

3149/2020

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29/6

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



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84/2030/2020

Development agreement
or Construction Agreement

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of the same.

Additional Registrar of Assurance-IV, Kolkata

Additional Registrar of Assurance-IV, Kolkata
24/6/2020

25 JUN 2020

SUPPLEMENTARY DEVELOPMENT AGREEMENT

- 1. Date: 19th June, 2020
- 2. Place: Kolkata
- 3. Parties:

Mihir Nandi
~~Additional Registrar~~

RKJ

RKJ

Subroto Chandra

Min
RJ

etc

32656

SAHA & RAY

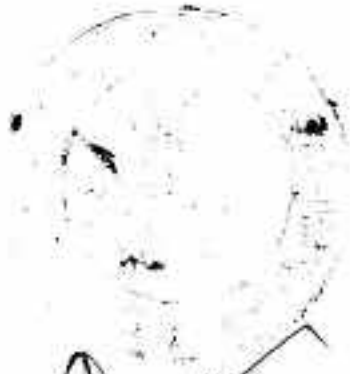
Advocates
3rd Floor, Hastings Chambers
C, Kurari Shankar Roy Road
Kolkata - 700001

NAME:
ADD:
Rg:
17 JUN 2017
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
28 S. R. S. Road, Kol-1



17 JUN 2017

17 JUN 2017



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

24 JUN 2020



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-001573990-1
GRN Date: 18/06/2020 17:44:38
BRN: CKN0684638

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 18/06/2020 17:48:29

DEPOSITOR'S DETAILS

Id No.: 2000648030/3/2020
[Query No./Query Year]

Name: SAHA AND RAY
Contact No.: Mobile No.: +91 8482063816
E-mail:
Address: ROOM NO5AB 5TH FLOOR 7CKSROY ROAD KOL1
Applicant Name: Mr SUBHRANGSHU NATH SARKAR
Office Name:
Office Address:
Status of Depositor: Solicitor firm
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000648030/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2000648030/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words: Rupees, Seventy Five Thousand Forty One only

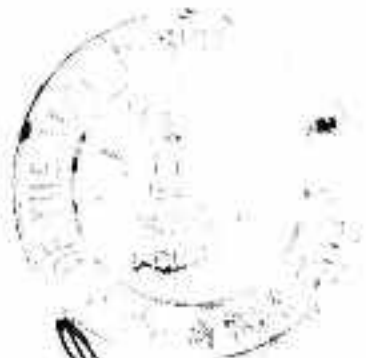
Total 75041



REGISTRAR
OF ASSURANCES, KOLKATA
24 JUN 2020

- 3.1 **Aadharseela Dealers Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 101, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAJCA1846L].
- 3.2 **Aadharseela Tie Up Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 101, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAJCA1847M].
- 3.3 **Aadharseela Tower Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAJCA1844J].
- 3.4 **Acyumen Housing Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AALCA283IK].
- 3.5 **Average Buildcon Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 1st Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAMCA6796J].
- 3.6 **Average Developers Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 1st Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAMCA6797K].
- 3.7 **Banke Bihari Griha Nirman Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAFCB1662B].
- 3.8 **Banke Bihari Housing Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAFCB1659J].
- 3.9 **Banke Bihari Infradev Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAFCB1611C].
- 3.10 **Baviscon Infracon Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAFCB3455J].
- 3.11 **Bhalchandra Housing Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor,

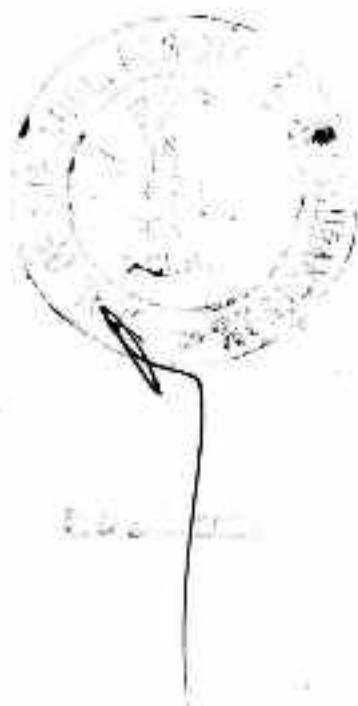
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Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAFCB3312G].

- 3.12 **Booster Realestate Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAFCB3456M].
- 3.13 **Brightman Developer Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAHCB6435A].
- 3.14 **Brim Tie Up Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECB6600Q].
- 3.15 **Brim Vinimay Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECB6601R].
- 3.16 **Brisk Sales Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECB6603P].
- 3.17 **Broad Vinimay Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECB6461H].
- 3.18 **Crossway Promoters Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECB6255E].
- 3.19 **Gopalpriya Housing Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECG6506A].
- 3.20 **Gopalpriya Infracon Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECG6503F].
- 3.21 **Gopalpriya Infrastructure Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECG6501H].



- 3.22 **Gopalpriya Promoters Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECG6791M].
- 3.23 **Growfast Promoters Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 1st Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAFCG6335G].
- 3.24 **Jograj Complex Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AADCJ0133H].
- 3.25 **Jograj Enclave Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AADCJ0134A].
- 3.26 **Jograj Housing Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AADCJ0137D].
- 3.27 **Jograj Infracon Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AADCJ0135B].
- 3.28 **Jograj Projects Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AADCJ0136C].
- 3.29 **Kamlapati Housing Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AECK7017N].
- 3.30 **Khatuwala Buildcon Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AECK7021N].
- 3.31 **Khatuwala Housing Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AECK7137M].
- 3.32 **Khatuwala Infracon Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post

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- Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECK7020P].
- 3.33 **Khatuwala Infrastructure Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECK7019C].
- 3.34 **Khatuwala Nirman Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECK7018D].
- 3.35 **Khatuwala Realcon Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECK7023Q].
- 3.36 **Magnitude Constructions Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM7913M].
- 3.37 **Magnitude Developers Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM7917R].
- 3.38 **Magnitude Nirman Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM7915P].
- 3.39 **Magnitude Realestate Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM7914N].
- 3.40 **Magnitude Tower Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM7920Q].
- 3.41 **Maxtor Hirise Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAICM6642D].
- 3.42 **Megabyte Infracon Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM7926J].



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- 3.43 **Megabyte Realestate Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM7916Q].
- 3.44 **Moneyfold Builders Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM3891L].
- 3.45 **Moneyfold Enclave Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM3889N].
- 3.46 **Mormukut Enclave Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM1458M].
- 3.47 **Mormukut Griha Nirman Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM1450D].
- 3.48 **Mormukut Infrastructure Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM1453A].
- 3.49 **Mormukut Promoters Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM1459L].
- 3.50 **Mormukut Realtech Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM1451C].
- 3.51 **Multifold Vinimay Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAHCM3569J].
- 3.52 **Pacify Complex Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAHCP3689E].
- 3.53 **Pacify Developers Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post



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- Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAHCP3690D].
- 3.54 **Pacify Enclave Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAHCP3410D].
- 3.55 **Pacify Hirise Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAHCP3393B].
- 3.56 **Pacify Housing Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAHCP3392A].
- 3.57 **Pacify Infracon Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAHCP3405E].
- 3.58 **Pacify Nirman Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAHCP4730A].
- 3.59 **Pacify Properties Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAHCP3414H].
- 3.60 **Pacify Realcon Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAHCP3391D].
- 3.61 **Pacify Tower Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAHCP3419L].
- 3.62 **Popstar Infrastructure Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAGCP3129E].
- 3.63 **Popstar Realestate Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAGCP9932P].



- 3.64 **Power Point Reality Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 101, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN **AAFCEP8479E**].
- 3.65 **Power Point Tie Up Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 101, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN **AAFCEP8475J**].
- 3.66 **Power Point Tracom Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 101, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN **AAFCEP8478F**].
- 3.67 **Pradyumna Housing Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN **AAGCP5195G**].
- 3.68 **Pradyumna Promoters Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN **AAGCP5194H**].
- 3.69 **Recoup Tie Up Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN **AAFCEP4145R**].
- 3.70 **Relay Enclave Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN **AAGCR5692E**].
- 3.71 **Reward Enclave Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN **AAGCR2464L**].
- 3.72 **Round Heights Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN **AAGCR5694C**].
- 3.73 **Rover Complex Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN **AAGCR2463P**].
- 3.74 **Shaktidhar Complex Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post



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2014 JUN 2014

- Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AASCS5677E].
- 3.75 **Shaktidhar Enclave Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AASCS5678M].
- 3.76 **Siddhidata Tie Up Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAQCS5772A].
- 3.77 **Siddhidata Tracom Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAQCS5775H].
- 3.78 **Snehsil Housing Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 1st Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAUCS6266M].
- 3.79 **Snehsil Promoters Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAUCS6262R].
- 3.80 **Someshwara Complex Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AASCS5452R].
- 3.81 **Someshwara Enclave Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AASCS5453Q].
- 3.82 **Someshwara Hirise Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AASCS5451N].
- 3.83 **Someshwara Promoters Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AASCS5676F].
- 3.84 **Sun View Infracon Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 101, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAPCS3385Q].



At
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24 JUN 2024

- 3.85 **Tejaswani Housing Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECT5071F].
- 3.86 **Tejaswani Promoters Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECT5072G].
- 3.87 **Token Sales Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AADCT9299A].
- 3.88 **Trilokpati Enclave Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECT1842L].
- 3.89 **Trilokpati Nirman Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECT1841K].
- 3.90 **Vishwaraja Constructions Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECV3107E].
- Party No. 3.1 to 3.90 all are represented by its authorized signatory **Subrata Chakraborty**, son of Satinath Chakraborty, by faith Hindu, by nationality Indian, by occupation Service, working for gain at Siddha Park, 99A, Park Street, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN AELPC8428D)
- 3.91 **Actpro Properties Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 1, R. N. Mukherjee Road, Martin Burn House, Room No. 407, 4th Floor, Post Office G.P.O, Police Station Hare Street, Kolkata 700001, West Bengal [PAN AALCA6785E].
- 3.92 **Agapetes Tradecom Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 27, Brabourne Road, Narayani Building, 1st Floor, Room No. 101, Post Office G.P.O, Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAKCA5450H].
- 3.93 **Aksharvani Commercial Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAMCA3133H].



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- 3.94 **Alobha Enclave Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 27, Brabourne Road, Narayani Building, 3rd Floor, Room No.310, Post Office G.P.O, Police Station Harw Street, Kolkata 700001, West Bengal [**PAN AALCA0639F**].
- 3.95 **Amal Kumar Agarwala**, son of Bijay Kumar Agarwala, residing at 35A, Ballygunge Park, Post Office Ballygunge, Police Station Karaya, District South 24 Parganas, Kolkata 700019, West Bengal [**PAN BEZPA6449D**].
- 3.96 **Amal Builders Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 14, Netaji Subhash Road, 1st Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [**PAN AAKCA0692H**].
- 3.97 **Amal Infraventures Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 14, Netaji Subhash Road, 1st Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [**PAN AAKCA1938J**].
- 3.98 **Amanat Traders Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 18A, Mayfair Road, Flat No. 3A/1, Post Office Ballygunge, Police Station Karaya, District South 24 Parganas, Kolkata 700019, West Bengal [**PAN AAGCA4233L**].
- 3.99 **Apricot Barter Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 84A, Chittaranjan Avenue, 1st Floor, Suite No. 3, Post Office Bowbazar, Police Station Bowbazar, Kolkata 700012, West Bengal [**PAN AAJCA2596H**].
- 3.100 **Aroha Tradelink Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at BE-61, 1st Floor, Salt Lake, Sector-1, Post Office Bidhan Nagar, Police Station Bidhan Nagar, District North 24 Parganas, Kolkata 700064, West Bengal [**PAN AANCA0793L**].
- 3.101 **Artview Distributors Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 1, R. N. Mukherjee Road, Martin Burn House, Room No. 407, 4th Floor, Post Office G.P.O, Police Station Hare Street, Kolkata 700001, West Bengal [**PAN AALCA6786H**].
- 3.102 **Avacado Mercantile Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [**PAN AALCA5338F**].
- 3.103 **Balin Promoters Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 14, Netaji Subhash Road, 1st Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [**PAN AAFCB2462H**].
- 3.104 **Barberry Commotrade Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 84A, Chittaranjan Avenue, 1st



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Floor, Suite No. 2, Post Office Bowbazar, Police Station Bowbazar, Kolkata 700012, West Bengal [PAN AAECB4505E].

