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Additional Registrar
Assurances IV, Kolkata

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Visit Case No. 3222 dt. 30.09.19
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Kolkata

Certified that the Document is admitted to Registration. The Stamp Sheet and the endorsement sheet are the part of the document.

of Assurances IV, Kolkata

17 OCT 2019

JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT is made at Kolkata on this the 30th day of September **TWO THOUSAND AND NINETEEN**
BETWEEN

815m
35-479

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Sl. No.....Date.....
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Add.....
AMT.....50.....

R. L. GAGGAR
SOLICITOR & ADVOCATES
3rd. FLOOR, TEMPLE CHAMBERS
6, OLD POST OFFICE STREET,
KOLKATA - 700 001

[Signature]

30/09/19

[Signature]
SOUNITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



[Signature]
ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA

30 SEP 2019

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SPRING CITY NIRMAN LLP (PAN:AASFP8849E) (formerly known as Paks Trade Centre LLP and more formerly known as Paks Trade Centre Private Limited), a limited liability partnership firm, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at Room No. 9, 4th floor, Shantiniketan Building, 8, Camac Street, Post Office and Police Station Shakespeare Sarani, Kolkata-700017 represented by its designated Partner, **SNEH GOYAL (PAN -AAOPG5559J)** wife of Shri Vijay Kumar Goyal, by faith Hindu, by nationality Indian, by occupation Business, of No.9, 4th floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Post Office and Police Station Shakespeare Sarani hereinafter referred to as the **FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and their respective heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART**;

AND

SPRINGCITY BUILDCON LLP (PAN ADCFS7083G) (formerly known as **Nishant Fiscal Services Private Limited**), a limited liability partnership firm, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at Room No. 9, 4th floor, Shantiniketan Building, 8, Camac Street, Post Office and Police Station Shakespeare Sarani, Kolkata-700017 represented by its designated Partner, **SMT. SNEH GOYAL (PAN - AAOPG5559J)** wife of Shri Vijay Kumar Goyal , by faith Hindu, by nationality Indian, by occupation Business, of Room No. 9, 4th floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Post Office and Police Station Shakespeare Sarani hereinafter referred to as the **SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and their respective heirs, legal




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representatives, executors, administrators and assigns) of the **SECOND PART;**


AND

SPRING CITY REALTORS LLP (PAN AAJFH5883R) (formerly known as Harmony Merchants LLP and more formerly known as Harmony Merchants Private Limited), a limited liability partnership firm, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at Room No. 9, 4th floor, Shantiniketan Building, 8, Camac Street, Post Office and Police Station Shakespeare Sarani, Kolkata-700017 represented by its designated Partner, Smt. Sneha Goyal wife of Shri **VIJAY KUMAR GOYAL (PAN AAOPG5561C)** by faith Hindu, by nationality Indian, by occupation Business, of Room No. 9, 4th floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Post Office and Police Station Shakespeare Sarani hereinafter referred to as the **THIRD PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and their respective heirs, legal representatives, executors, administrators and assigns) of the **THIRD PART;**

AND

SPRING CITY ECOBUILDERS LLP (PAN AAOFV0487C) (formerly known as Vardhaman Gears LLP and more formerly known as Vardhaman Gears Private Limited), a limited liability partnership firm, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at Room No. 9, 4th floor, Shantiniketan Building, 8, Camac Street, Post Office and Police Station Shakespeare Sarani, Kolkata-700017 represented by its designated Partner, Smt. Sneha Goyal wife of Shri **VIJAY KUMAR GOYAL, (PAN AAOPG5561C)** son of Late Babu Ram Goyal, by faith Hindu, by nationality Indian, by occupation Business, of Room No. 9, 4th floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Post Office and Police Station Shakespeare Sarani hereinafter referred to as the




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FOURTH PARTY (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and their respective heirs, legal representatives, executors, administrators and assigns) of the **FOURTH PART;**

AND

SPRING CITY BUILDTECH LLP (PAN: AAJFH5880N) (formerly known as HSR InfrastructureLLP and more formerly known as HSR Infrastructure Private Limited), a limited liability partnership firm, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at Room No. 9, 4th floor, Shantiniketan Building, 8, Camac Street, Post Office and Police Station Shakespeare Sarani, Kolkata-700017 represented by its designated Partner, **VIJAY KUMAR GOYAL (PAN AAOPG5561C)** son of Late Babu Ram Goyal, by faith Hindu, by nationality Indian, by occupation Business, of Room No. 9, 4th floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Post Office and Police Station Shakespeare Sarani hereinafter referred to as the hereinafter referred to as the **FIFTH PARTY/DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and their respective heirs, legal representatives, executors, administrators and assigns) of the **FIFTH PART;**

WHEREAS:

- A)** In this Agreement wherever the context so permits the First Party, Second Party, Third Party, Fourth Party and Fifth Party are collectively referred to as the 'parties' and individually as a 'party'.



