRIVATE LIMITED, (59) MUKUND COMMODITIES PRIVATE LIMITED, (60) CHIRAG BARTER PRIVATE LIMITED, (61) MUKUND VANIJYA PRIVATE LIMITED, (62) A TO Z VANIJYA PRIVATE LIMITED, (63) AJANTA DEALCOMM PRIVATE LIMITED, (64) SUGANDH DEALER PRIVATE LIMITED, (65) JAGKALYAN MARKETING PRIVATE LIMITED, (66) HAMSAFAR DISTRIBUTORS PRIVATE LIMITED, (67)



ELEGENT HEIGHTS PRIVATE LIMITED, (68) S.P. NIRMAN PRIVATE LIMITED, (69) SURLOK VANIJYA PRIVATE LIMITED, (70) DHANISHTA APARTMENTS PRIVATE LIMITED AND (71) KRITARTHA REAL ESTATE PRIVATE LIMITED (*collectively Deity Vanijya & 70 others Company*) were the absolute owners of the said property.

- 5.2 Agreement for Develop And Deed Of Declaration : By an Agreement dated 9<sup>th</sup> July, 2014, Deity Vanijya & 71 others Company have appointed the developer to commercially employed the said property by developing the same and constructing, erecting, residence or commercial complex comprising of various independent villas / row houses on the terms and condition recorded therein. A copy of the said Agreement is attached hereto and marked as Annexure A, subsequently a Deed of Declaration dated 9<sup>th</sup> July, 2014 registered in the office of the Additional Registrar of Assurances, Kolkata, Book I, Volume No. 1904-2016, at Pages 66208 to 66369, being Deed No. 1668 for the year 2016. The parties have declares and confirm that the party shall abide that all terms and condition of the said Agreement. A copy of the said Agreement is attached hereto and marked as Annexure B.
- 5.3 Inclusion Of New Owners : In order to have better construction the Deity Vanijya & 71 others Company have decided to take (1) LOFTY ESTATE PRIVATE LIMITED (2) BONEWELL TRADING PRIVATE LIMITED, (3) RELAX TRADING PRIVATE LIMITED, (4) LOVELY BARTER PRIVATE LIMITED, (5) NEELKANTH TIE-UP PRIVATE LIMITED, (6) SUDHAKAR SUPPLY PRIVATE LIMITED, (7) DIGNITY DISTRIBUTORS PRIVATE LIMITED, (8) HEVEN MERCHANOISE PRIVATE LIMITED, (9) RIPPLE DISTRIBUTORS PRIVATE LIMITED, (10) MRIDUL BARTER PRIVATE LIMITED, (11) SATYA VACHAN MERCHANDISE PRIVATE LIMITED, (12) WINDSON VYAPAAR PRIVATE LIMITED, (13) SPOTLIGHT DISTRIBUTORS PRIVATE LIMITED, (14) MAHASHAKTI TIE-UP PRIVATE LIMITED, (15) TAPWAN MERCHANDISE PRIVATE LIMITED, (16) NIKHAR AGENCIES PRIVATE LIMITED, (17) KASAUTI TRADING PRIVATE LIMITED, (18) COMFORT BARTER PRIVATE LIMITED, (19) EXCLUSIVE SUPPLY PRIVATE LIMITED, (20) SANJOG VINIMOY PRIVATE LIMITED, (21) PROMINENT DISTRIBUTORS PRIVATE LIMITED, (22) MADHURI VANIJYA PRIVATE LIMITED, (23) COMPARE VYAPAAR PRIVATE LIMITED, (24) ARUNODAY SUPPLIERS PRIVATE LIMITED, (25) PRESTIGE DEALCOMM PRIVATE LIMITED, (26) FORTUNE SUPPLIERS PRIVATE LIMITED, AND (27) GRAVITY

TRADECOMM PRIVATE LIMITED, (collectively New Owners) as their co-owners and accordingly the following deed have been executed in favour of the New Owners, the details of the new deed attached herewith.

Sl. No.	Deed No & year	Book No.	Volume No.	Pages	Registry Office	Area (In Decimal)	Name of the Owners
1.	6606 for the year 2006	I	12	3593 to 3605	D.S.R.- II, 24 PARGANAS (NORTH)	6	LOFTY ESTATE PRIVATE LIMITED & Others
2.	389 for the year 2009	I	2	2871 to 2882	A.R.A.- II, KOLKAT A	2.8125	MARVELLOUS NIRMAN PRIVATE LIMITED & Others
3.	2157 for the year 2011	I	7	5829 to 5841	A.R.A.- II, KOLKAT A	11.25	ARUNODAY SUPPLIERS PRIVATE LIMITED & Others
4.	11176 for the year 11	I	43	172 to 184	A.R.A.- II, KOLKAT A	1.66	DHANISTHA APARTMENTS PRIVATE LIMITED & Others
5.	11177 for the year 11	I	43	185 to 197	A.R.A.- II, KOLKAT A	13.25	DHANISTHA APARTMENTS PRIVATE LIMITED & Others

- 5.4 Recording Of Terms : In order to give further and better effect to the declaration and the said understanding the parties have decided to record inclusion of New Owners by this indenture.