- 3.105 **Benibara Vanijya Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 78, Bentinck Street, 2nd Floor, Room No. 5B, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAFCB4547B].
- 3.106 **Bhairavkripa Impex Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 1, R. N. Mukherjee Road, Martin Burn House, Room No. 407, 4th Floor, Post Office G.P.O, Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAFCB5151R].
- 3.107 **Bonneville Niwas Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAFCB4504L].
- 3.108 **Boronia Commosale Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 3rd Floor, Room No. 309, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAFCB0023L].
- 3.109 **Calycanthus Nirman Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 545/1, G. T. ROAD (South), Shyam Market, 1st Floor, Shop No. 30 & 31, Post Office Howrah, Police Station Howrah, District Howrah, PIN 711101, West Bengal [PAN AAFCC5137Q].
- 3.110 **Camellia Barter Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 27, Brabourne Road, Narayani Building, 3rd Floor, Room No.310, Post Office GPO, Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAEC3072H].
- 3.111 **Camerton Developers Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at BE-61, 1st Floor, Salt Lake, Sector-1, Post Office Bidhan Nagar, Police Station Bidhan Nagar, District North 24 Parganas, Kolkata 700064, West Bengal [PAN AAFCC6663B].
- 3.112 **Camerton Highrise Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at BE-61, 1st Floor, Salt Lake, Sector-1, Post Office Bidhan Nagar, Police Station Bidhan Nagar, District North 24 Parganas, Kolkata 700064, West Bengal [PAN AAFCC6903N].
- 3.113 **Candycane Properties Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office G.P.O , Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAFCC5141G].
- 3.114 **Candytuft Enclave Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 545/1, G. T. ROAD (South), Shyam Market, 1st Floor, Shop No. 30 & 31, Post Office Howrah, Police Station Howrah, District Howrah, PIN 711101, West Bengal [PAN AAFCC5136R].



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- 3.115 **Casuarina Nirman Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 545/1, G. T. ROAD (South), Shyam Market, 1st Floor, Shop No. 30 & 31, Post Office Howrah, Police Station Howrah, Howrah 711101, West Bengal [PAN AAFCC2998D].
- 3.116 **Cattexa Realcom Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 1st Floor, Room No. 119 & 120, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAEECC8293N].
- 3.117 **Champagne Enclave Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAFCC2229R].
- 3.118 **Clematis Dealcom Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAEECC7606F].
- 3.119 **Copenhagen Dealers Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 1st Floor, Room No. 119 & 120, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAFCC0048N].
- 3.120 **Cornslit Enclave Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 1st Floor, Room No. 119 & 120, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAFCC5142F].
- 3.121 **Cosmos Mansions Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 3rd Floor, Room No. 309, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAEECC6924A].
- 3.122 **Delphinium Projects Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-10, New Howrah Bridge Approach Road, Ground Floor, Room No. 13, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAECD1075B].
- 3.123 **Digvijay Tieup Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 84A, Chittaranjan Avenue, 1st Floor, Suite No. 3, Post Office Bowbazar, Police Station Bowbazar, Kolkata 700012, West Bengal [PAN AACCD4053D].
- 3.124 **Dristi Infradevelopers Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 14, Netaji Subhash Road, 1st Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAECD2583N].
- 3.125 **Edelweiss Tie Up Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 27, Brabourne Road, Narayani



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Building, 3rd Floor, Room No.310, Post Office GPO, Police Station Hare Street, Kolkata 700001, West Bengal [PAN AACCE6364N].

- 3.126 **Entice Projects OPC Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 8A, Kolupukur Road, 1st Floor, C/O Ajay Kumar Sekaria, RGM 4, Flat No. 1G, Post Office Hatiara, Police Station Baguihati, District North 24 Parganas, Kolkata 700157, West Bengal [PAN AADCE7155L].
- 3.127 **Eyebright Heights Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office GPO, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AADCE5629B].
- 3.128 **Galloway Vyapaar Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office Khengrapatti, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAFCG1524K].
- 3.129 **Gardenia Impex Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 3rd Floor, Room No. 309, Post Office GPO, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAECG4708J].
- 3.130 **Gilliflower Developers Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 1st Floor, Room No. 111, Post Office GPO, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAECG7391R].
- 3.131 **Goldensight Property Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-10, New Howrah Bridge Approach Road, Ground Floor, Room No. 3, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAFCG2368D].
- 3.132 **Gomphrena Properties Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-10, New Howrah Bridge Approach Road, Ground Floor, Room No. 13, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAECG5508L].
- 3.133 **Greendrom Vyapaar Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 1, R. N. Mukherjee Road, Martin Burn House, Room No. 407, 4th Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAFCG2107E].
- 3.134 **Gyaneshwar Housing Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECG6502E].
- 3.135 **Gyaneshwar Promoters Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECG6505D].





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- 3.136 **Hazel Nirman Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 27, Brabourne Road, Narayani Building, 1st Floor, Room No. 103, Post Office G.P.O, Police Station Hare Street, Kolkata 700001, West Bengal [PAN AACCH7817D].
- 3.137 **Hibiscus Barter Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AACCH8735L].
- 3.138 **Honeysuckle Construction Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 27, Brabourne Road, Narayani Building, 1st Floor, Room No. 103, Post Office G.P.O, Police Station Hare Street, Kolkata 700001, West Bengal [PAN AADCH3177M].
- 3.139 **Hosta Barter Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 1st Floor, Room No. 119, Post Office Khengrapatti, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AACCH8738H].
- 3.140 **Jadevine Niwas Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-10, New Howrah Bridge Approach Road, Ground Floor, Room No. 13, Post Office Khengrapatti, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AADCJ0769M].
- 3.141 **Laburnum Vinimay Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office Khengrapatti, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AACCL2711L].
- 3.142 **Madhurashi Infra Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 14, Netaji Subhash Road, 1st Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAICM3833G].
- 3.143 **Mahatru Infra Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 14, Netaji Subhash Road, 1st Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAICM2546G].
- 3.144 **Mangalnayak Business Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office Khengrapatti, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAJCM0204E].
- 3.145 **Maryland Enclave Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 28, B.T. Road, Post Office Cossipore, Police Station Cossipore, District North 24 Parganas, Kolkata 700002, West Bengal [PAN AAICM2503M].
- 3.146 **Mini Realtors Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 14, Netaji Subhash Road, 1st Floor,



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Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAHCM7173J].

- 3.147 **Ownstyle Sales Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 1, R. N. Mukherjee Road, Martin Burn House, Room No. 407, 4th Floor, Post Office G.P.O, Police Station Hare Street, Kolkata 700001, West Bengal [PAN AABCO8479M].
- 3.148 **Pansy Mercantile Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 53/4, P.N. Middy Road, Post Office Belgharia, Police Station Belgharia, District North 24 Parganas, Kolkata 700056, West Bengal [PAN AAGCP5056Q].
- 3.149 **Periwinkle Promoters Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 1st Floor, Room No. 119, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAGCP4038A].
- 3.150 **Polemonium Vanijya Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 78, Bentinck Street, 2nd Floor, Room No. 5B, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAGCP6387E].
- 3.151 **Poppy Tradelink Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 3rd Floor, Room No. 309, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAGCP8205K].
- 3.152 **Premio Traders Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 1, R. N. Mukherjee Road, Martin Burn House, Room No. 407, 4th Floor, Post Office G.P.O, Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAHCP1998C].
- 3.153 **Prunella Tradecom Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 53/4, P.N. Middy Road, Post Office Belgharia, Police Station Belgharia, District North 24 Parganas, Kolkata 700056, West Bengal [PAN AAGCP6386F].
- 3.154 **Rosebud Commodeal Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 545/1, G. T. ROAD (South), Shyam Market, 1st Floor, Shop No. 30 & 31, Post Office Howrah, Police Station Howrah, Howrah 711101, West Bengal [PAN AAFCR5573F].
- 3.155 **Rukmani Dealers Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 14, Netaji Subhash Road, 1st Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAFCR6030F].
- 3.156 **Samridhipurn Nirman Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 84A, Chittaranjan Avenue, 1st Floor, Suite No. 3, Post Office Bowbazar, Police Station Bowbazar, Kolkata 700012, West Bengal [PAN AATCS2445M].



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- 3.157 **Scarlet Nirman Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office Khengrapatti, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAQCS6067G].
- 3.158 **Shivalik Infradevelopers Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 18A, Mayfair Road, Post Office Ballygunge, Police Station Karaya, District South 24 Parganas, Kolkata 700019, West Bengal [PAN AAOCS7367P].
- 3.159 **Smita Tradecom Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 14, Netaji Subhash Road, 1st Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAQCS7377F].
- 3.160 **Snowball Impex Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 545/1, G. T. ROAD (South), Shyam Market, 1st Floor, Shop No. 30 & 31, Post Office Howrah, Police Station Howrah, Howrah 711101, West Bengal [PAN AAQCS6470F].
- 3.161 **Sophie Enclave Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 53/4, P.N. Middy Road, Post Office Belgharia, Police Station Belgharia, District North 24 Parganas, Kolkata 700056, West Bengal [PAN AASCS9702L].
- 3.162 **Steadfast Pproperties Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office Khengrapatti, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAVCS1523N].
- 3.163 **Surjalmata Developers Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 14, Netaji Subhash Road, 1st Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AASCS4641J].
- 3.164 **Toronado Niwas Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 53/4, P.N. Middy Road, Post Office Belgharia, Police Station Belgharia, District North 24 Parganas, Kolkata 700056, West Bengal [PAN AAECT7178H].
- 3.165 **Udarkriti Niwas Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 27, Brabourne Road, Narayani Building, 1st Floor, Room No. 103, Post Office G.P.O, Police Station Hare Street, Kolkata 700001, West Bengal [PAN AABCU6621M].
- 3.166 **Unnati Sales Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 27, Brabourne Road, Narayani Building, 1st Floor, Room No. 103, Post Office G.P.O, Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAACU8339B].
- 3.167 **Unwavering Constructions Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-10, New Howrah



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Bridge Approach Road, Ground Floor, Room No. 3, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AABCU6622J].

- 3.168 **Varca Commerce Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-10, New Howrah Bridge Approach Road, Ground Floor, Room No. 3, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAECV5344H].
- 3.169 **Viewtech Trading Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 1, R. N. Mukherjee Road, Martin Burn House, Room No. 407, 4th Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAECV4626Q].
- 3.170 **Vinca Commotrade Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 78, Bentinck Street, 2nd Floor, Room No. 5B, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AADCV9804F].
- 3.171 **Viviana Heights Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 53/4, P.N. Middy Road, Post Office Belgharia, Police Station Belgharia, District North 24 Parganas, Kolkata 700056, West Bengal [PAN AAECV6646A].
- 3.172 **Wisecrack Marketing Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 1, R. N. Mukherjee Road, Martin Burn House, Room No. 407, 4th Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AABCW3927G].
- 3.173 **Yaduvir Builders Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 14, Netaji Subhash Road, 1st Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAACY5787B].

Party No. 3.91 to 3.173 all are represented by its authorized signatory **Mihir Nandi**, son of Rajmohan Nandi, by faith Hindu, by nationality Indian, by occupation Service, residing at Pratapnagar, Hoogly 712422, Post Office Pratapnagar, Police Station aarmbagh, District Hoogly, West Bengal (PAN AFBPN4310E)

(Collectively **Owners**, include successors-in-interest)

- 3.174 **Siddha Real Estate Development Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 99A, Park Street, 7th Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016 [PAN AAJCS6830L], represented by its authorized signatory, **Subrata Chakraborty**, son of Satinath Chakraborty, working for gain at Siddha Park, 99A, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN AELPC8428D)

(**Siddha**, includes successors-in-interest)

Owners and Siddha, collectively **First Parties**

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ADDL. REGISTRAR
OF ASSURANCES, BANGALORE

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And

- 3.175 **Siddha Sphere LLP**, a limited liability partnership firm incorporated under the Limited Liability Partnership Act, 2008, having its registered office at Siddha Park, 99A, Park Street, 6th Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016 [PAN ACBFS0997D], represented by its authorized signatory, **Rajesh Kumar Agarwal**, son of Omprakash Agarwal, working for gain at Siddha Park, 99A, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN AJTPA6335Q)
- (Developer/Second Party, includes successors-in-interest and/or assigns).
- 3.176 **Acyumen Complex Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AALCA2835P].
- 3.177 **Banke Bihari Constructions Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAFCB1663A].
- 3.178 **Gyaneshwar Nirman Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECG6504G].
- 3.179 **Kamlapati Promoters Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECK7335D].
- 3.180 **Khatuwala Griha Nirman Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECK7024K].
- 3.181 **Moneyfold Complex Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM3890M].
- 3.182 **Moneyfold Housing Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM3888P].
- 3.183 **Mormukut Housing Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM1455G].