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- B)** By a registered Deed of Sale dated 28th February 2006 and made between Mohan Lal Seal therein referred to as the Vendor of the One Part and Paks Trade Centre Private Limited (the First Party herein) therein referred to as the Purchaser of the Other Part and registered at the office of the Additional Registrar of Assurances-1, Kolkata in Book No. I CD Volume No. 13 Pages 2628 to 2645 Being No. 05108 for the year 2010, the First Party herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the undivided one third share or interest into or upon **ALL THAT** the Municipal Premises No. 33A/3 Canal South Road, Kolkata 700 015 (formerly portions of Municipal Premises No.33A, 33B and 33C Canal South Road) (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the **FIRST SCHEDULE PROPERTY**).
- C)** By a registered Deed of Sale dated 9th March 2006 and made between Mohan Lal Seal therein referred to as the Vendor of the One Part and Nishant Fiscal Services Private Limited (the Second Party herein) therein referred to as the Purchaser of the Other Part and registered at the office of the Additional Registrar of Assurances-1, Kolkata in Book No. I CD Volume No. 2 Pages 5433 to 5463 Being No. 00712 for the year 2010, the Second Party herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the undivided one third share or interest into or into or upon the said **FIRST SCHEDULE PROPERTY**.
- D)** By a registered Deed of Sale dated 28th September 2007 and made between Mohan Lal Seal therein referred to as the Vendor of the One Part and Harmony Merchants Private Limited (the Third Party herein) therein referred to as the Purchaser of the Other Part and registered at the office of the Additional Registrar of Assurances-1, Kolkata in



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Book No. I CD Volume No. 13 Pages 2646 to 2668 Being No. 05109 for the year 2010, the Third Party herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the undivided one sixth share or interest into or into or upon the said **FIRST SCHEDULE PROPERTY**.

E) By a registered Deed of Sale dated 28th September 2007 and made between Mohan Lal Seal therein referred to as the Vendor of the One Part and Vardhaaman Gears Private Limited (the Fourth Party herein) therein referred to as the Purchaser of the Other Part and registered at the office of the Additional Registrar of Assurances-1, Kolkata in Book No. I CD Volume No. 13 Pages 2605 to 2627 Being No. 05107 for the year 2010, the Fourth Party herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the undivided one sixth share or interest into or into or upon the said **FIRST SCHEDULE PROPERTY**.

F) In the events as recited hereinabove the First Party, Second Party, Third Party and Fourth Party thus became jointly entitled to the said First Schedule Property each one of them having an independent and distinct share or interest into or upon the said First Schedule Property.

G) With the intent of causing the said First Schedule Property to be developed, a part or portion of the said Property was provided to Kolkata Municipal Corporation for construction of a road and as such the First Schedule Property was split into two parts i.e. to say a part or portion of the said First Schedule Property containing by estimation an area of 392 cottahs has been numbered as Municipal Premises No. 33A Canal South Road, Kolkata and the other part or portion of the said First Schedule Property containing by estimation



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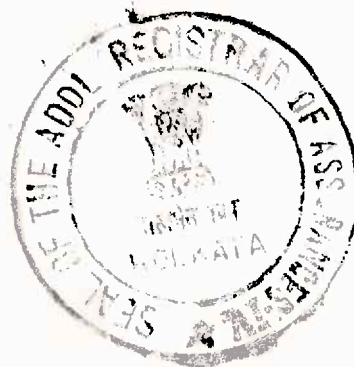
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an area of 45 cottahs (more or less) has been numbered as Municipal Premises No.33A/3 Canal South Road, Kolkata and as will appear from the certificate dated 16th October 2015 issued by Kolkata Municipal Corporation a copy whereof is annexed hereto such the said First Schedule Property has been split into two parts as hereinbefore stated.

H) By a registered Deed of Conveyance dated 25th October 2010 and made between (1) Hiranmoy Ray Chaudhury (2) Prabir Ray Chaudhury and (3) Samir Ray Chaudhury therein collectively referred to as the Vendors of the One Part and HSR Infrastructure Private Limited (the Fifth Party herein) therein referred to as the Purchaser of the Other Part and registered at the office of the Additional District Sub Registrar, Sealdah in Book No. I CD Volume No.1 Pages 2230 to 2253 Being No. 03241 for the year 2010 the Fifth party herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the Municipal Premises No. 32/1 Canal South Road, Kolkata 700 015 (more fully and particularly mentioned and described in the SECOND SCHEDULE hereunder written and hereinafter referred to as the SECOND SCHEDULE PROPERTY).

I) The said First Schedule Property and the said Second Schedule Property are contiguous to each other.

J) The parties hereto had acquired their respective properties solely for the purpose of undertaking the development thereof and as such for the purpose of facilitating development of the said Property the parties hereto had executed a Deed of Exchange dated 18th March 2016 at the office of the Additional Registrar of Assurances-1, Kolkata in Book No.1 Being Deed No.190102415 for the year 2016 whereby




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the parties hereto of the First, Second, Third and Fourth Part jointly transferred 0.5 decimals of land forming part of the said First Schedule Property unto and in favour of the Fifth Part and the Fifth Party in its turn transferred 0.5 decimals of land forming part of the Second Schedule Property unto and in favour of the parties hereto of the First, Second, Third and Fourth Part.


K) The parties thereafter caused the said First Schedule Property and Second Schedule Property to be amalgamated and upon such amalgamation the same has since been numbered as Municipal Premises No. 33A/3 Canal South Road, Kolkata 700 015 (hereinafter referred to as the PROPERTY FOR DEVELOPMENT more fully and particularly mentioned and described in the THIRD SCHEDULE hereunder written).

L) In the premises as aforesaid the parties hereto jointly became entitled to the said Property for Development each one of them being entitled having the following independent and distinct share or interest into or upon the said Property for Development

i)	First Party	-	11.98%
ii)	Second Party	-	11.98%
iii)	Third Party	-	5.99%
iv)	Fourth Party	-	5.99%
v)	Fifth Party	-	64.06%

M) In as much as the said Property for Development had been acquired by the parties hereto in the manner as hereinbefore recited by mutual consent it has been agreed by and between the parties hereto that the Fifth Party will undertake the development of the said Property for Development by constructing erecting and completing thereat various new building and/or buildings comprising of various flats units apartments constructed spaces and car parking spaces and that the





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Fifth Party shall incur all costs charges and expenses in connection therewith and for all practical purposes shall be treated as the Developer of the said Housing Project and the parties have agreed to share the net revenue accruing consequent to sale and transfer of the development in the manner as hereinafter appearing.

