



## NPR PURTI CONBUILD LLP

Address: P-15, India Exchange Place Extension, Todi Mansion,  
Kolkata, West Bengal, India 700073  
Phone No: (033) 2237 7201/02  
Email Id: info@anaaya.co  
LLPin AAO-6167

To,

The West Bengal Real Estate Regulatory Authority (WBREERA)

Calcutta Greens, Survey Park, Santoshpur,

Kolkata - 700075

Date: 23.12.2024

**Re: Application to inform WBREERA Authority regarding name change of the present Promoter for Project "Anaaya", located at Municipal premises No. 2B, Pagladanga Road, Kolkata – 700 015, bearing RERA REGISTRATION NO.: WBREERA/P/KOL/2024/002158 alongwith the request for approval of the attached updated draft Allotment letter, draft Agreement for Sale and draft Deed of Conveyance for uploading in WBREERA website.**

Madam/Dear Sir,

This is to state that we, the Promoter, namely Bergamot Conbuild LLP, had applied for the Project "Anaaya" (hereinafter referred to as "the Project") approval before Your Lordship and subsequently received approval on 18<sup>th</sup> November, 2024 under the Promoter name "Bergamot Conbuild LLP".

However, after the project approval, our name "Bergamot Conbuild LLP" has been changed to "NPR PURTI CONBUILD LLP" with effect from 28<sup>th</sup> November 2024 and a fresh Certificate of Incorporation consequent upon change of name issued by MCA under Rule 20(3) of the LLP Rules, 2009 is being attached herewith alongwith the PAN Card for your Lordship's ready reference.

The Designated Partners and Partners who had initially formed Bergamot Conbuild LLP, are now the present Designated Partners and Partners of NPR Purti Conbuild LLP, details of which are mentioned below:

**NPR PURTI CONBUILD LLP**

*Shalini Debey*

**Authorised Signatory**

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Sl. No	Name	Designated Partner/Partner	Representation	DPIN	LLPIN/CIN/PAN No.
1.	Viewlink Highrise LLP	Designated Partner	Mr. Rishi Todi	00590337	LLPIN AAG-0057
2.	Pansari Developers Limited	Designated Partner	Mr. Mahesh Kumar Agarwal	00480731	CIN L72200WB1996PLC079438
3.	Mr. Preyansh Chandak	Partner	Self	09034522	PAN No. BVNPC8564Q
4.	Mr. Ayush Poddar	Partner	Self	10018494	PAN No. AFTPP7708N

It may be noted that the registered address for Bergamot Conbuild LLP which is P-15, INDIA EXCHANGE PLACE EXTENSION, TODI MANSION KOLKATA NA Kolkata - 700073, is now the registered address of NPR PURTI CONBUILD LLP consequent to the name change of the Promoter.

Apart from such name change, there are minor modifications to our final draft Allotment letter format, draft Agreement for Sale format and draft Deed of Conveyance format which are stated as below:

### Changes in the draft Allotment letter format:

- i. In the earlier draft Agreement for Sale, there was one specific type of flat with one specification, but now there are two types of specifications of the flat namely -
  - a) "Bareshell" and
  - b) "Finished"

**NPR PURTI CONBUILD LLP**

*Shalini Duby*  
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- which have been mentioned before the flat in the subject of the draft Allotment letter;
- ii. There is an update on the project address. Earlier it was –  
*“Premises No. 2B, Pagladanga Main Road, (formerly being Premises No. 2B, Pagladanga Main Road and premises No. 3/1, Pagladanga Main Road), Kolkata - 700 015”*  
which has now been renumbered as –  
*“2B, Pagladanga Road, Kolkata – 700015”*
- iii. On Page 1 - Developer’s Name has been changed to and is now mentioned as –  
NPR PURTI CONBUILD LLP (formerly known as BERGAMOT CONBUILD LLP)  
(“NPCL”);
- iv. Extra Charges and Deposits have been removed from the Nomination Charges.  
On Page - 2 – sub-section (iii) is stated as -  
*“payment to BCL of a nomination fee equivalent to 2% (two percent) of the sum total of the apartment consideration and the extra charges and deposits as stipulated in the Schedule enclosed herewith...”*  
has now been changed to -  
*“payment to BCL of a nomination fee equivalent to 2% (two percent) of the sum total of the apartment consideration as stipulated in the Schedule enclosed herewith...”*

A separate detailed comparison sheet explaining the changes made to the present draft Agreement for Sale is attached herewith for reference.

Similarly, the same changes have been adapted in the draft Deed of Conveyance format stated as follows:

- i. On page 2 - The Developer’s name has been changed to NPR Purti Conbuild LLP;
- ii. On page 5 Point H & page 15 Schedule C - The terms “Bareshell” and “Finished” have been mentioned before the flat;

NPR PURTI CONBUILD LLP

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- iii. On page 13 Schedule A & Schedule B - Devolution of Title – “*premises No. 2B, Pagladanga Main Road*” and “*premises No. 3/1, Pagladanga Main Road*” have been changed to “*premises No. 2B, Pagladanga Road*” and “*premises No. 3/1, Pagladanga Road*” respectively.
- iv. Page 14 and 15 – Points 9,10 and 11 have been added with the information of the registered Development Agreement, Power of Attorney and subsequent name change of the Promoter.
- v. Page 16 Schedule E – “Ultimate Roof” has been added as point No. 18

In the abovementioned circumstances, we humbly pray before Your Lordship to kindly accept our application regarding our updated information and approve our updated drafts of Allotment Letter format, Agreement for Sale format and Deed of Conveyance format for updating to our project page on the RERA website at the relevant places. In the meantime we are in the process of uploading the abovementioned draft formats in the “Additional Documents” section of our project page on the RERA website for your ready reference.

Thanking You,

For NPR Purti Conbuild LLP  
**NPR PURTI CONBUILD LLP**

*Shelini Debroy*

Authorised Signatory

- Encl: 1. Copy of Certificate of Incorporation dated 28.11.2024  
2. Copy of updated Allotment Letter  
3. Copy of modified draft Sale Agreement  
4. Copy of updated Deed of Conveyance  
5. Copy of updated PAN Card