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- 3.184 **Mormukut Infracon Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM1447N].
- 3.185 **Mormukut Nirman Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM1454H].
- 3.186 **Mormukut Projects Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM1457E].
- 3.187 **Mormukut Real Estate Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAICM1452B].
- 3.188 **Paramount Trexim Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 101, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAFCP8481Q].
- 3.189 **Power Point Buildcon Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 101, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAFCP8476M].
- 3.190 **Power Point Dealers Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 101, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAFCP8480R].
- 3.191 **Pradyumna Realtors Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAGCP5193A].
- 3.192 **Siddha Projects Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 99A, Park Street, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAHCS2687R].
- 3.193 **Tropex Vanijya Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 101, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AACCT4831H].
- 3.194 **Vishwaraja Housing Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN AAECV3090J].



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- 3.195 **Vishwaraja Infradev Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN **AAECV3089R**].
- 3.196 **Vishwaraja Promoters Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN **AAECV3154H**].
- 3.197 **Wonder Vyapaar Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 101, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [PAN **AAACW6476D**].
- Party No. 3.176 to 3.197 all are represented by its authorized signatory **Subrata Chakraborty**, son of Satinath Chakraborty, by faith Hindu, by nationality Indian, by occupation Service, working for gain at Siddha Park, 99A, Park Street, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN **AELPC8428D**)
- 3.198 **Acanthus Estates Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 1st Floor, Room No. 111, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN **AALCA6142R**].
- 3.199 **Adimurti Enclave Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 545/1, G. T. ROAD (South), Shyam Market, 1st Floor, Shop No. 30 & 31, Post Office Howrah, Police Station Howrah, Howrah 711101, West Bengal [PAN **AAKCA9963F**].
- 3.200 **Adishakti Promoters Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 35A, Ballygunge Park, Post Office Karaya, Police Station Ballygunge, District South 24 Parganas, Kolkata 700019, West Bengal [PAN **AAICA7983P**].
- 3.201 **Advika Promoters Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 14, Netaji Subhash Road, 1st Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN **AAKCA1936G**].
- 3.202 **Amaltas Realtors Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN **AAKCA1626M**].
- 3.203 **Anumati Estates Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN **AAKCA9960G**].



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- 3.204 **Awesome Promoters Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 35A, Ballygunge Park, Post Office Ballygunge, Police Station Karaya, District South 24 Parganas, Kolkata 700019, West Bengal [PAN AAICA7984L].
- 3.205 **Badiberi Marketing Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 14, Netaji Subhash Road, 1st Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAFCB0559B].
- 3.206 **Badiberi Trading Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 14, Netaji Subhash Road, 1st Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAFCB0557R].
- 3.207 **Baladeva Awasan Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 3rd Floor, Room No. 309, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAFCB2051E].
- 3.208 **Buglosse Nirman Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 1st Floor, Room No. 119, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAFCB0022M].
- 3.209 **Camomile Tie Up Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 1st Floor, Room No. 119, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAEC3073G].
- 3.210 **Freesia Ventures Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 1st Floor, Room No. 119, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AABCF8877A].
- 3.211 **Fujimum Enclave Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 27, Brabourne Road, Narayani Building, 1st Floor, Room No. 101, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AABCF8878R].
- 3.212 **Gladiolus Vinimay Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 27, Brabourne Road, Narayani Building, 1st Floor, Room No. 103, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAECG1522A].
- 3.213 **Goldenrod Vinimay Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 84A, Chittaranjan Avenue, 1st Floor, Suite No. 3, Post Office Bowbazar, Police Station Bowbazar, Kolkata 700012, West Bengal [PAN AAECG1521D].
- 3.214 **Gyaneshwari Infratech Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 14, Netaji Subhash Road, 1st



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Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAECG7337H].

- 3.215 **Mackenzie Barter Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 27, Brabourne Road, Narayani Building, 3rd Floor, Room No.310, Post Office G.P.O, Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAICM3813C].
- 3.216 **Mahabala Infrastructure Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 14, Netaji Subhash Road, 1st Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAHCM9531A].
- 3.217 **Moredadi Merchants Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 14, Netaji Subhash Road, 1st Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAICM1465E].
- 3.218 **Parsley Barter Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-10, New Howrah Bridge Approach Road, Ground Floor, Room No. 3, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAFCP8916J].
- 3.219 **Patkai Awas Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 84A, Chittaranjan Avenue, 1st Floor, Suite No. 3, Post Office Bowbazar, Police Station Bowbazar, Kolkata 700012, West Bengal [PAN AAHCP0955D].
- 3.220 **Raspberry Enclave Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 27, Brabourne Road, Narayani Building, 3rd Floor, Room No.310, Post Office G.P.O, Police Hare Street, Kolkata 700001, West Bengal [PAN AAGCR2270N].
- 3.221 **Ricardia Vincom Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 84A, Chittaranjan Avenue, 1st Floor, Suite No. 3, Post Office Bowbazar, Police Station Bowbazar, Kolkata 700012, West Bengal [PAN AAGCR3671K].
- 3.222 **Riya Projects Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 27, Brabourne Road, 1st Floor, Post Office G.P.O, Police Station Hare Street, Kolkata 700001, West Bengal [PAN AAECR8645R].
- 3.223 **Susjalmata Promoters Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 14, Netaji Subhash Road, 1st Floor, Post Office G.P.O., Police Station Hare Street, Kolkata 700001, West Bengal [PAN AASCS4640K].
- 3.224 **Tangerime Villa Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAECT5996K].



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- 3.225 **Tiffany Barter Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at 27, Brabourne Road, Narayati Building, 1st Floor, Room No. 101, Post Office Khengrapatti, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAECT5018L].
- 3.226 **Verbena Commotrade Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-10, New Howrah Bridge Approach Road, Ground Floor, Room No. 3, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAECV0577E].
- 3.227 **Vrajesh Ventures Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-10, New Howrah Bridge Approach Road, Ground Floor, Room No. 3, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAECV1992M].
- 3.228 **Yaduvir Traders Private Limited**, a company is governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office G.P.O, Police Station Burrabazar, Kolkata 700001, West Bengal [PAN AAACY5737B].

Party No. 3.198 to 3.228 all are represented by its authorized signatory **Mihir Nandi**, son of Rajmohan Nandi, by faith Hindu, by nationality Indian, by occupation Service, residing at Pratapnagar, Hoogly 712422, Post Office Pratapnagar, Police Station aarnbagh, District Hoogly, West Bengal (PAN AFBPN4310E)

(Collectively **Confirming Parties/Third Parties**, include successors-in-interest)

First Parties, Developer/Second Party and Confirming Party/Third Parties, individually **Party** and collectively **Parties**.

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

4. Background

- 4.1 **Said Property:** The Owners/First Parties are the absolute and undisputed owners and possessor of land measuring 1104.1973 (one thousand one hundred and four point one nine seven three)decimal [equivalent to 669.2105 (six hundred and sixty nine point two one zero five)katk], more or less, comprised in R.S./L.R. *Dag* Nos. 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 602, 603, 604, 606, 607, 608, 610, 611, 612, 614, 615, 616, 626, 627, 628, 630, 631, 632, 633, 634, 635, 636, 637, 639, 640, 648, 649, 650 & 589/658, recorded in L.R. *Khatian* Nos. 2023, 2025, 2196, 2197, 2198, 2199, 2201, 2203, 2205, 2206, 2208, 2211, 2212, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2518, 2519, 2520, 2524, 2528, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2542, 2543, 2549, 2550, 2551, 2553, 2554, 2561, 2562, 2563, 2564, 2565, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2581, 2582, 2583, 2584, 2586, 2587, 2588, 2589, 2590,



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2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2621, 2622, 2623, 2624, 2705, 2723, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2789, 2790, 2816, 2820, 2822, 2823, 2826, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2871, 2874, 2876, 2877, 2879, 2894, 2898, 2900, 2905, 2922, 2923, 2929, 2935, 2937, 2961, 2965, 3049, 3050, 3051, 3055, 3056, 3131, 3132, 3135, 3136, 3149, 3150, 3151, 3241 & 3244, Mouza Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat Bishnupur No. 1 Gram Panchayet (RBGP), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, PIN -700135 (collectively **First Property**) and Siddha is the undisputed lessee (under Lessor-WBHIDCO) and possessor of land measuring 133.60 (one hundred and thirty three point six zero) decimal [equivalent to 80.9697 (eighty point nine six nine seven) cottah], more or less, comprised in HIDCO Plot Nos. AAHC/OP/30, AAHC/OP/31, AAHC/OP/32, AAHC/OP/33, AAHC/OP/34 and AAHC/OP/35 recorded in HIDCO Assessee Nos. 008-1010-e-00-00001-20, 007-1010-e-00-00001-20, 006-1010-e-00-00001-20, 005-1010-e-00-00001-20, 004-1010-e-00-00001-20 & 002-1010-e-00-00001-20, under Police Station New Town, within the jurisdiction of New Town Kolkata Development Authority (erstwhile within Mouza Raigachi, J.L. No. 12, under Rajarhat Bishnupur No. 1 Gram Panchayet), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, PIN -700161 (collectively **Second Property**), the First Property and the Second Property (collectively **Said Property**), aggregating to land measuring 1237.7973 (one thousand two hundred and thirty seven point seven nine seven three) decimal [equivalent to 750.1802 (seven hundred and fifty point one eight zero two) cottah] as described in the **2nd Schedule** below. In the circumstances, the First Parties are entitled to the Said Property, free from all encumbrances. The Said Property is an integral part of the Composite Property (defined in Clause 4.3.3 below).

- 4.2 **First Parties' Representations:** The First Parties have represented and warranted to the Developer/Second Party that (1) the right, title and interest of the First Parties in the Said Property is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *hypothecation*; (2) the First Parties shall ensure that the First Parties' title to the Said Property continues to remain marketable and free from all encumbrances till completion of development (3) the First Parties have not entered into any agreement for sale or lease or sub-lease or transfer or development of the Said Property with any person or entity (4) the Said Property is at present not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise (5) the First Parties have full right, power and authority to enter into this Agreement and (6) the First Parties have neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer/Second Party under this Agreement.
- 4.3 **Developer/Second Party's Representations:** The Developer/Second Party has represented and warranted to the First Parties as follows:
- 4.3.1 The Developer/Second Party is carrying on business of construction and development of real estate and has infrastructure and expertise in this field
- 4.3.2 The Developer/Second Party has entered into 4 (four) separate development agreements i.e. the Development Agreement, mentioned below –