N) In this agreement for the sake of brevity the parties hereto of the First, Second, Third and Fourth Part are collectively referred to as the OWNER COMPANIES and the FIFTH PARTY is referred to as the DEVELOPER.

M) The parties are desirous of recording the same in writing

NOW THEREFORE IN CONSIDERATION OF THE PREMISES AND MUTUAL COVENANTS AND AGREEMENTS HEREIN CONTAINED the parties hereto agree as follows:

ARTICLE I - REPRESENTATIONS AND WARRANTIES BY THE OWNER COMPANIES

1.1 At or before entering into this Agreement the Owner Companies and each one of them have represented and assured the Developer as follows:

- i) That excepting the Owner Companies nobody else has any right, title, interest, claim or demand into or upon the said First Schedule Property or any part or portion thereof;
- ii) That the Owner Companies have a marketable title in respect of the said First Schedule Property;
- iii) That the said First Schedule Property is free from all encumbrances charges, liens, lispends, attachments trusts whatsoever or howsoever;



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- iv) That the said First Schedule Property is not subject to any notice of attachment under the Income Tax Act, Public Demand Recovery Act, Tax recovery proceedings, certificate proceedings or under any other act or statute or rules or regulations for the time being in force;
 - v) That so far the knowledge of the Owner Companies no part or portion of the said First Schedule Property is subject to any road alignment or any notice of road alignment;
 - vi) That the said First Schedule Property is not subject to any charge and/or mortgage;
 - vii) That all municipal rates, taxes, and other outgoings except electricity charges payable in respect of the said First Schedule Property upto the date of sanction of the Plan as hereinbefore appearing shall be paid and borne and discharged by the Owner Companies
 - viii) That there is no excess vacant land comprised in the said First Schedule Property within the meaning of the Urban Land Ceiling & Regulation Act 1976;
 - ix) That the structures situated at the said property have been in existence for the last several years;
 - x) That the Owner Companies have not entered into any agreement for sale, transfer and/or development in respect of the said First Schedule Property;
 - xi) That there is no legal bar or impediment in the Owner Companies undertaking the development of the First Schedule Property.
- 1.2 Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof and after being prima facie as to the free, unencumbered and marketable right, title and interest of the Owner Companies into or upon the Property for Development, the




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Developer has agreed to enter into this agreement and to part with the amount as hereinafter appearing.

ARTICLE - II - DEFINITIONS

2.1 In this Agreement unless the context otherwise permits the following expressions shall have the meanings assigned to them as under:

- i) **ARCHITECT** shall mean such person or persons, firm or firms, who may be appointed by the Developer for designing and planning of the Housing Project.
- ii) **BUILDING / NEW BUILDING / SAID BUILDING** shall mean the various new building and/or buildings to be constructed erected and completed on the said Property for Development comprising of several self contained residential and/or commercial Flats/apartments/units/constructed spaces/car parking spaces in accordance with the Plan to be sanctioned by the concerned authorities.
- iii) **CAR PARKING SPACE** shall mean the space, whether covered or uncovered, for the purpose of parking cars.
- iv) **CONSENTS** shall mean the planning permission and all other consents, licenses, permissions and approvals (whether statutory or otherwise) necessary or desirable for the carrying out, completion use and occupation of the Development and the New Building and/or Buildings and/or Housing Project;
- v) **COMMON PARTS AND PORTIONS** shall mean the common parts and portions of the said building and/or housing project to be used in common by all the owners and occupiers of the said housing project and shall include but not limited to



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Corridors, Hallways, Staircases, Lift, Passage and Pathways, Driveways, Common Lavatory, Open Spaces, Overhead Water Tank, Water Pump and Motor, Pump Room, drainage pipe lines, septic tank, sewerage lines, rain water pipes and other facilities which may be mutually agreed upon between the parties and required for establishment, maintenance and/or management of the said housing project;

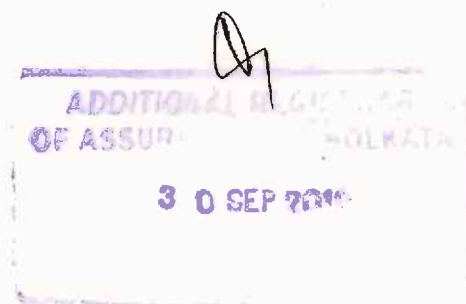
- vi) **COMPLETION OF BUILDING/CONSTRUCTION/PROJECT** shall mean completion of the proposed new building and/or buildings on the Property for Development in accordance with the Plan and obtaining completion certificate by the Developer from the concerned other authority or authorities.
- vii) **DEVELOPMENT AGREEMENT** shall mean this Agreement with all alterations and variations that may be effected by the mutual consents of the parties and reduced to writing.
- viii) **FIFTH PARTY/DEVELOPER** shall mean the said **Spring City Buildtech LLP** (formerly known as HSR Infrastructure LLP and more formerly known as HSR Infrastructure Private Limited), and shall include its successor and/or successors in office/interest and assigns
- ix) **DEVELOPER'S SHARE** shall mean ALL THAT the 85% of the net revenue generated consequent to sale and transfer of the development
- x) **FLATS /UNITS /APARTMENTS** shall mean the various flats, units, apartments, constructed spaces to comprise in the said housing project to be used for residential cum commercial purposes and to be ultimately held and/or owned by various persons on ownership basis;