**NOW THIS INDENTURE WITNESS AS FOLLOWS :-**

1. With the effect from this indenture the all 98 company details of which are given in the 3.1 to 3.98 given above shall be treated as the owners of the said property for the all purposes.
2. The understanding between the 71 other company And the Developers as documented in the said agreement and subsequently affirmed in the said declaration shall be binding on New Owners.
3. All owners as mention herein shall have right, title and interest as mentioned in the said Agreement in such proportion as to be decide by and between the owners.
4. Under no circumstances the right, title, interest of developers shall get hampered, scuttled by virtue of inclusion of New Owners.



5. The subject matter of this indenture is same and identical with the subject matter as envisaged in the said agreement.
6. Same and except the aforesaid change the said development shall remain full agreement virtue.

THE SCHEDULE ABOVE REFERRED TO  
(SAID LAND)

Land measuring 303 decimal, more or less, be the same or a little more or less situate lying at Mouza Salua, J.L. No.3, comprised in L.R. Dag Nos. 521, 522, 523, 525, 525/559, 526, 527, 529, 535 and 538, under L.R. Khatian Nos. 1343, 1393, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1258, 1259, 1260, 1261, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1282, 1283, 1284, 1285, 1554 and 1555, ward No. 9, within the municipal limits of Rajarhat-Gopalpur Municipality, Police Station Airport, District North 24 Parganas, Kolkata-700136 and butted and bounded as follows:-

ON THE NORTH : National High Way & 528

ON THE EAST : 540(P), 537, 536, 558, 618, 533 & 530

ON THE WEST : 619 & 524

ON THE SOUTH : 517 (P), 518, 520 & 539

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

*Dilip Kumar Dhandhanja*

(DEITY VANIJYA PRIVATE LIMITED,  
CARNIVAL TIE-UP PRIVATE  
LIMITED, MERCY VYAPAAR  
PRIVATE LIMITED, DEBONAIR-  
VYAPAAR PRIVATE LIMITED,  
DAFFODIL VANIJYA PRIVATE LIMITED,  
MAINSTREAM VYAPAAR PRIVATE  
LIMITED, STARWART TIE-UP PRIVATE  
LIMITED, BLUEBELL DEALCOM  
PRIVATE LIMITED, DAISY DEALERS  
PRIVATE LIMITED, FALCON TIE -UP  
PRIVATE LIMITED, SADBHAWNA  
DEALERS PRIVATE LIMITED,  
SAMBODHAN ADVISORY PRIVATE  
LIMITED, SHVVGANGA VANIJYA  
PRIVATE LIMITED, SAHANSHIL  
TRADELINK PRIVATE LIMITED,  
BRIJWASI SUPPLIERS PRIVATE  
LIMITED, UNNATI SUPPLIERS  
PRIVATE, NISHAKAR MARKETING  
PRIVATE LIMITED, BRIJWASI  
MARKETING PRIVATE LIMITED,  
SAHANBHUTI DEALER PRIVATE  
LIMITED, SURAKSHIT SUPPLIERS  
PRIVATE LIMITED, UNNATI  
VYAPAAR PRIVATE LIMITED,  
SUGANDHI MERCANTILE PRIVATE  
LIMITED, SHIVDHARA AGENCY  
PRIVATE LIMITED, TROPEX  
MERCANTILE PRIVATE LIMITED,  
CONCORD VYAPAAR PRIVATE  
LIMITED)

(Authorised Signatory)  
[Dilip Kumar Dhandhanja]  
[Owners]

*Gautam Chakraborty*

(WONDERDISTRIBUTOR PRIVATE  
LIMITED,  
PANGHAT MERCANTILE PRIVATE  
LIMITED, CHIRAG VINIMAY  
PRIVATE LIMITED, ALISHAN  
DEALER PRIVATE LIMITED,  
EVERLIKE BARTER PRIVATE  
LIMITED, GOODHOPE  
COMMERCIAL PRIVATE LIMITED,  
TRIMUDRA VANIJYA PRIVATE  
LIMITED, SNEHIL MERCANTILE  
PRIVATE LIMITED, SAGUN  
MARKETING PRIVATE LIMITED,  
APNAPAN MERCHANDISE PRIVATE  
LIMITED, SAHANSIL AGENCIES  
PRIVATE LIMITED, SATYAM DEALERS  
PRIVATE LIMITED, SUNDRAM  
VANIJYA PRIVATE LIMITED,  
MANOBAL MARKETING PRIVATE  
LIMITED, CHAMPAK VYAPAR  
PRIVATE LIMITED, DESIRE TRADES  
PRIVATE LIMITED, MAINA VINIMAY  
PRIVATE LIMITED, PORTABLE  
DEALING PRIVATE LIMITED,  
PRITAM DEALING PRIVATE  
LIMITED, FURNIMA VYAPAAR  
PRIVATE LIMITED, SURFACE  
VYAPAAR PRIVATE LIMITED,  
VEDANT COMMERCIAL PRIVATE  
LIMITED, MATA JI MERCHANTS  
PRIVATE LIMITED, ECO VANIJYA  
PRIVATE LIMITED, PARADISE  
SUPPLIERS PRIVATE LIMITED)