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- a. Agreement dated 9th December, 2011, with (1) Power Point Buildcon Private Limited (Party No. 3.189 herein), (2) Aadharseela Dealers Private Limited (Party No. 3.1 herein), (3) Aadharseela Tower Private Limited (Party No. 3.3 herein), (4) Power Point Dealers Private Limited (Party No. 3.190 herein), (5) Power Point Reality Private Limited (Party No. 3.64 herein), (6) Sun View Infracon Private Limited (Party No. 3.84 herein), (7) Aadharseela Tie Up Private Limited (Party No. 3.2 herein), (8) Riya Projects Private Limited (Party No. 3.222 herein), (9) Paramount Trexim Private Limited (Party No. 43.188 herein), (10) Power Point Tie Up Private Limited (Party No. 3.65 herein), (11) Power Point Tracom Private Limited (Party No. 3.66 herein), (12) Siddha Projects Private Limited (Party No. 3.192 herein), (13) Barberry Commotrade Private Limited (Party No. 3.104 herein), (14) Camellia Barter Private Limited (Party No. 3.110 herein), (15) Cannomile Tie Up Private Limited (Party No. 3.209 herein), (16) Gladiolus Vinimay Private Limited (Party No. 3.212 herein), (17) Goldenrod Vinimay Private Limited (Party No. 3.213 herein), (18) Adishakti Promoters Private Limited (Party No. 3.200 herein), (19) Apricot Barter Private Limited (Party No. 3.99 herein), (20) Awesome Promoters Private Limited (Party No. 3.204 herein), (21) Edelweiss Tie Up Private Limited (Party No. 3.125 herein), (22) Parsley Barter Private Limited (Party No. 3.218 herein), (23) Wonder Vyapar Private Limited (Party No. 3.197 herein), (24) Digvijaya Tie Up Private Limited (Party No. 3.123 herein), (25) Tropex Vanijya Private Limited (Party No. 3.193 herein) and (26) Unnati Sales Private Limited (Party No. 3.166 herein) in respect of land measuring 244 (two hundred and forty four) decimal equivalent to 7 (seven) bigha 7 (seven) cottah 9 (nine) chittack and 41.4 (forty one point four) square feet, more or less, contained in R.S./L.R. Dag Nos. 620, 621, 622, 623, 624 and 625, recorded in L.R. Khatian Nos. 2020, 2021, 2022, 2023, 2024, 2025 and 2174, Mouza Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 Gram Panchayat, Sub-Registration District Bidhannagar, District North 24 Parganas (**First Land**), more fully described in **Part I** of the **1st Schedule** below.
- b. Agreement dated 18th September, 2014, with (1) Bhalechandra Housing Private Limited (Party No. 3.11 herein), (2) Gopalpriya Housing Private Limited (Party No. 3.19 herein), (3) Gopalpriya Infrastructure Private Limited (Party No. 3.21 herein), (4) Gyaneswar Housing Private Limited (Party No. 3.134 herein), (5) Jograj Projects Private Limited (Party No. 3.28 herein), (6) Karnapati Housing Private Limited (Party No. 3.29 herein), (7) Khatuwala Buildcon Private Limited (Party No. 3.30 herein), (8) Khatuwala Housing Private Limited (Party No. 3.31 herein), (9) Khatuwala Infracon Private Limited (Party No. 3.32 herein), (10) Khatuwala Infrastructure Private Limited (Party No. 3.33 herein), (11) Khatuwala Nirman Private Limited (Party No. 3.34 herein), (12) Khatuwala Realcon Private Limited (Party No. 3.35 herein), (13) Pacify Hirise Private Limited (Party No. 3.55 herein), (14) Pradyumna Housing Private Limited (Party No. 3.67 herein), (15) Token Sales Private Limited (Party No. 3.87 herein) and (16) Trilokpati Nirman Private Limited (Party No. 3.89 herein) in respect of land measuring 30.3650 (thirty point three six five zero) decimal equivalent to 18.4030 (eighteen point four zero three zero) cottah, together with structures thereon, contained in R.S./L.R. Dag Nos. 615 (P), 626 (P), 627 (P) and 628 (P), recorded in L.R. Khatian Nos. 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2473, 2534, 2535, 2536, 2587, 2615 and 2733, Mouza Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 Gram Panchayat, Sub-Registration District Bidhannagar, District North 24



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SECTION

Parganas(**Second Land**), morefully described in **Part II** of the **1st Schedule** below.

- c. Agreement dated 4th February, 2015, registered in the Office of the D.S.R.-II, North 24 Parganas, in Book No. I, Volume No. 1, Pages 6946 to 6968, being Deed No. 422 for the year 2015, with (1) Madhurashi Infra Private Limited(Party No. 3.142 herein), (2) Bavicon Infracon Private Limited(Party No. 3.10 herein), (3) Khatuswala Infrastructure Private Limited(Party No. 3.33 herein), (4) Khatuswala Realcon Private Limited(Party No. 3.35 herein), (5) Gopalpriya Housing Private Limited(Party No. 3.19 herein), (6) Khatuswala Infracon Private Limited(Party No. 3.32 herein), (7) Gyaneshwar Housing Private Limited(Party No. 3.134 herein), (8) Kamlapati Housing Private Limited(Party No. 3.29 herein), (9) Bonneville Niwas Private Limited(Party No. 3.107 herein), (10) Amaltas Realtors Private Limited(Party No. 3.202 herein), (11) Gomphrena Properties Private Limited(Party No. 3.132 herein), (12) Fujimam Enclave Private Limited(Party No. 3.211 herein), (13) Freesia Ventures Private Limited(Party No. 3.210 herein), (14) Periwinkle Promoters Private Limited(Party No. 3.149 herein), (15) Delphinium Projects Private Limited(Party No. 3.122 herein), (16) Anul Infracventures Private Limited(Party No. 3.97 herein), (17) Poppy Tradelink Private Limited(Party No. 3.151 herein), (18) Hibiscus Barter Private Limited(Party No. 3.137 herein), (19) Hosta Barter Private Limited(Party No. 3.139 herein), (20) Vinca Commotrade Private Limited(Party No. 3.170 herein), (21) Rukmani Dealers Private Limited(Party No. 3.155 herein), (22) Mini Realtors Private Limited(Party No. 3.146 herein), (23) Mormukut Real Estate Private Limited(Party No. 3.187 herein), (24) Mormukut Projects Private Limited(Party No. 3.186 herein), (25) Mormukut Realtech Private Limited(Party No. 3.50 herein), (26) Mormukut Infracon Private Limited(Party No. 3.184 herein), (27) Mormukut Nirman Private Limited(Party No. 3.185 herein), (28) Patkai Awas Private Limited(Party No. 3.219 herein), (29) Acanthus Estates Private Limited(Party No. 3.198 herein), (30) Baladeva Awasan Private Limited(Party No. 3.207 herein), (31) Vishwaraja Promoters Private Limited (Party No. 3.196 herein) and (32) Viswaraja Infracdev Private Limited(Party No. 3.195 herein) in respect of land measuring 213.5257 (two hundred and thirteen point five two five seven) decimal [equivalent to 129.1825 (one hundred and twenty nine point one eight two five) cottah], more or less, comprised in R.S./L.R. *Dag* Nos. 595, 615, 629, 630, 632, 640, 641 and 639/734, recorded in L.R. *Khatian* Nos. 245, 2448, 2449, 2447, 2446, 2450, 2454, 2622, 2456, 2455, 2457, 2458, 2460, 2465, 2464, 2459, 2468, 2461, 2466, 2462, 2463, 2560, 2559, 2561, 2557, 2558, 2566, 487, 2523, 2577 and 2578, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 Gram *Panchayat*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas(**Third Land**), morefully described in **Part III** of the **1st Schedule** below.
- d. Agreement dated 4th February, 2015, registered in the Office of the D.S.R.-II, North 24 Parganas, in Book No. I, Volume No. 1, Pages 6987 to 7009, being Deed No. 424 for the year 2015, with (1) Kamlapati Housing Private Limited (Party No. 3.29 herein),(2) Khatuswala Buildcon Private Limited (Party No. 3.30 herein),(3) Bonneville Niwas Private Limited (Party No. 3.107 herein),(4) Surjajmata Promoters Private Limited (Party No. 2.223herein),(5) Tejaswani Housing Private Limited (Party No. 3.85 herein),(6) Brim Vinimay Private Limited (Party No. 3.15 herein),(7) Brim Tie Up Private Limited (Party No. 3.14 herein),(8) Pradyumna Promoters Private Limited (Party No. 3.68 herein),(9)



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Gopalpriya Infracon Private Limited (Party No. 3.20 herein),(10) Moredadi Merchants Private Limited (Party No. 3.217 herein),(11) Vishwaraja Constructions Private Limited (Party No. 3.90 herein),(12) Someshwara Enclave Private Limited (Party No. 3.81 herein),(13) Baladeva Awasan Private Limited (Party No. 3.207 herein),(14) Vrajesh Ventures Private Limited (Party No. 3.227 herein),(15) Copenhagen Dealers Private Limited (Party No. 3.119 herein),(16) Yaduvir Traders Private Limited (Party No. 3.228 herein),(17) Buglosse Nirman Private Limited (Party No. 3.208 herein),(18) Badiberi Trading Private Limited (Party No. 3.206 herein),(19) Badiberi Marketing Private Limited (Party No. 3.205 herein),(20) Gyaneshwar Promoters Private Limited (Party No. 3.135 herein),(21) Pradyumna Realtors Private Limited (Party No. 3.191 herein),(22) Khatuwala Griha Nirman Private Limited (Party No. 3.180 herein),(23) Anumati Estates Private Limited (Party No. 3.203 herein),(24) Adimurti Enclave Private Limited (Party No. 3.199 herein),(25) Mahabala Infrastructure Private Limited (Party No. 3.216 herein),(26) Banke Bihari Constructions Private Limited (Party No. 3.177 herein),(27) Banke Bihari Griha Nirman Private Limited (Party No. 3.7 herein),(28) Banke Bihari Housing Private Limited (Party No. 3.8 herein),(29) Mackenzie Barter Private Limited (Party No. 3.215 herein),(30) Raspberry Enclave Private Limited (Party No. 3.220 herein) and (31) Vishwaraja Housing Private Limited (Party No. 3.194 herein) in respect of land measuring 201.7437 (two hundred and one point seven four three seven) decimal [equivalent to 122.0544 (one hundred and twenty two point zero five four four) cottah], more or less, comprised in R.S./L.R. *Dag* Nos. 615, 629, 639, 641, 642, 643 and 639/734, recorded in L.R. *Khatian* Nos. 2454, 2453, 2622, 2619, 2624, 2518, 2519, 2542, 2543, 2580, 2581, 2618, 2523, 2522, 2524, 2525, 487, 2528, 2526, 2527, 2552, 2529, 2530, 2555, 2554, 2553, 2567, 2569 and 2579, *Mooza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I Gram *Panchayat*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Fourth Land**), morefully described in **Part IV** of the **1st Schedule** below.

- e. Agreement dated 9th September, 2015, registered in the Office of the D.S.R.-II, North 24 Parganas, in Book No. I, Volume No. 1502-2015, Pages 25451 to 25589, being Deed No. 150202575 for the year 2015, with (1) Mormukut Projects Private Limited (Party No. 3.185 herein), (2) Mormukut Real Estate Private Limited (Party No. 3.187 herein),(3) Mormukut Enclave Private Limited (Party No. 3.46 herein), (4) Mormukut Realtech Private Limited (Party No. 3.50 herein), (5) Mormukut Griha Nirman Private Limited (Party No. 3.47 herein),(6) Mormukut Infrastructure Private Limited (Party No. 3.48 herein), (7) Mormukut Promoters Private Limited (Party No. 3.49 herein), (8) Alobha Enclave Private Limited (Party No. 3.94 herein), (9) Mary Land Enclave Private Limited (Party No. 3.145 herein), (10) Unnati Sales Private Limited (Party No. 3.166 herein), (11) Digvijaya Tie Up Private Limited (Party No. 3.123 herein), (12) Yaduvir Builders Private Limited (Party No. 3.173 herein), (13) Mahatru Infra Private Limited (Party No. 3.143 herein),(14) Banke Bihari Constructions Private Limited (Party No. 3.177 herein), (15) Cornslik Enclave Private Limited (Party No. 3.120 herein), (16) Mormukut Housing Private Limited (Party No. 3.183 herein), (17) Banke Bihari Housing Private Limited (Party No. 3.8 herein), (18) Banke Bihari Griha Nirman Private Limited (Party No. 3.7 herein), (19) Mackenzie Barter Private Limited (Party No. 3.215 herein), (20) Tiffany Barter Private Limited (Party No. 3.225 herein), (21) Raspberry Enclave Private Limited (Party No. 3.220 herein), (22) Jograj Enclave Private Limited (Party No. 3.25 herein), (23) Wisecrack Marketing Private Limited (Party No. 3.172 herein), (24)