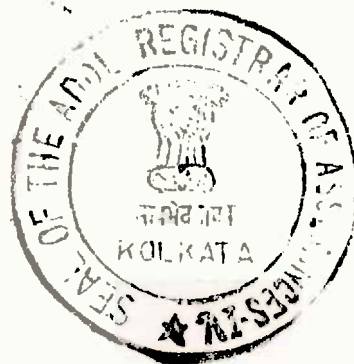

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- xi) **INTENDING PURCHASERS** shall mean the persons intending to acquire the various flats, units, apartments, constructed spaces and car parking spaces on ownership basis in the Housing Project.
- xii) **HOUSING PROJECT** shall mean the development of the said Property for Development the Developer shall construct, erect and complete new building and/or buildings for residential cum commercial purposes in accordance with the map or plan which may be sanctioned by the authorities concerned and in terms of this Agreement.
- xiii) **OWNER COMPANIES** shall mean the First Party, Second Party, Third Party and Fourth Party and shall include their respective successor and/or successors in their respective offices and assigns
- xiv) **PLAN** shall mean the Plan to be sanctioned by the concerned authorities and shall include all modifications and/or alterations made thereto from time to time for constructing the new building and/or buildings after demolishing the existing structure on the said Property for Development .
- xv) **OWNER COMPANIES SHARE** shall mean ALL THAT the 15% of the net revenue consequent to sale and transfer of the various flats units apartments constructed spaces and car parking spaces forming part of the said Housing Project to be shared amongst the Owner Companies in the following proportion:
 - i) First Party - $1/3^{\text{rd}}$
 - ii) Second Party- $1/3^{\text{rd}}$
 - iii) Third Party - $1/6^{\text{th}}$
 - iv) Fourth Party- $1/6^{\text{th}}$



- xvi) **"PASS THROUGH CHARGES"** means and includes the contribution collectable from the customers towards Stamp Duty, Registration Charges, Association formation Charges, Goods and Service Tax ("GST"), other Government deposits, taxes and levies, maintenance deposit/corpus, payments to be received from the customers towards advance maintenance charges, association deposit, lease rent, royalties, legal charges, and all such other similar statutory charges, deposits and fees as also costs which are collected/recovered from the customers and also all the other charges collected from the customers which are for onward transfer to the co-operative society/ association and/or any other legal entity or corporate body comprising of purchasers/Transferee/s of the said Property for Development/deposit to the concerned Governmental Authority or the association or common organization (if any) of the Purchasers/Transferee/s or with the maintenance agency of the Project, as the case may be. It is clarified that a separate account shall be maintained in the books of account for the Pass through charges.
- xvii) **PROFESSIONAL TEAM** shall mean the Architects, Structural Engineers, Mechanical and/or Electrical Engineers, Surveyors and/or such other professional engaged and/or contracted by the Developer from time to time.
- xviii) **PROPERTY FOR DEVELOPMENT** shall mean ALL THAT the Municipal Premises No. 33A/3 Canal South Road, Kolkata 700 015 (more fully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written).





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- xix) **PRE-DEVELOPMENT COSTS** shall mean the aggregate of all costs, charges, and expenses including all fees payable to Architects, Engineers and other Agents, sanction fee, legal expenses and all amounts incurred by the Developer prior to the Start Date.
- xx) **START DATE** shall mean the date on which the Developer shall undertake construction of the new building and/or buildings on the Property for Development upon sanction of the Plan.
- xxi) **SPECIFICATIONS** shall mean the specification with which the said new building and/or buildings shall be constructed, erected and completed as may be recommended by the Architect for the time being (brief details will appear from the **FOURTH SCHEDULE** hereunder written).
- xxii) **SERVICES** shall mean the supply to and installation on the property of electricity, water, gas, telecommunications, drainage and other services.
- xxiii) **TOTAL DEVELOPMENT COSTS** shall mean the aggregate of all costs, fees and expenses wholly and exclusively expended or incurred by the Developer for development of the said Property for Development in terms of this Agreement.
- xxiv) **TOTAL CONSTRUCTED AREA** shall mean the entire building and/or buildings and/or construction to be made at or over the land comprised in the said Property for Development in accordance with Plan to be sanctioned after demolishing the existing structure thereat.




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ARTICLE III - INTERPRETATIONS

3.1 In this Agreement (save to the extent that the context otherwise so requires):

- i) Any reference to any act of Parliament whether general or specific shall include any modification, extension or re-enactment of it for the time being in force and all instruments, orders, plans, regulations, bye laws permissions or directions any time issued under it.
- ii) Reference to any agreement, contract deed or documents shall be construed as a reference to it as it may have been or may from time to time be amended, varied, altered, , supplemented or novated.
- iii) An obligation of the parties in this Agreement to do something shall include an obligation to procure the same shall be done and obligation on its part not to do something shall include an obligation not to permit or allow the same to be done.
- iv) Words denoting one gender shall include other genders as well.
- v) Words denoting singular number shall include the plural and vice versa.
- vi) A reference to a statutory provision includes a reference to any modification, consideration or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.



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- vii) Any reference to this agreement or any of the provisions thereof includes all amendments and modification made in this Agreement from time to time in force.
- viii) The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.
- ix) The Schedules shall have effect and be construed as an integral part of this agreement.

ARTICLE IV - COMMENCEMENT DATE AND DURATION

- 4.1 This Agreement has commenced and/or shall be deemed to have commenced on and with effect from the date of execution hereof (hereinafter referred to as the "**COMMENCEMENT DATE**").
- 4.2 This Agreement shall, unless terminated in the manner as hereinafter appearing, remain in full force and effect until the respective obligations of the parties under this Agreement are discharged.

