

**MAGENTA DISTRIBUTORS PVT LTD.** (PAN. ~~AAFCM.8550M~~), a company within the meaning of Companies Act, 1956 having its registered office at 23, N.S. Road, 4<sup>th</sup> Floor, Police Station- Hare Street, Kolkata-700001 represented by its director Mr. Sudip Kumar Sil, son of ~~Basudeb Sil~~, by faith-Hindu, by occupation-Business, working for gain at 23, N.S. Road, 4<sup>th</sup> Floor, Police Station- Hare Street, Kolkata-700001 and **TARUSH MANAGEMENT PVT LTD** (PAN. ~~AAFCM.7382G~~), a company within the meaning of Companies Act, 1956 having its registered office at 23A Netaji Subhas Road, Room No 12A, Second Floor, Police Station- Hare Street, Kolkata 700001 represented by its director Mrs Priyanka Agarwala, by faith-Hindu, by occupation-Business, working for gain at 23A Netaji Subhas Road Room No 12A, Second Floor, Kolkata 700001 hereinafter called the '**LANDOWNERS**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include the partners, successors, successors in office and assigns) of the **FIRST PART.**

AND

**MACWEL INFOSYSTEMS PVT LTD** (PAN. ~~AAHCM.9678G~~), a company within the meaning of the companies act 1956 having its registered office at 23A, N. S. Road, 3<sup>rd</sup> floor, Fortuna Tower, room no. 3, Kolkata 700001 represented by its Directors hereinafter called the '**DEVELOPER**' represented by Mr. Mahendra Agarwal, son of late B. D. Agarwal (which expression shall unless excluded by or repugnant to the context be deemed to mean and include the partners, successors, successors in office and assigns) of the **SECOND PART.**

**A. Subject Matter of Agreement:**

- i) **Development:** Development and commercial exploitation of **ALL THAT** piece or parcel of land measuring about 468 Decimals be a little or more or less lying and situate at various Dag Nos., Mouza- Dugdla, J.L.No.163, Police Station- Barasat(old), Sashan (new), District-North 24 Parganas.

**B. Background:**

- i) The Developer herein is in the process of developing a Project named **USHALI** to be comprised in Mouza-Dugdla and Mouza-Paltadanga and for the purpose has entered into and/or intends to enter into appropriate arrangements with the Land Owners of certain lands which are intended to be included as part of **USHALI.**
- ii) The Land Owners shall at their own costs and expenses cause their names to be mutated in the Revenue Records and shall pay all rates and taxes in respect of the Schedule **Land**

*Sudip Kumar Sil*