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Someshwara Complex Private Limited(Party No. 3.80 herein), (25) Jograj Projects Private Limited(Party No. 3.28 herein),(26) Jograj Complex Private Limited(Party No. 3.24 herein), (27) Bhairavkripa Impex Private Limited(Party No. 3.106 herein), (28) Amanat Traders Private Limited(Party No. 3.98 herein), (29) Magnitude Real Estate Private Limited(Party No. 3.39 herein), (30) Honeysuckle Construction Private Limited(Party No. 3.138 herein), (31) Round Heights Private Limited(Party No. 3.72 herein), (32) Premio Traders Private Limited(Party No. 3.152 herein), (33) Moneyfold Complex Private Limited(Party No. 3.181herein), (34) Moneyfold Housing Private Limited(Party No. 3.182 herein), (35) Trilokpati Nirman Private Limited(Party No. 3.89 herein), (36) Gopalpriya Infrastructure Private Limited(Party No. 3.21 herein), (37) Khanawala Housing Private Limited(Party No. 3.31 herein), (38) Brisk Sales Private Limited(Party No. 3.16 herein), (39) Magnitude Nirman Private Limited(Party No. 3.38 herein), (40) Growfast Promoters Private Limited(Party No. 3.23 herein), (41) Rosebud Commodeal Private Limited(Party No. 3.154 herein), (42) Galloway Vyapaar Private Limited(Party No. 3.128 herein),(43) Champagne Enclave Private Limited(Party No. 3.117 herein), (44) Avacado Mercantile Private Limited(Party No. 3.102 herein), (45) Moneyfold Builders Private Limited(Party No. 3.44 herein), (46) Acyumen Housing Private Limited(Party No. 3.4 herein), (47) Acyumen Complex Private Limited(Party No. 3.176 herein), (48) Clematis Dealcom Private Limited(Party No. 3.118 herein), (49) Advika Promoters Private Limited(Party No. 3.201 herein), (50) Pradyumna Promoters Private Limited(Party No. 3.68 herein), (51) Gopalpriya Infracon Private Limited(Party No. 3.20 herein), (52) Pacify Complex Private Limited(Party No. 3.52 herein), (53) Pacify Tower Private Limited(Party No. 3.61 herein), (54) Aksharvani Commercial Private Limited(Party No. 3.93 herein), (55) Mangalnayak Business Private Limited(Party No. 3.144 herein), (56) Gyaneshwar Nirman Private Limited(Party No. 3.178 herein), (57) Kamlapati Promoters Private Limited(Party No. 3.179 herein), (58) Verbena Commotrade Private Limited(Party No. 3.226 herein), (59) Gyaneshwari Infratech Private Limited(Party No. 3.214 herein), (60) Booster Realestate Private Limited(Party No. 3.12 herein), (61) Shaktidhar Complex Private Limited(Party No. 3.74 herein), (62) Casuarina Nirman Private Limited(Party No. 3.115 herein), (63)Samridhipurn Nirman Private Limited(Party No. 3.156 herein), (64) Tangerime Villa Private Limited(Party No. 3.224 herein), (65) Ricardia Vincom Private Limited(Party No. 3.221 herein), (66) Snowball Impex Private Limited(Party No. 3.160 herein), (67) Hazel Nirman Private Limited(Party No. 3.136 herein), (68) Scarlet Nirman Private Limited(Party No. 3.157 herein), (69) Gardenia Impex Private Limited(Party No. 3.129 herein), (70) Cosmos Mansions Private Limited(Party No. 3.121 herein), (71) Multifold Vinimay Private Limited(Party No. 3.51 herein), (72) Vishwaraja Infradev Private Limited(Party No. 3.195 herein), (73) Vishwaraja Promoters Private Limited (Party No. 3.196 herein)and (74) Vishwaraja Housing Private Limited(Party No. 3.194 herein) in respect of land measuring 416.3926 (four hundred and sixteen point three nine two six) decimal [equivalent to 251.9164 (two hundred and fifty one point nine one six four) cottah], more or less, comprised in R.S./L.R. *Dag* Nos. 632, 638, 639, 640, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 589/658 and 639/734, recorded in L.R. *Khatias* Nos.1565, 2023, 2025, 2442, 2443, 2444, 2445, 2534, 2535, 2536, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2549, 2551, 2553, 2554, 2555, 2556, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2567, 2568, 2569, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2596, 2601, 2602, 2603, 2604, 2605, 2606, 2608, 2609, 2610, 2611, 2612, 2614, 2770, 2816, 2820, 2822, 2823,



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2826, 2847, 2876, 2877, 2905, 2923 and 2929, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 Gram Panchayat, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Fifth Land**), morefully described in **Part V** of the **1st Schedule** below.

- 4.3.3 The Developer intends to develop the land measuring 2722.1212 (two thousand seven hundred twenty two and point one two one two) decimal equivalent to 1649.7704 (one thousand six hundred forty nine and point seven seven zero four) *cottah* equivalent to 110352.54 (one lac ten thousand three hundred fifty two and point five four) square meter in R.S./L.R. *Deg* Nos. 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 602, 603, 604, 605, 606, 607, 610, 612, 613, 614, 615, 616, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 589/658, 639/734, AAHC/OP/30, AAHC/OP/31, AAHC/OP/32, AAHC/OP/33, AAHC/OP/34 & AAHC/OP/36, at *Mouza* Raigachi, J.L. No. 12, within the jurisdiction of RBGP, Police Station Rajarhat, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas near the Said Property (**Larger Property**), for composite development of such contiguous and other properties near the Said Property (collectively **Adjacent Properties**), for which the Developer has entered into the above 4 (four) separate development agreements with the owners therein and/or shall enter into further several agreements with the owners of land included in such further several agreements. Such owners (collectively **Adjacent Owners**), are the owners of the Adjacent Properties.
- 4.3.4 The Developer/Second Party has already commenced development of Real Estate Projects upon the Adjacent Properties; Phase I of which (named **Siddha Galaxia Phase I**) has been completed and Phase II of which (named **Siddha Galaxia Phase II**, registered on 24th November, 2018 under Registration No. HIRA/P/NOR/2018/000184) is under progress.
- 4.3.5 During the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Property.
- 4.3.6 The Developer/Second Party has full authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.
- 4.4 **Grant of Development Right:** Based on the mutual representations made by the Parties to each other as aforesaid, the First Parties have agreed to grant to the Developer/Second Party development rights of the Said Property, by virtue of which the Developer/Second Party shall be entitled to construct and commercially exploit new residential buildings (collectively **New Buildings**) on the Said Property (**Project**) on the basis of the sanctioned building plans (**Sanctioned Plans**, which includes all sanctioned/permisible modifications to be made thereto by the Developer/Second Party, if any, from time to time) from the concerned sanctioning authorities (collectively **Planning Authorities**) and prepared by Messieurs Agrawal & Agrawal, Architects (**Architect**). The Developer/Second Party shall cause registration of the Project as Real Estate Project under the provisions of WBHRA.
- 4.5 **Recording of Terms:** The Parties are now executing this Agreement to place on record the terms and conditions that have been agreed between themselves with regard to the Project.

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5. Appointment and Commencement

- 5.1 **Appointment:** The First Parties hereby appoint the Developer/Second Party as the developer of the Said Property with right to execute the Project. The Developer/Second Party hereby accepts the said appointment by the First Parties.
- 5.2 **Commencement:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.

6. Sanction and Construction

- 6.1 **Sanctioned Plans:** The Developer/Second Party (as the agent of the First Parties but at its own costs and responsibility) shall, at the earliest, obtain from the Planning Authorities, sanction and/or modification and/or extension and/or addition of the Sanctioned Plans to ensure that full potential of FAR of the Said Property is utilized for construction of the New Buildings. It is clarified that the Developer/Second Party shall be responsible for obtaining all approvals of any nature whatsoever needed for the Project (including final sanction of the Sanctioned Plans and Completion Certificate).
- 6.2 **Architect and Consultants:** The First Parties confirm that the First Parties have authorized the Developer/Second Party to appoint the Architect and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer/Second Party and the First Parties shall have no liability or responsibility.
- 6.3 **Construction of New Buildings:** The Developer/Second Party shall, at its own costs and expenses and without creating any financial or other liability on the First Parties, construct, erect and complete the New Buildings in accordance with the Sanctioned Plans.
- 6.4 **Common Portions:** The Developer/Second Party shall at its own costs install and erect in the New Buildings, common areas, amenities and facilities such as stairways, lifts, generators, passages, common lavatory, electric meter room, pump room, reservoir, overhead water tank, water pump and motor, water connection, drainage connection, sewerage connection and other facilities required for establishment, enjoyment and management of the New Buildings (collectively **Common Portions**). It is clarified that the Real Estate Project(s) which has been developed viz "**Siddha Galaxia Phase I**" and/or being developed viz "**Siddha Galaxia Phase II**" and/or shall be developed in the future upon the Adjacent Properties/any other adjacent or contiguous properties, in Phases, by the Developer/Second Party may be notionally or actually integrated or added to the Said Property in so far as sharing of common amenities and facilities (comprised of the internal development works and the external development works for all such Real Estate Projects), are concerned such as club, roads, passages, green areas, gates, water connection, water reservoirs, sewerage connection, lighting of streets, generator, transformer etc., creating proportionate rights and obligations with regard to such common amenities and facilities with respect to all the buyers and/or transferees and/or occupiers and/or allottees of the flats and/or apartments and/or units within such Real Estate Projects, integrated consequently.



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- 6.5 **No Objection of Confirming Parties:** The Confirming Parties/Third Parties confirm that they have no objection to this and the Developer/Second Party shall be free to do anything that the Developer/Second Party deems fit and proper in this regard.
- 6.6 **Building Materials:** The Developer/Second Party shall be authorized in the name of the First Parties to apply for and obtain quotation, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the First Parties and required for the construction of the New Buildings but under no circumstances the Owners shall be responsible for the price/value, storage and quality of the building materials.
- 6.7 **Temporary Connections:** The Developer/Second Party shall be authorized in the name of the First Parties to apply for and obtain temporary connections of water, electricity, drainage and sewerage.
- 6.8 **Co-operation by First Parties:** The First Parties shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of the Parties. The First Parties shall provide all co-operation that may be necessary for successful completion of the Project.
- 7. Possession**
- 7.1 **Possession of Said Property:** At or before the execution of this Agreement, the First Parties have delivered vacant and peaceful possession of the Said Property to the Developer for carrying out the Project, which the Developer/Second Party hereby admits and acknowledges.
- 8. Powers and Authorities**
- 8.1 **Power of Attorney:** The First Parties shall grant to the Developer/Second Party and/or its nominees necessary Power of Attorney (1) for the purpose of getting the Plans sanctioned/revalidated/modified/alterd/extended by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Buildings and (2) for construction of the New Buildings and booking and sale of the flats and spaces in the New Buildings (collectively **Units**) to prospective purchasers (collectively **Intending Purchasers**).
- 8.2 **Further Acts:** Notwithstanding grant of the aforesaid Powers of Attorney, the First Parties hereby undertake that they shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer/Second Party to perform all obligations under this Agreement.
- 9. First Parties' Consideration**
- 9.1 **First Parties' Additional Allocation:** In consideration of the First Parties granting development right of the Said Property to the Developer/Second Party in the manner mentioned herein, the Developer/Second Party shall allot the built-up area in the Project, as per the chart mentioned below (collectively **First Parties' Additional Allocation**). The Developer/Second Party shall be entitled to the balance of the built-up area in the Project.