ARTICLE V - GRANT OF DEVELOPMENT RIGHT

- 5.1 Subject to what is herein contained the Developer has agreed to undertake development of the said Property for Development and to incur all costs, charges and expenses in connection therewith and for the purpose of undertaking development of the said Property for Development, the Owner Companies and each one of them have agreed to grant the exclusive right of development to the extent of their respective share into or upon the said Property for Development unto and in favour of the Fifth Party/Developer herein and in connection therewith the Developer shall have the following rights and obligations:



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- i) To apply for and obtain all consents approvals and/or permissions as may be necessary and/or required for undertaking development of the said Property for Development;
- ii) To take such steps as are necessary to divert all pipes, cables or other conducting media in, under or above the said Property for Development or any adjoining or neighboring and contiguous property which need to be diverted as a result of the Development;
- iii) To install all electricity, gas, water, telecommunications, and surface and foul water drainage to the said property and shall ensure that the same connect directly to the mains;
- iv) To serve such notices and enter into such agreements with statutory undertakers or other companies as may be necessary to install the services;
- v) To give all necessary or usual notices under any statute affecting the demolition and clearance of the Property for Development and the development thereof, give notices to all water, gas, electricity and other statutory authorities as may be necessary in respect of development of the said property and pay all costs, fees and outgoings incidental to or consequential on any such notice;
- vi) To comply and/or procure compliance with, all conditions attached to the building permission and any other permissions which may be granted during the course of development;



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- vii) To comply or procure compliance with, all statutes and any enforceable codes of practice of the Municipal Corporation or other authorities affecting the said property or the development thereat;
- viii) To take all necessary steps and/or obtain all permissions approvals and/or sanctions as may be necessary and/or required and shall do all acts deeds and things required by any statute and comply with the lawful requirements of all the authorities for the development of the said Property for Development.
- ix) To incur all costs, charges and expenses for the purpose of constructing, erecting and completing the said new building and/or buildings in accordance with the Plan;
- x) To make proper provision for security of the said property during the course of development;
- xi) Not to allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the said Property for Development or any part or portion thereof;
- xii) Not to expose the Owner Companies to any liability and shall regularly and punctually make payment of the fees and/or charges of the Architect, Engineer and other agents and statutory dues as may be necessary and/or required for the purpose of construction, erection and completion of the said housing project;



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- xiii) To remain solely liable and/or responsible for all acts, deeds, matters and things for undertaking construction of the said new building and/or buildings in accordance with the Plan and to pay, perform and observe all the terms, conditions, covenants and obligations on the part of the Developer to be paid, performed and observed.
- xiv) To appoint Agents, Contractors, Marketing Agents and such other person and/or persons for development of the said Property for Development

ARTICLE VI - TOTAL DEVELOPMENT COSTS

- 6.1 The Developer shall incur and bear all developments costs including all costs, fees and expenses wholly and exclusively expended or incurred including, without limitation, the items listed below:
- i) The costs of obtaining planning permissions in respect of the development (including fees of the architects, surveyors and/or consultants relating thereto) together with planning and building regulation fees, fees payable to statutory undertakers and other fees necessary to secure all required consents and any cost in entering into and complying with any agreement or any legislature of similar nature;
 - ii) The costs of investigations, surveys, and tests in respect of soil, drains and structures ;
 - iii) The costs to be incurred and/or payable to architects, surveyors, engineers, quantity surveyors or others engaged in respect of the development;



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- iv) The costs and expenses payable to for marketing and/or selling the Development including any advertising, research and other marketing costs
- v) All rates, water rates, or any other outgoings or impositions lawfully assessed in respect of the said Property for Development and all costs of maintaining and repairing the Development in so far as in all such cases the responsibility therefore is not assumed by or recoverable from any third party;
- vi) All other sums properly expended or incurred by the Developer in relation to carrying out the completion of the Development;
- vii) All costs and interests and other finance costs payable by the Developer for undertaking development.

ARTICLE VII - TITLE

- 7.1 The Developer is prima facie satisfied as to the title of the Owner Companies in respect of the said First Schedule Property but in the event of there being any defect in title it shall be the responsibility and obligation of the Owner Companies to cure and/or remedy the same at its own costs

ARTICLE VIII - PLAN

- 8.1 The Developer shall be entitled to prepare or cause to be prepared a map or plan for construction of a new building and/or new buildings on the said Property for Development and shall be entitled to submit the same for sanction to concerned authorities.



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- 8.2 The said Plan shall be submitted for sanction in the name of the Owner Companies and the Developer being the joint owners of the Property for Development and the Owner Companies and each one of them agree and undertake to sign and execute all applications papers maps plans and other documents as may be necessary and/or required from time to time.
- 8.3 All amounts which may become payable to the Architect, Engineers and other agents shall be paid, borne and discharged by the Developer.
- 8.4 The said plan will envisage construction of a new building and/or new buildings for residential and/or commercial purposes to comprise of various flats, units, apartments, constructed spaces and car parking spaces capable of being held and/or enjoyed independently of each other.
- 8.5 The Developer shall be entitled to apply for and obtain all necessary approvals, consents and/or sanctions as may be necessary and/or required for the purpose of undertaking construction of the said Housing Project and the Owner Companies and each one of them agree and undertake to sign and execute such plan and/or such other applications and/or papers as may be necessary and/or required for the purpose of obtaining sanction of the said Plan and in addition the Owner Companies shall execute a General Power of Attorney in favor of the Fifth Party/Developer or its nominee and/or nominees for facilitating the work of construction erection and completion of the said Housing Project.