(Authorised Signatory)  
[Gautam Chakraborty]  
[Owners]

*Chandana*

(CHARMS MERCHANTS PRIVATE  
LIMITED, MARVELLOUS NIRMAN  
PRIVATE LIMITED, PARAMOUNT  
NIRMAN PRIVATE LIMITED, PILLAR  
REALTORS PRIVATE LIMITED,  
TRIVENI PROMOTERS PRIVATE  
LIMITED, ASTER SALES PRIVATE  
LIMITED, A TO Z TRADECOMM  
PRIVATE LIMITED, ASTER  
SUPPLIERS PRIVATE LIMITED,  
MUKUND COMMODITIES PRIVATE  
LIMITED, CHIRAG BARTER  
PRIVATE LIMITED, MUKUND  
VANIJYA PRIVATE LIMITED, A TO Z

*Uroosh Koolie*

(NEELKANTH TIE-UP PRIVATE  
LIMITED, SUDHAKAR SUPPLY  
PRIVATE LIMITED, DIGNITY  
DISTRIBUTORS PRIVATE LIMITED,  
HEVEN MERCHANTNOISE PRIVATE  
LIMITED, RIPPLE DISTRIBUTORS  
PRIVATE LIMITED, MRIDUL BARTER  
PRIVATE LIMITED, SATYA VACHAN  
MERCHANDISE PRIVATE LIMITED,  
WINDSON VYAPAAR PRIVATE  
LIMITED, SPOTLIGHT DISTRIBUTORS  
PRIVATE LIMITED, MAHASHAKTI  
TIE-UP PRIVATE LIMITED, TAPWAN  
MERCHANDISE PRIVATE LIMITED,



VANIJYA PRIVATE LIMITED,  
AJANTA DEALCOMM PRIVATE  
LIMITED, SUGANDH DEALER  
PRIVATE LIMITED, JAGKALYAN  
MARKETING PRIVATE LIMITED,  
HAMSAFAR DISTRIBUTORS PRIVATE  
LIMITED, ELEGENT HEIGHTS  
PRIVATE LIMITED, S.P. NIRMAN  
PRIVATE LIMITED, SURLOK  
VANIJYA PRIVATE LIMITED,  
DHANISHTA APARTMENTS PRIVATE  
LIMITED, KRITARATHA REAL ESTATE  
PRIVATE LIMITED, LOFTY ESTATE  
PRIVATE LIMITED, BONEWELL  
TRADING PRIVATE LIMITED,  
RELAX TRADING PRIVATE  
LIMITED, LOVELY BARTER  
PRIVATE LIMITED)

(Authorised Signatory)  
[Giriraj Ratan Bagri]  
[Owners]

NIKHAR AGENCIES PRIVATE  
LIMITED, KASAUTI TRADING  
PRIVATE LIMITED, COMFORT  
BARTER PRIVATE LIMITED,  
EXCLUSIVE SUPPLY PRIVATE  
LIMITED, SANJOG VINIMOY PRIVATE  
LIMITED, PROMINENT  
DISTRIBUTORS PRIVATE LIMITED,  
MADHURI VANIJYA PRIVATE  
LIMITED, COMPARE VYAPAAR  
PRIVATE LIMITED, ARUNODAY  
SUPPLIERS PRIVATE LIMITED,  
PRESTIGE DEALCOMM PRIVATE  
LIMITED, FORTUNE SUPPLIERS  
PRIVATE LIMITED, GRAVITY  
TRADECOMM PRIVATE LIMITED)

(Authorised Signatory)  
[Umesh Kumar Kedia]  
[Owners]




(SALARPURIA SIMPLEX DWELLINGS LLP)  
(Authorized Signatory)  
[Apurva Salarpuria]  
[Developer]

Witnesses:

Signature <u>Aditya Sadani</u>	Signature <u>Saiteena Sarkar</u>
Name <u>Aditya Sadani</u>	Name <u>Saiteena Sarkar</u>
Father's Name <u>Bharat Ratan Sadani</u>	Father's Name <u>Late Sudhir Ch. Sarkar</u>
Address <u>20, Ratan Sarkar Viceroy St, K-2-X</u>	Address <u>80/C/22 Gf. Road (W) Serampore 712203</u>

Drafted by

  
Sujata Ghosh [F/1601/2008]  
Advocate  
High Court at Calcutta