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Sl. No.	Name of First Parties	Built-up area (in sq.ft)
1	Aadharseela Tower Private Limited	1,130.00
2	Aadharseela Dealers Private Limited	310.00
3	Aadharseela Tie Up Private Limited	260.00
4	Actpro Properties Private Limited	1,360.00
5	Acyumen Housing Private Limited	1,150.00
6	Agapetes Tradecom Private Limited	200.00
7	Aksharvani Commercial Private Limited	350.00
8	Alobha Enclave Private Limited	1,590.00
9	Amal Kumar Agrawala	950.00
10	Amal Builders Private Limited	1,650.00
11	Amal Infraventures Private Limited	20.00
12	Amanat Traders Private Limited	520.00
13	Apricot Barter Private Limited	390.00
14	Aroha Tradelink Private Limited	710.00
15	Artview Distributors Private Limited	2,190.00
16	Avacado Mercantile Private Limited	350.00
17	Average Buildcon Private Limited	1,450.00
18	Average Developers Private Limited	1,570.00
19	Balin Promoters Private Limited	360.00
20	Banke Bihari Griha Nirman Private Limited	740.00
21	BankeBihari Housing Private Limited	370.00
22	Banke BihariInfradev Private Limited	2,000.00
23	Barberry Commotrade Private Limited	160.00
24	Baviscun Infracon Private Limited	770.00
25	Benibara Vanijya Private Limited	2,300.00
26	Bhairavkripa Impex Private Limited	420.00
27	Bhalchandra Housing Private Limited	1,370.00
28	Bonneville Niwas Private Limited	1,030.00
29	Booster Realestate Private Limited	1,380.00
30	Boronis Commosale Private Limited	2,010.00
31	Brightman Developers Private Limited	1,530.00
32	Brim Tie Up Private Limited	1,600.00
33	Brim Vinimay Private Limited	790.00
34	Brisk Sales Private Limited	1,440.00
35	Broad Vinimay Private Limited	2,020.00
36	Calycanthus Nirman Private Limited	1,830.00
37	Camellia Barter Private Limited	410.00
38	Camerton Developers Private Limited	720.00
39	Camerton Highrise Private Limited	490.00
40	Candycane Properties Private Limited	1,890.00
41	Candytuft Enclave Private Limited	1,230.00
42	Casuarina Nirman Private Limited	1,110.00
43	Cattexa Realcom Private Limited	2,260.00
44	Champagne Enclave Private Limited	400.00



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45	Clematis Dealcom Private Limited	830.00
46	Copenhagen Dealers Private Limited	570.00
47	Cornalik Enclave Private Limited	1,890.00
48	Cosmos Mansions Private Limited	1,160.00
49	Crossway Promoters Private Limited	1,950.00
50	Delphinium Projects Private Limited	690.00
51	Digvijaya Tie Up Private Limited	1,640.00
52	Dristi Infradevelopers Private Limited	1,820.00
53	Edelweiss Tie Up Private Limited	810.00
54	Entice Projects Opc Private Limited	490.00
55	Eyebright Heights Private Limited	1,940.00
56	Galloway Vyapaar Private Limited	1,130.00
57	Gardenia Impex Private Limited	510.00
58	Gilliflower Developers Private Limited	1,820.00
59	Goldensight Property Private Limited	1,660.00
60	Gomphrena Properties Private Limited	490.00
61	Gopalpriya Housing Private Limited	1,650.00
62	Gopalpriya Infracon Private Limited	400.00
63	Gopalpriya Infrastructure Private Limited	2,100.00
64	Gopalpriya Promoters Private Limited	1,330.00
65	Greenom Vyapaar Private Limited	2,470.00
66	Growfast Promoters Private Limited	1,130.00
67	Gyaneshwar Housing Private Limited	1,870.00
68	Gyaneshwar Promoters Private Limited	690.00
69	Hazel Nirman Private Limited	510.00
70	Hibiscus Barter Private Limited	760.00
71	Honeysuckle Construction Private Limited	1,480.00
72	Hosta Barter Private Limited	700.00
73	Jadevine Niwas Private Limited	1,860.00
74	Jograj Complex Private Limited	390.00
75	Jograj Enclave Private Limited	2,030.00
76	Jograj Housing Private Limited	1,620.00
77	Jograj Infracon Private Limited	2,270.00
78	Jograj Projects Private Limited	250.00
79	Kamlapati Housing Private Limited	110.00
80	Khatawala Buildcon Private Limited	710.00
81	Khatawala Housing Private Limited	2,100.00
82	Khatawala Infracon Private Limited	1,960.00
83	Khatawala Infrastructure Private Limited	2,000.00
84	Khatawala Nirman Private Limited	1,870.00
85	Khatawala Realcon Private Limited	1,870.00
86	Laburnum Vinimay Private Limited	1,820.00
87	Madhurashi Infra Private Limited	1,720.00
88	Magnitude Constructions Private Limited	1,470.00
89	Magnitude Developers Private Limited	850.00



ADDITIONAL REGISTRAR
OF ASSURANCES, IV KOLKATA

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90	Magnitude Nirman Private Limited	1,880.00
91	Magnitude Real Estate Private Limited	1,050.00
92	Magnitude Tower Private Limited	1,910.00
93	Mahatru Infra Private Limited	1,210.00
94	Mangalnayak Business Private Limited	1,210.00
95	Maryland Enclave Private Limited	1,220.00
96	Maxtor Hirise Private Limited	2,220.00
97	Megabyte Infracon Private Limited	1,350.00
98	Megabyte Realestate Private Limited	1,290.00
99	Mini Realtors Private Limited	1,120.00
100	Moneyfold Builders Private Limited	1,130.00
101	Moneyfold Enclave Private Limited	1,410.00
102	Mormukat Enclave Private Limited	500.00
103	Mormukat Griha Nirman Private Limited	1,590.00
104	Mormukat Infrastructure Private Limited	1,580.00
105	Mormukat Promoters Private Limited	2,000.00
106	Mormukat Realtech Private Limited	790.00
107	Multifold Vinimay Private Limited	1,520.00
108	Ownstyle Sales Private Limited	850.00
109	Pacify Complex Private Limited	1,270.00
110	Pacify Developers Private Limited	2,350.00
111	Pacify Enclave Private Limited	2,340.00
112	Pacify Hirise Private Limited	2,120.00
113	Pacify Housing Private Limited	2,110.00
114	Pacify Infracon Private Limited	2,530.00
115	Pacify Nirman Private Limited	2,300.00
116	Pacify Properties Private Limited	2,300.00
117	Pacify Realcon Private Limited	1,880.00
118	Pacify Tower Private Limited	520.00
119	Pansy Mercantile Private Limited	1,710.00
120	Periwinkle Promoters Private Limited	20.00
121	Polemonium Vanijya Private Limited	2,690.00
122	Puppy Tradelink Private Limited	20.00
123	Popstar Infrastructure Private Limited	2,380.00
124	Popstar Realestate Private Limited	850.00
125	Power Point Reality Private Limited	260.00
126	Power Point Tie Up Private Limited	380.00
127	Power Point Tracom Private Limited	400.00
128	Pradyumna Housing Private Limited	910.00
129	Pradyumna Promoters Private Limited	420.00
130	Premio Traders Private Limited	1,540.00
131	Prunella Tradecorn Private Limited	2,200.00
132	Recoup Tie Up Private Limited	2,020.00
133	Relay Enclave Private Limited	2,260.00
134	Reward Enclave Private Limited	2,130.00



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135	Rosebud Commodal Private Limited	720.00
136	Round Heights Private Limited	2,080.00
137	Rover Complex Private Limited	2,570.00
138	Rukmani Dealers Private Limited	20.00
139	Saktidhar Enclave Private Limited	1,300.00
140	Samridhipuran Nirman Private Limited	960.00
141	Scarlet Nirman Private Limited	510.00
142	Shaktidhar Complex Private Limited	700.00
143	Shivalik Infradevelopers Private Limited	350.00
144	Siddha Real Estate Development Private Limited	46,780.00
145	Siddhidata Tie Up Private Limited	1,880.00
146	Siddhidata Tracom Private Limited	1,710.00
147	Smita Tradecom Private Limited	1,740.00
148	Snehsil Housing Private Limited	2,550.00
149	Snehsil Promoters Private Limited	2,580.00
150	Snowball Impex Private Limited	510.00
151	Someshwara Complex Private Limited	400.00
152	Someshwara Enclave Private Limited	700.00
153	Someshwara Hirise Private Limited	2,300.00
154	Someshwara Promoters Private Limited	2,300.00
155	Sophie Enclave Private Limited	1,140.00
156	Steadfast Pproperties Private Limited	1,130.00
157	Sun View Infracon Private Limited	400.00
158	Surjalmata Developers Private Limited	830.00
159	Tejaswani Housing Private Limited	1,070.00
160	Tejaswani Promoters Private Limited	2,130.00
161	Token Sales Private Limited	1,090.00
162	Toronado Niwas Private Limited	2,300.00
163	Trilokpati Enclave Private Limited	2,270.00
164	Trilokpati Nirman Private Limited	1,790.00
165	Udarkriti Niwas Private Limited	1,440.00
166	Unnati Sales Private Limited	1,460.00
167	Unwavering Constructions Private Limited	1,440.00
168	Varca Commerce Private Limited	2,300.00
169	Viewtech Trading Private Limited	1,830.00
170	Vinca Commotrade Private Limited	20.00
171	Vishwaraja Constructions Private Limited	400.00
172	Viviana Heights Private Limited	1,900.00
173	Wisecrack Marketing Private Limited	1,070.00
174	Yadavir Builders Private Limited	1,630.00
	Grand Total	273,010.00

- 9.2 **Entitlement of Developer/Second Party:** In consideration of the Developer/Second Party agreeing to provide the First Parties' Allocation to the First Parties, the Developer/Second Party shall be entitled to develop the Said Property in the manner mentioned in this Agreement and shall be entitled to sell, transfer, encumber or



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otherwise alienate or dispose off remaining plots save and except the First Parties' Allocation (**Developer/Second Party's Allocation**) in the Project to any third party at the sole discretion of the Developer/Second Party and in the manner as may be deemed fit by the Developer/Second Party and to appropriate the entire consideration therefor without any claim of any nature whatsoever of the First Parties.

10. Obligations of Developer/Second Party

- 10.1 **Compliance with Laws:** The development shall commence as per the Sanctioned Plans, schemes, rules, regulations, by-laws and approvals of the Planning Authorities, at the cost, risk and responsibility of the Developer/Second party, the First Parties having no responsibility in respect thereof in any manner whatsoever. The execution of the Project shall be in conformity with the prevailing rules and by-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer/Second Party to ensure compliance. The Developer/Second Party shall alone be responsible and liable to all authorities concerned and to the Intending Purchasers/Transferees for any loss or for any claim arising from such development and shall indemnify the First Parties against any claims, loss or damages for any default or failure or breach on the part of the Developer/Second Party.
- 10.2 **Planning, Designing and Development:** The Developer/Second Party shall be responsible for planning, designing and development of the New Buildings with the help of the Architect, professional bodies, contractors, etc.

11. Obligations of First Parties

- 11.1 **Co-operation with Developer/Second Party:** The First Parties undertake to fully co-operate with the Developer/Second Party for obtaining all permissions required for development of the Said Property.
- 11.2 **Act in Good Faith:** The First Parties undertake to act in good faith towards the Developer/Second Party (and any appointed and/or designated representatives) so that the Project can be successfully completed.
- 11.3 **Documentation and Information:** The First Parties undertake to provide the Developer/Second Party with any and all documents and information relating to the Said Property as may be required by the Developer/Second Party from time to time.
- 11.4 **No Obstruction in Dealing with Developer/Second Party's Functions:** The Owners covenant not to do any act, deed or thing whereby the Developer/Second Party may be prevented from discharging its functions under this Agreement.
- 11.5 **No Obstruction in Construction:** The First Parties hereby covenant not to cause any interference or hindrance in the construction of the New Buildings.
- 11.6 **No Dealing with Said Property:** The First Parties hereby covenant not to let out, grant lease, mortgage, charge and/or transfer the Said Property or any portions thereof, without the express consent and confirmation of the Developer/Second Party.
- 11.7 **Execution of Agreements, Conveyances, Transfer Deeds, Sub Lease, Lease cum Sale Deeds, Assignment Deeds etc.:** The First Parties hereby covenant that the First Parties, at the request of the Developer/Second Party, shall execute and register Agreements, Conveyances, Transfer Deeds, Sub Lease, Lease cum Sale Deeds,



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Assignment Deeds etc. and any other documents required with regard to transfer of Units in the New Buildings in favour of the Intending Purchasers/Transferees and the First Parties shall not claim and/or raise any demand of any nature whatsoever including monetary demand from the Developer/Second Party and/or the Intending Purchasers/Transferees.