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- 8.6 The Developer shall be entitled to have the said Plan revised and/or modified by the authorities concerned as and when required by the Architect or the authorities concerned and shall also be entitled to alter and/or modify the said plan as the Developer in its absolute discretion may deem fit and proper.
- 8.7 Immediately after sanction of the said Plan and other permissions for undertaking construction is obtained and after demolition of the structures the Developer shall –
- i) immediately commence and/or proceed diligently to execute and complete the development;
 - ii) proceed diligently and execute and complete the development in a good and workmanlike manner with good quality materials details whereof will appear from the Fourth Schedule hereunder written and/or as may be recommended by the Architect free from any latent or inherent defect.
 - iii) execute and complete the development in accordance with the plan and shall obtain all permissions which may be necessary and/or required and shall comply with the requirements of any statutory or other competent authority and the provisions of this agreement.

ARTICLE IX – AUTHORISED REPRESENTATIVE

- 9.1 Unless otherwise decided by the Owner Companies, Smt. Sneha Goyal shall be deemed to be the authorised representative of the Owner Companies and any act deed or thing done by the said authorized representative shall be final conclusive and binding on the Owner Companies and each one of them.



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- 9.2 Any notice given to any of the authorized representatives will be a notice to the persons whom such authorized representatives are representing.
- 9.3 Mr. Vijay Kumar Goyal shall be deemed to be the authorised representative of the Developer and any act deed or thing done by the said authorized representative shall be final conclusive and binding on the Developer.
- 9.4 Any notice given to any of the authorized representatives will be a notice to the persons whom such authorized representatives are representing.

ARTICLE X - CONSTRUCTION AND COMPLETION

- 10.1 Unless prevented by circumstances beyond the control of the Developer, the said New Building and/or Buildings and/or Housing Project shall be constructed erected and completed within a period of 72 months from the date of sanction of the said Plan with a grace period of 12months (hereinafter referred to as the **COMPLETION DATE**)
- 10.2 The Developer shall not be treated in breach of the performance of obligations if the Developer is prevented from proceeding with the work of construction by the circumstances beyond its control and/or by any circumstances amounting to Force Majeure as hereinafter stated.
- 10.3 The Developer shall be authorized in the name of the Owner Companies in so far as is necessary to apply for and obtain building materials for the construction of the building and to similarly apply



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for and obtain temporary and permanent connection of water, electricity, power, drainage, and/or gas to the New Building and other inputs and facilities required for the construction or for better use and enjoyment of the new building and/or buildings for which purpose the Owner Companies shall execute in favor of the Developer or its nominee or nominees a General Power of Attorney and other authorities as shall be needed and/or required by the Developer provided that the Owner Companies shall be completely absolved from any liability and/or responsibility in this regard.

- 10.4 All costs, charges and expenses including taxes and Architect's fees accruing due after the execution of this Agreement shall be paid, borne and discharged by the Developer and the Owner Companies shall bear no responsibility in this context.
- 10.5 The Developer shall, at its own cost without imposing any liability and/or responsibility on the Owner Companies, take all necessary steps for obtaining from the Planning Authorities sanction of the Building Plan after receiving all pre-sanction and/or land related approvals and clearances, subject to Force Majeure as defined hereinafter. In this regard it is clarified that the Developer shall be responsible for obtaining all local authority and other approvals needed for the Project and shall bear and incur all costs, charges, expenses, outgoings and fees for sanctions and clearances of the Building Plan.
- 10.6 The Developer shall pay all costs, charges and expenses of the Architect and other consultants in connection with construction work of the Project including professional fees and supervision charges and the Owner Companies shall have no liability or responsibility therefor.



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- 10.7 The Developer shall be authorized by the Owner Companies and in the name of the Owner Companies to apply for and obtain at the costs of the Developer quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owner Companies and required for the construction of the Said Complex without imposing any liability or responsibility on the Owner Companies in this regard.
- 10.8 It is understood that the Developer shall construct, erect and complete the new building or buildings and/or the said Housing Project strictly in adherence with the said Plan and any deviation therefrom shall solely be the responsibility of the Developer and the Owner Companies shall be fully absolved from any such liability or responsibility.
- 10.9 If any accident or mishap takes place during construction and/or development of the said Property for Development, whether due to negligence or otherwise of the Developer, the Architect or its labours or contractors, or otherwise, the Owner Companies shall be fully absolved of any liability or claim thereof or therefrom.
- 10.10 The Developer hereby undertakes to keep the Owner Companies and each one of them indemnified against all third party claims and actions arising out of any act of omission or commission of the Developer in or relating to the construction of the proposed Housing Project
- 10.11 The Developer hereby undertakes to keep the Owner Companies and each one of them indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's action with regard to the development of the said Property for Development and/or Housing Project and/or in the matter of construction of the said Housing Project or for any defect therein



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ARTICLE XI = TAX

- 11.1 The parties hereto shall be responsible to pay all taxes and outgoings including Goods and Service Tax (GST) which may become payable including service tax and income tax as applicable in respect of their respective share in the revenue as may be presently imposed or levied in future and shall keep the other saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings arising therefrom.

ARTICLE XII- REVENUE SHARING

- 12.1 In consideration of the above and keep in view the marketing expertise of the Fifth Party it has been agreed that the entirety of the constructed area forming part of the development shall be sold and transferred by the Developer and the Developer shall be entitled to enter into agreement for sale and transfer in respect of the various flats units apartments constructed spaces and car parking spaces forming part of the development and to receive realize and collect the sale proceeds and other amounts and the Owner Companies shall be necessary parties to all such agreements
- 12.2 For the purpose of sharing of revenue between the parties hereto in terms of this agreement it has been agreed that out of the gross receipts after adjustment and appropriation of the Pass Through Charges as hereinbefore recited, the remaining net proceeds shall be shared amongst the parties hereto in the manner following :
- i) The Owner Companies shall jointly be entitled to 15% of the net sale proceeds (hereinafter referred to as the OWNER COMPANIES SHARE) which shall be shared amongst the Owner Companies in proportion to their respective share in the Property for Development and



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- ii) The Fifth Party/Developer shall be entitled to retain for itself the remaining 85% of such net revenue (hereinafter referred to as the DEVELOPER'S SHARE)

12.3 In addition to the share of revenue to part form of the Developer's Share the Developer shall be entitled to retain all amounts paid by the intending purchasers on account of deposits and/or advances on account of municipal rates and taxes, Sinking Fund, Electricity Deposits and other amounts and this will not be taken into account for the purpose of determination of net revenue. The aforesaid amounts on account of deposits and advances to be retained by the Developer shall be made over by the Developer to the Holding Organisation/Association upon its formation.

