

## TO WHOM IT MAY CONCERN

This is to inform that our project “**URBANA PHASE II**” situated at 783, Anandapur, P.O.- East Kolkata Township Project, Kolkata 700107, registered vide WBRERA No. WBRERA/P/SOU/2023/000045 dated 05.04.2023 has the following details of past & Ongoing litigations, as required to be disclosed under Rule 16(1)(a)(iii) of The West Bengal Real Estate (Regulation & Development) Rules, 2021 in relation to the aforesaid project:

<i>Sl. No.</i>	<i>Cause Title</i>	<i>Forum</i>	<i>Remarks</i>
1.	<b>Title Suit No. 429 of 2024</b> Amra Sabai and Ors. Vs State of West Bengal and Ors.	4 <sup>th</sup> Civil Judge, Senior Division, Alipore	The suit papers have not been served upon Bengal NRI. However, as per the orders available on the CIS system, the suit has been filed for declaration and permanent injunction upon the defendants from executing further lease deeds. Subsequently, an application under Section 94 of the Code of Civil Procedure, 1908 was made by the plaintiff, which was rejected.
2.	<b>Misc. Appeal No. 119 of 2025</b> Amra Sabai and Ors. Vs State of West Bengal and Ors.	Learned District and Sessions Judge, Alipore	Upon rejection of the application filed under Section 94 of the Code of Civil Procedure, 1908, plaintiff filed this appeal. <b>This is pending and being contested by BNRI.</b> BNRI has only been served with the Memorandum of Appeal. The remaining cause papers have not been served on BNRI.
3.	<b>W.P.A. No. 14165 of 2024</b> AMRA SABAI Vs The Kolkata Municipal Corporation & Ors.	Hon'ble High Court at Calcutta	This writ petition has been filed praying for a direction upon Kolkata Municipal Corporation to cancel and/or withdraw and/or rescind the mutation of municipal premises no. 783, Anandapur being



783, Anandapur, P.O. East Kolkata Township Project, Kolkata 700107  
Marketing Office : 033-6766 0501  
Project Office : 033-6766 0500  
E-mail : info@urbana.co.in; Website : www.urbana.co.in  
CIN No. : U45201WB1995PLC067263



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	AMRA SABAI Vs The Kolkata Municipal Corporation & Ors.	High Court at Calcutta	a direction upon Kolkata Municipal Corporation to cancel and/or withdraw and/or rescind the mutation of municipal premises no. 783, Anandapur being Assessee No. 31-108-01-3220-0 as well as the sanction plan being 2010120034 dated 9 <sup>th</sup> April, 2010. <b>This is pending and being contested by BNRI.</b> It appears that the petitioner has no locus standi to file or maintain the present writ petition. Further, it appears that the said litigation is frivolous in nature and devoid of any merit.
4.	<b>W.P.A. No. 4052 of 2025</b> AMRA SABAI Vs The State of West Bengal & Ors.	Hon'ble High Court at Calcutta (Group - IX)	This writ petition has been filed praying for a direction upon West Bengal Real Estate Authority to cancel the RERA Registration Certificate bearing registration no. WBRERA/P/SOU/2023/000045. <b>This is pending and being contested by BNRI.</b> It appears that the petitioner has no locus standi to file or maintain the present writ petition. Further, it appears that the said litigation is frivolous in nature and devoid of any merit.
5.	<b>W.P.A. No. 8913 of 2025</b> AMRA SABAI Vs The State of West Bengal & Ors.	Hon'ble High Court at Calcutta	This writ petition has been filed praying for a direction upon State to cancel building plan issued in Dag Nos. 345 and 441 in Mouza – Madurdaha. <b>This is pending and being contested by BNRI.</b> It appears that the petitioner has no locus standi to file or maintain the present writ petition. Further, it appears that the said litigation is





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			frivolous in nature and devoid of any merit.
6.	<b>W.P.A. No. 1553 of 2026</b> AMRA SABAI Vs The State of West Bengal & Ors.	Hon'ble High Court at Calcutta	This matter has been withdrawn with liberty to approach before the Hon'ble Division Bench in the pending W.P.L.R.T. No. 164 of 2010.
7.	<b>W.P.L.R.T. 164 of 2010</b> State of West Bengal v. Ajay Shankar Roy	Hon'ble High Court at Calcutta	<b>BNRI is not a party to the said proceedings and the subject matter of the proceeding may be outside the Urbana Land.</b> However, the same is being disclosed herein in the interest of transparency, as it pertains to Dag No. 441, a portion of which forms part of the Urbana Project.

For M/s Bengal NRI Complex Limited

Debajyoti Nandi  
Authorized Signatory