- 11.8 **No Objection to the Developer/Second Party and/or the Intending Purchasers/Transferees in Obtaining Loan by Mortgaging the Said Property/Units:** The First Parties hereby covenant that (1) the Developer/Second Party shall be entitled to obtain construction loan from any financial institution by mortgaging the Said Property and/or any part thereof (2) the Intending Purchasers/Transferees shall also be entitled to obtain loan from any financial institution by mortgaging their respective Units in the Said Property and (3) the First Parties shall also grant consent for creation of charge/mortgage by the Developer/Second Party or its nominee in respect of spaces/Units forming part of Developer/Second Party's Allocation.
12. **Miscellaneous**
- 12.1 **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.
- 12.2 **Essence of the Contract:** In addition to time, the First Parties and the Developer/Second Party expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
- 12.3 **Documentation:** The Developer/Second Party shall be responsible for meeting all costs and expenses towards execution and registration of any document for giving effect to all or any of the terms and conditions set out herein, including this Agreement.
- 12.4 **Valid Receipt:** The First Parties shall pass valid receipts for all amounts paid under this Agreement.
- 12.5 **No Partnership:** The First Parties and the Developer/Second Party have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- 12.6 **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.
- 12.7 **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the New Buildings and/or the Project by the Developer/Second Party, various deeds, matters and things not herein specified may be required to be done by the Developer/Second Party and for which the Developer/Second Party may need authority of the First Parties. Further, various applications and other documents may be required to be signed or made by the First Parties relating to which specific provisions may not have been made herein. The First Parties 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/Second Party for the purpose and the First Parties also undertaket to sign and execute all additional applications and other documents, at the costs and expenses of the Developer/Second Party.



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- 12.8 **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.
- 12.9 **Name of Project:** The name of the Project shall be "*Siddha Galaxia*".
- 12.10 **Entire Agreement:** This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions/correspondence and agreements between the Parties, written or oral and express or implied.
- 12.11 **Headings:** In this Agreement, headings 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.

13. Defaults

- 13.1 **No Cancellation:** None of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration.

14. Force Majeure

- 14.1 **Meaning:** Force Majeure shall mean and include an event preventing either Party from performing any or all of its 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, lightning, 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, labor 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.
- 14.2 **Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, that Party shall have no liability in respect of the performance of such of its obligations as are prevented by the event/s of force majeure. Neither the First Parties nor the Developer/Second Party shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of force majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by force majeure and the time limits pursuant to this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure.

15. Severance

- 15.1 **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



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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.

- 15.2 **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.
- 15.3 **Reasonable Endeavour for Substitution:** The Parties agree, in the circumstances referred above, to use all reasonable endeavors 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.

16. Reservation of Rights

- 16.1 **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.
- 16.2 **Forbearance:** No forbearance, indulgence or relaxation or inaction by any Party at any time 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.

17. Notice

- 17.1 **Mode of Service:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or sent by prepaid recorded delivery (registered post with acknowledgement due or through courier service) to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each Party from time to time). The First Parties shall address all such notices and other written communications to the Director of the Developer/Second Party and the Developer/Second Party shall address all such notices and other written communications to the Directors of the First Parties.

18. Arbitration

- 18.1 **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 use its reasonable endeavor 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.
- 18.2 **Referral to Arbitration:** If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 2013.

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DR RR MR



ADVISORY
COMMISSION
24 JUL 2000

- 18.3 **Arbitration Tribunal:** The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following three Arbitrators [each of whom shall be an Advocate holding a current practicing certificate]:
- 18.3.1 **Appointment by Owners:** 1 (one) Arbitrator to be appointed by the Owners.
- 18.3.2 **Appointment by Developer:** 1 (one) Arbitrator to be appointed by the Developer.
- 18.3.3 **Chairman:** The Chairman of the Arbitration Tribunal to be jointly appointed by the other 2 (two) Arbitrators.
- 18.4 **Conduct of Arbitration Proceeding:** The Parties irrevocably agree that:
- 18.4.1 **Place:** The place of arbitration shall be Kolkata only.
- 18.4.2 **Language:** The language of the arbitration shall be English.
- 18.4.3 **Interim Directions:** The Arbitration Tribunal shall be entitled to give interim awards/directions regarding the Disputes.
- 18.4.4 **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, 2013 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.
- 18.4.5 **Binding Nature:** The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.

19. Jurisdiction

- 19.1 **District Judge, Barasat:** In connection with the aforesaid arbitration proceedings, only the District Judge of the district in which the Said Property is situated shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

1st Schedule

Part I

(First Land)

Land measuring 244 (two hundred and forty four) decimal equivalent to 7 (seven) bigha 7 (seven) cottah 9 (nine) chittack and 41.4 (forty one point four) square feet, more or less, contained in R.S./L.R. *Dag* Nos. 620, 621, 622, 623, 624 and 625, recorded in L.R. *Khatian* Nos. 2020, 2021, 2022, 2023, 2024, 2025 and 2174, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I Gram *Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas.

Part II

(Second Land)

Land measuring 30.3650 (thirty point three six five zero) decimal equivalent to 18.4030 (eighteen point four zero three zero) cottah, together with structures thereon, contained in R.S./L.R. *Dag* Nos. 615 (P), 626 (P), 627 (P) and 628 (P), recorded in L.R. *Khatian* Nos. 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2473, 2534, 2535, 2536, 2587, 2615 and 2733, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the

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Saha Ray MN



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jurisdiction of Rajarhat-Bishnupur No. 1 Gram Panchayat, Sub-Registration District Bidhannagar, District North 24 Parganas.

**Part III
(Third Land)**

Land measuring 213.5257 (two hundred and thirteen point five two five seven) decimal [equivalent to 129.1825 (one hundred and twenty nine point one eight two five) cottah], more or less, comprised in R.S./L.R. Dag Nos. 595, 615, 629, 630, 632, 640, 641 and 639/734, recorded in L.R. Khatian Nos. 245, 2448, 2449, 2447, 2446, 2450, 2454, 2622, 2456, 2455, 2457, 2458, 2460, 2465, 2464, 2459, 2468, 2461, 2466, 2462, 2463, 2560, 2559, 2561, 2557, 2558, 2566, 487, 2523, 2577 and 2578, Mouza Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 Gram Panchayat, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and butted and bounded as follows:

- On the North:** By R.S./L.R. Dag Nos. 615(P), 630(P), 631 and 595(P)
On the East: By R.S./L.R. Dag Nos. 595(P), 632(P), 640(P) and 639(P)
On the South: By R.S./L.R. Dag Nos. 639(P), 641(P) and 615(P)
On the West: By R.S./L.R. Dag Nos. 641(P), 629(P), 615(P) and 625

The details of the Said Property are tabulated in the chart below:

R.S./L.R. Dag No.	L.R. Khatian Nos.	Area allotted as per Deed (Decimal)
595	245	6.4432
615	2448, 2449, 2447, 2446, 2450 and 2454	12.2700
629	2622	4.5500
630	2456, 2455, 2457, 2458, 2460, 2465, 2464, 2459, 2468, 2461, 2466, 2462 and 2463	111.0420
632	2560, 2559 and 2561	12.6336
640	2557, 2558, 2559 and 2566	37.3749
641	487 and 2523	17.5700
639/734	2577 and 2578	11.6420
Total		213.5257

**Part IV
(Fourth Land)**

Land measuring 201.7437 (two hundred and one point seven four three seven) decimal [equivalent to 122.0544 (one hundred and twenty two point zero five four four) cottah], more or less, comprised in R.S./L.R. Dag Nos. 615, 629, 639, 641, 642, 643 and 639/734, recorded in L.R. Khatian Nos. 2454, 2453, 2622, 2619, 2624, 2518, 2519, 2542, 2543, 2580, 2581, 2618, 2523, 2522, 2524, 2525, 487, 2528, 2526, 2527, 2552, 2529, 2530, 2555, 2534, 2553, 2567, 2569 and 2579, Mouza Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 Gram Panchayat, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and butted and bounded as follows:

- On the North:** By R.S./L.R. Dag Nos. 629(P), 625, 615(P), 630, 641(P) and 639(P)
On the East: By R.S./L.R. Dag Nos. 615(P), 629(P), 641(P), 688
On the South: By R.S./L.R. Dag Nos. 639(P), 644(P), 643 and 642(P)
On the West: By R.S./L.R. Dag Nos. 643, 642(P), 1039, 629(P) and 625

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The details of the Said Property are tabulated in the chart below:

R.S./L.R. Dag No.	L.R. Khatian Nos.	Area allotted as per Deed (Decimal)
615	2454 and 2453	3.4800
629	2622, 2619 and 2624	11.9791
639	2518, 2519, 2542, 2543, 2580, 2581, 2619 and 2618	47.0920
641	2523, 2522, 2524, 2525 and 487	59.4300
642	2528, 2526, 2527, 2552, 2529, 2530, 2555, 2554 and 2553	66.6659
643	2567 and 2569	7.4667
639/734	2579	5.6300
	Total	201.7437

**Part V
(Fifth Land)**

Land measuring 416.3926 (four hundred and sixteen point three nine two six) decimal [equivalent to 251.9164 (two hundred and fifty one point nine one six four) cotsah], more or less, comprised in R.S./L.R. Dag Nos. 632, 638, 639, 640, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 589/658 and 639/734, recorded in L.R. Khatian Nos. 1565, 2023, 2025, 2442, 2443, 2444, 2445, 2534, 2535, 2536, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2549, 2551, 2553, 2554, 2555, 2556, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2567, 2568, 2569, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2596, 2601, 2602, 2603, 2604, 2605, 2606, 2608, 2609, 2610, 2611, 2612, 2614, 2770, 2816, 2820, 2822, 2823, 2826, 2847, 2876, 2877, 2905, 2923 and 2929, Mouza Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 Gram Panchayat, Sub-Registration District Rajarhat (formerly Bidhantagar), District North 24 Parganas and butted and bounded as follows:

On the North: By R.S./L.R. Dag Nos. 615, 630, 632(Part), 658(Part)

On the East: Mouza Reckjuani

On the South: Mouza Reckjuani

On the West: Sheet No. 2 of Mouza Raigachi

The details of the Said Property are tabulated in the chart below:

R.S./L.R. Dag No.	L.R. Khatian Nos.	Area allotted as per Deed (Decimal)
632	2559, 2560, 2561 and 2562	15.3508
638	2023, 2025, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2591, 2592, 2593 and 2594	26.0438
639	1565, 2555 and 2770	11.0000
640	2536	8.6250
642	2553, 2554 and 2555	8.3332
643	2567, 2568 and 2569	20.5335
644	2596 and 2608	6.0000
645	2586, 2587, 2588, 2589 and 2590	40.0000



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646	2816, 2876, 2877 and 2923	10.0000
647	2611 and 2612	7.0000
648	2534, 2535, 2536, 2614 and 2847	6.0003
649	2905 and 2929	10.9998
650	2601, 2602, 2603, 2604, 2605 and 2606	51.3004
651	2540, 2541, 2542, 2543, 2590, 2820, 2822, 2823 and 2826	53.1028
652	2544, 2545, 2546 and 2547	39.0000
653	2573, 2574, 2575 and 2576	21.0000
654	2609 and 2610	14.0000
655	2610, 2611 and 2612	16.0000
656	2611 and 2612	9.0000
657	2544, 2545, 2546 and 2547	3.0000
589/658	2442, 2443, 2444, 2445, 2549 and 2551	34.3750
639/734	2577, 2578 and 2579	5.7280
	Total	416.3926

2nd Schedule
(Said Property)
(Subject Matter of Agreement)