12.4 It is hereby expressly agreed and declared that it is the intention of the parties to commercially exploit the aforesaid Property for Development to the hilt and to share the revenue in the ratio as aforesaid and as such the Developer shall be entitled to enter into agreements in its own name with the intending purchasers in respect of the various flats units apartments constructed spaces and car parking spaces forming part of the development and to receive realize and collect the sale proceeds and other amounts in its own name and the Owner Companies agree to join as a party to any agreements which may be entered into by the Developer, if required.

12.5 The Developer shall maintain the books of accounts and other papers connected with sale and transfer of the development at its office at No.8 Camac Street, Shantiniketan Building, 9th floor, Kolkata 700 017 and the Owner Companies or any person authorised by him shall be entitled to take inspection of such books of accounts and other related papers.



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- 12.6 It has been agreed by and between the parties that the Developer shall open a separate account in any nationalized and/or any other bank and all amounts received consequent to sale and transfer of the development shall be deposited in the said account and after adjustment and appropriation of the Pass Through Charges in terms of this agreement the net sale proceeds will be shared between the parties in the proportion as aforesaid.
- 12.7 The said account shall be operated by the authorised signatories of the Developer and disbursements shall take place from time to time in such manner as may be mutually agreed upon between the parties or subject to the parties agreeing standing instructions shall be given to the concerned bank to credit the accounts of the respective parties in terms of what has been agreed upon.
- 12.8 It is hereby expressly agreed and declared by and between the parties hereto that in the event of any agreement is terminated and any amount is to be refunded to any of the intending purchasers, the parties hereto shall make payment of the same in proportion to their respective share in the revenue.

ARTICLE XIII - FORCE MAJEURE

- 13.1 The parties hereto shall not be considered to be liable or under any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
- 13.2 Force Majeure shall mean any act of God including but not limited to flood, earthquake, riot, war, storm, tempest, civil commotion, strike, labour unrest or any political or communal unrest or any other



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circumstances which may be beyond the control of the Party concerned. Neither of the parties shall be regarded to have committed any breach of the terms herein if he/it is prevented from discharging any of its obligations due to any condition amounting to Force Majeure or circumstances beyond his/its control.

ARTICLE XIV – OWNER COMPANIES OBLIGATIONS

14.1 The Owner Companies have agreed :

- i) To co-operate with the Fifth Party in all respect for development of the said Property for Development in terms of this agreement;
- ii) To sign and execute all deeds documents instruments maps plans and other papers as may be necessary and/or required from time to time
- iii) To sign and execute all deeds, documents and instruments as may be necessary and/or required for the purpose of obtaining all permissions, approvals and/or sanctions to enable the Developer to undertake construction of the New Building and/or Buildings in accordance with the Plan;
- iv) To execute a registered power of attorney in favor of the Developer or its nominee and/or nominees to enable the Developer to obtain sanction of the Plan and to do such other acts deeds and things which are necessary and/or required towards construction work and the Owner Companies shall also execute a General Power of Attorney in favour of the Developer or its nominee and/or nominees for implementation and/or giving effect to this Agreement.

14.2 The Power of Attorney as will be executed by the Owner Companies in favour of the nominee or nominees of the Developer in terms of this Agreement and the same shall be co-terminus with the Agreement



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ARTICLE XV -PROJECT FINANCE

- 15.1 The original title deeds in respect of the said Property for Development simultaneously with the execution of this Agreement shall remain in the custody and control of the Developer
- 15.2 The Developer shall be entitled to create any charge and/or mortgage over and in respect of the said Property for Development or any part or portion thereof by deposit of the original title deeds and the Owner Companies and each one of them agree to sign and execute all deeds documents applications papers and instruments as may be necessary and/or required to enable the Developer to obtain project finance it being made expressly clear that the Developer alone shall be liable for repayment of the amount so borrowed together with the interest accrued and shall keep the Owner Companies and each one of them saved harmless and fully indemnified

ARTICLE XVI- NO CANCELLATION

- 16.1 None of the parties shall be entitled to cancel and/or rescind this agreement and in the event of any default and/or breach by any party (hereinafter referred to as the DEFAULTING PARTY) the other party shall be entitled to sue the defaulting party for specific performance of this agreement and for other consequential reliefs.

ARTICLE XVII - MUTUAL COVENANTS

- 17.1 It is hereby expressly made clear by and between the parties hereto that the whole object of the parties of entering into this agreement is to undertake development of the said Property for Development by construction of new building and/or buildings thereon and/or to sell



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and transfer the development in favour of various intending purchasers and as such the parties have agreed to render all possible co-operation and assistance to each other

- 17.2 The Owner Companies and each one of them hereby agree and undertake not to do any act, deed or thing which may be in contravention and/or violation of any of the terms and conditions herein contained and to do all acts deeds and things as and when necessary and/or required for smooth implementation of this agreement and the same provision applies to the Developer also.
- 17.3 The Owner Companies and each one of them agree and undertake not to do any act deed or thing which may cause hindrance or obstruction in the Developer undertaking the development of the said Property for Development in terms of this agreement. The Owner Companies further agree and undertake not to create any kind of charge and/or mortgage nor to lease out and/or let out and/or part with possession of the said First Schedule property or any part thereof without the consent of the Developer in writing.
- 17.4 As and by way of NEGATIVE COVENANTS the Owner Companies and each one of them have further assured and represented to the Developer as follows:
- i) Not to enter into any agreement for sale transfer lease and/or development nor create any interest of any third party into or upon the said First Schedule Property
 - ii) Not to do any act deed or thing which may be contrary to or in violation of any of the terms and conditions herein contained.