Land measuring 1237.7973 (one thousand two hundred and thirty seven point seven nine seven three)decimal [equivalent to 750.1802 (seven hundred and fifty point one eight zero two)katha], more or less, comprised in (i)557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 602, 603, 604, 606, 607, 608, 610, 611, 612, 614, 615, 616, 626, 627, 628, 630, 631, 632, 633, 634, 635, 636, 637, 639, 640, 648, 649, 650 & 589/658, 615, 627, 628, 632, 637, 639, 648, 589/658, recorded in L.R. Khatian Nos. 2023, 2025, 2196, 2197, 2198, 2199, 2201, 2203, 2205, 2206, 2208, 2211, 2212, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2518, 2519, 2520, 2524, 2528, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2542, 2543, 2549, 2550, 2551, 2553, 2554, 2561, 2562, 2563, 2564, 2565, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2581, 2582, 2583, 2584, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2621, 2622, 2623, 2624, 2705, 2723, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2789, 2790, 2816, 2820, 2822, 2823, 2826, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2871, 2874, 2876, 2877, 2879, 2894, 2898, 2900, 2905, 2922, 2923, 2929, 2935, 2937, 2961, 2965, 3049, 3050, 3051, 3055, 3056, 3131, 3132, 3135, 3136, 3149, 3150, 3151, 3241 & 3244, 2199, 2604, 2591, 2550, 2615, 2023, 2539, 3051, 2443, 2538, 2447, 2535, 2621, 2450, 2442, 2587, 2454, 2453, 2536, 2446, 2448, 2452, 2449, 2537, 2923, 2594, 2820, 2592, 2613, 2562, 2563, 2564, 2565, 2549, 2826, 2723, 2774, 2451, 2542, 2576, 2445, 2444, 3049, 2473, 2025, 2593, Mouza Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat Bishnupur No. I Gram Panchayet (RBGP), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, PIN -700135 and (ii) HIDCO Plot Nos. AAHC/OP/30, AAHC/OP/31, AAHC/OP/32, AAHC/OP/33, AAHC/OP/34 and AAHC/OP/36 recorded in HIDCO Assessee Nos. 008-1010-e-00-00001-20, 007-1010-e-00-00001-20, 006-1010-e-00-00001-20, 005-1010-e-00-00001-20, 004-1010-e-00-00001-20 & 002-1010-e-00-00001-20, under Police Station New Town, within the jurisdiction of New



ADDITIONAL REGISTRAR
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Town Kolkata Development Authority (erstwhile within Mouza Raigachi, J.L. No. 12, under Rajarhat Bishnupur No. 1 Gram Panchayet), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, PIN -700161, collectively

The details of the Said Property are tabulated in the chart below:

Sl. No.	RS/LR. Dag No.	Total Area (Decimal)	Said Property (Decimal)
1	557	21	9.0804
2	558	16	5.8000
3	559	13	13.0000
4	560	11	5.7901
5	561	41	40.9986
6	562	37	37.0000
7	563	26	26.0000
8	564	3	3.0000
9	565	3	3.0000
10	566	3	3.0000
11	567	2	2.0000
12	568	14	13.9997
13	569	53	53.0000
14	570	48	20.1846
15	571	16	1.3400
16	580	24	8.1826
17	581	20	20.0000
18	582	46	46.0000
19	583	11	11.0000
20	584	9	9.0000
21	585	34	34.0000
22	586	55	43.2220
23	587	36	36.0000
24	588	28	28.0000
25	589	53	53.0000
26	590	38	38.0000
27	591	31	30.1697
28	592	7	7.0000
29	593	86	78.4906
30	594	6	5.8122
31	595	72	36.3068
32	596	28	28.0000
33	597	18	18.0000
34	598	9	2.0000
35	599	6	3.5005
36	600	6	0.9498
37	602	27	27.0000



ADDITIONAL REGISTRAR
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38	603	45	15.4762
39	604	8	7.9997
40	606	4	1.6319
41	607	29	3.2219
42	608	28	0.9465
43	610	2	1.9529
44	611	10	5.0000
45	612	3	2.9136
46	614	26	26.0000
47	615	81	46.2059
48	616	10	9.9984
49	626	13	3.2513
50	627	18	14.4000
51	628	9	3.2346
52	630	120	8.9580
53	631	15	15.0000
54	632	94	66.0156
55	633	4	4.0000
56	634	5	5.0000
57	635	6	5.8128
58	636	8	8.0000
59	637	9	9.0000
60	639	64	2.0009
61	640	46	7.4000
62	648	9	3.0000
63	649	16	5.0000
64	650	57	5.7000
65	589/658	55	16.2415
66	AAHC/OP/30	25.12	25.1200
67	AAHC/OP/31	24.28	24.2800
68	AAHC/OP/32	41.02	41.0200
69	AAHC/OP/33	19.07	19.0700
70	AAHC/OP/34	19.38	19.3800
71	AAHC/OP/36	4.73	4.7300
Total			1237.7973



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
24 JUN 2020

20. Execution and Delivery

20.1 **In Witness Whereof** the Parties have executed and delivered this Agreement on the date mentioned above

Aadharseela Dealers Private Limited
 Aadharseela Tie Up Private Limited
 Aadharseela Tower Private Limited
 Acyumen Housing Private Limited
 Average Buildcon Private Limited
 Average Developers Private Limited
 Banke Bihari GrihaNirman Private Limited
 Banke Bihari Housing Private Limited
 BankeBihari Infradev Private Limited
 Baviscon Infracon Private Limited
 Bhalchandra Housing Private Limited
 Booster Realestate Private Limited
 Brightman Developer Private Limited
 Brim Tie Up Private Limited
 Brim Vinimay Private Limited
 Brisk Sales Private Limited
 Broad Vinimay Private Limited
 Crossway Promoters Private Limited
 Gopalpriya Housing Private Limited
 Gopalpriya Infracon Private Limited
 Gopalpriya Infrastructure Private Limited
 Gopalpriya Promoters Private Limited
 Growfast Promoters Private Limited
 Jograj Complex Private Limited
 Jograj Enclave Private Limited
 Jograj Housing Private Limited
 Jograj Infracon Private Limited
 Jograj Projects Private Limited
 Kamlapati Housing Private Limited
 Khatuwala Buildcon Private Limited
 Khatuwala Housing Private Limited
 Khatuwala Infracon Private Limited
 Khatuwala Infrastructure Private Limited
 Khatuwala Nirman Private Limited
 Khatuwala Realcon Private Limited
 Magnitude Constructions Private Limited
 Magnitude Developers Private Limited
 Magnitude Nirman Private Limited
 Magnitude Realestate Private Limited
 Magnitude Tower Private Limited
 Maxtor Hirise Private Limited



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA

24 JUN 2020

Megabyte Infracon Private Limited
Megabyte Realestate Private Limited
Moneyfold Builders Private Limited
Moneyfold Enclave Private Limited
Mormukut Enclave Private Limited
Mormukut Griha Nirman Private Limited
Mormukut Infrastructure Private Limited
Mormukut Promoters Private Limited
Mormukut Realtech Private Limited
Multifold Vinimay Private Limited
Pacify Complex Private Limited
Pacify Developers Private Limited
Pacify Enclave Private Limited
Pacify Hirise Private Limited
Pacify Housing Private Limited
Pacify Infracon Private Limited
Pacify Nirman Private Limited
Pacify Properties Private Limited
Pacify Realcon Private Limited
Pacify Tower Private Limited
Popstar Infrastructure Private Limited
Popstar Realestate Private Limited
Power Point Reality Private Limited
Power Point Tie Up Private Limited
Power Point Tracom Private Limited
Pradyumna Housing Private Limited
Pradyumna Promoters Private Limited
Recoup Tie Up Private Limited
Relay Enclave Private Limited
Reward Enclave Private Limited
Round Heights Private Limited
Rover Complex Private Limited
Shaktidhar Complex Private Limited
Shaktidhar Enclave Private Limited
Siddhidata Tie Up Private Limited
Siddhidata Tracom Private Limited
Snehsil Housing Private Limited
Snehsil Promoters Private Limited
Someshwara Complex Private Limited
Someshwara Enclave Private Limited
Someshwara Hirise Private Limited
Someshwara Promoters Private Limited
Sun View Infracon Private Limited
Tejaswani Housing Private Limited
Tejaswani Promoters Private Limited

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA

24 JUN 2020

Token Sales Private Limited
Trilokpati Enclave Private Limited
Trilokpati Nirman Private Limited
Vishwaraja Constructions Private Limited



Subrata Chakraborty

(Represented by its' Authorised Signatory)

Actpro Properties Private Limited
Agapetes Tradecom Private Limited
Aksharvani Commercial Private Limited
Alobha Enclave Private Limited
Amal Kumar Agarwala
Amal Builders Private Limited
Amal Infraventures Private Limited
Amanat Traders Private Limited
Apricot Barter Private Limited
Aruha Tradelink Private Limited
Artview Distributors Private Limited
Avacado Mercantile Private Limited
Balin Promoters Private Limited
Barberry Commotrade Private Limited
Benibara Vanijya Private Limited
Bhairavkripa Impex Private Limited
Bonneville Niwas Private Limited
Boronia Commosale Private Limited
Calycanthus Nirman Private Limited
Camellia Barter Private Limited
Camerton Developers Private Limited
Camerton Highrise Private Limited
Candycane Properties Private Limited
Candytuft Enclave Private Limited
Casuarina Nirman Private Limited
Cattexa Realcom Private Limited
Champagne Enclave Private Limited
Clematis Dealcom Private Limited
Copenhagen Dealers Private Limited
Cornslit Enclave Private Limited
Cosmos Mansions Private Limited
Delphinium Projects Private Limited



5 JUN 2004

Digvijay Tieup Private Limited
Dristi Infradevelopers Private Limited
Edelweiss Tie Up Private Limited
Entice Projects OPC Private Limited
Eyebright Heights Private Limited
Galloway Vyapaar Private Limited
Gardenia Impex Private Limited
Gilliflower Developers Private Limited
Goldensight Property Private Limited
Gomphrena Properties Private Limited
Greedom Vyapaar Private Limited
Gyaneshwar Housing Private Limited
Gyaneshwar Promoters Private Limited
Hazel Nirman Private Limited
Hibiscus Barter Private Limited
Honeysuckle Construction Private Limited
Hosta Barter Private Limited
Jadevine Niwas Private Limited
Laburnum Vinimay Private Limited
Madhurashi Infra Private Limited
Mahatru Infra Private Limited
Mangalnayak Business Private Limited
Maryland Enclave Private Limited
Mini Realtors Private Limited
Ownstyle Sales Private Limited
Pansy Mercantile Private Limited
Periwinkle Promoters Private Limited
Polemonium Vanijya Private Limited
Poppy Tradelink Private Limited
Premio Traders Private Limited
Prunella Tradecom Private Limited
Rosebud Commodeal Private Limited
Rukmani Dealers Private Limited
Samridhipurn Nirman Private Limited
Scarlet Nirman Private Limited
Shivalik Infradevelopers Private Limited
Smita Tradecom Private Limited
Snowball Impex Private Limited
Sophie Enclave Private Limited
Steadfast Pproperties Private Limited
Surjalmata Developers Private Limited
Tornado Niwas Private Limited
Udarkriti Niwas Private Limited
Unnati Sales Private Limited
Unwavering Constructions Private Limited



24 JUL 2024

Varca Commerce Private Limited
Viewtech Trading Private Limited
Vinca Commotrade Private Limited
Viviana Heights Private Limited
Wisecrack Marketing Private Limited
Yaduvir Builders Private Limited

Mihir Nandi

Mihir Nandi

(Represented by its' Authorised Signatory)

Siddha Real Estate Development Private Limited

Subrata Chakraborty

(First Parties)

Subrata Chakraborty

Siddha Sphere LLP

Rajesh Kumar Agarwal

Rajesh Kumar Agarwal

(Represented by its' Authorised Signatory)

(Developer/ Second Party)

Acyumen Complex Private Limited
BankeBihariConstructions Private Limited
GyaneshwarNirman Private Limited
Kamlapati Promoters Private Limited
KhatuwalaGrihaNirman Private Limited
Moneyfold Complex Private Limited
Moneyfold Housing Private Limited
Mormukut Housing Private Limited
MormukutInfracon Private Limited
MormukutNirman Private Limited



2020 JUNE 2020