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- iii) To do all acts deeds and things as may be necessary and/or required from time to time for smooth implementation of these presents.

ARTICLE XVIII - MISCELLANEOUS

18.1 RELATIONSHIP OF THE PARTIES -

- (i) This Agreement does not create nor shall it in any circumstances be taken as having created a partnership between the parties hereto.
- (ii) All contracts and agreements entered into by the Developer pursuant to this Agreement shall be contracts or agreements between the Developer as principal and the respective third parties and the Owner Companies shall have no obligation or liability under them except to sign and execute such deeds documents and instruments for the purpose of conferring a legal title as and when called for by the Developer as stated hereinbefore and in the manner provided for in this Agreement.

18.2 NON WAIVER - any delay tolerated and/or indulgence shown by the Developer in enforcing the terms and conditions herein mentioned or any tolerance shown shall not be treated or constructed as a waiver of any breach nor shall the same in any way prejudicially affect the rights of the Developer and this provision shall apply vice versa.

18.3 ENTIRE AGREEMENT - this agreement supersedes all document and/or writing and/or correspondence exchanged between the parties hereto. Any addition, alteration or



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amendment to any of the terms mentioned herein shall not be capable of being enforced by any of the parties unless the same is recorded in writing and signed by both the parties.

18.4 **NOTICES:** Notices, demands or other communications required or permitted to be given or made hereunder shall be in writing and delivered personally or sent by registered or speed post with recorded delivery, or by fax addressed to the intended recipient at its address set out in this agreement or to such other address or telefax number as any party may from time to time duly notify to the others. Any such notice, demand of communication shall, unless the contrary is proved, be deemed to have been duly served (if given or made by fax) on the next following business day in the place or receipt (if given by registered post with acknowledgement due) two days after posting and in proving the same it shall be sufficient to show, in the case of a letter, that the envelope containing the same was duly addressed, correctly stamped and posted and in case of a fax such telefax was duly dispatched to a current telefax number of the addressee.

18.5 No remedy conferred by any of the provisions of this Agreement is intended to be exclusive of any other remedy which is otherwise available at law, in equity, by statute or otherwise and each and every other remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law, in equity, by statute or otherwise. The election of any one or more of such remedies by any one of the parties hereto shall not constitute a waiver by such party of the right to pursue any other available remedy.



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30 SEP 2016

- 18.6 Time shall be the essence as regards the provisions of this agreement, both as regards the time and period mentioned herein and as regards any times or periods which may, by agreement between the parties be substituted for them.
- 18.7 If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
- 18.8 Save as hereinbefore provided, termination of this agreement for any cause shall not release a party from any liability which at the time of termination has already accrued to another party or which thereafter may accrue in respect of any act or omission prior to such termination.
- 18.9 All municipal rates, taxes and other outgoings including Khazana (hereinafter referred to as the RATES & TAXES) payable in respect of the said Property for Developer upon sanction of the Plan and till completion of the said housing project shall be paid, borne and discharged by the Developer and till then the same shall be paid jointly by the parties in proportion to their respective share in the Property for Development.
- 18.10 The Agreement (together with schedules, if any) shall constitute the entire agreement between the parties and save as otherwise expressly provided, no modifications, amendments or waiver of any of the provisions of this agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by the parties hereto.



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30 SEP 2018

- 18.11 MODIFICATION – The parties may from time to time alter add, alter and/or modify the terms and conditions herein contained as may be mutually agreed upon in writing and executed between the parties hereto.
- 18.12 This agreement shall be binding on the parties hereto and their respective successors and assigns.
- 18.13 Nothing contained in this agreement shall be deemed to constitute a partnership between the parties hereto nor shall constitute any party the agent of the other for any purpose.
- 18.14 Each party shall co-operate with the other and execute and deliver to the others such other instruments and documents and take such other actions as may be reasonably requested from time to time in order to carry out, evidence and confirm their rights and the intended purpose of this Agreement.
- 18.15 The rights of the Developer under this Agreement shall not be assigned and/or transferred without prior written consent of the Owner Companies.
- 18.16 All costs and expenses for execution and registration of this Agreement including the stamp duty, registration fee and Advocate's fee shall be exclusively paid and borne by the Developer.

ARTICLE XIX – ARBITRATION

- 19.1 The parties as far as possible shall try and resolve all disputes and differences which may arise amicably but in the event of such differences and/or disputes are not capable of being amicably resolved then and in that event the parties have agreed to refer the same to the arbitration of a sole arbitrator and the same shall be deemed to be a reference within the meaning of the Arbitration and conciliation Act 1996 or any other statutory modification or enactment for the time being thereto in force.



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ADDITIONAL REGISTRAR
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30 SEP 2019

19.2 The Arbitrator will have summary powers and will be entitled to set up their own procedure and the Arbitrator shall have power to give interim awards and/or directions.

19.3 The venue of Arbitration shall be Kolkata only.

**THE FIRST SCHEDULE ABOVE REFERRED TO
(THE FIRST SCHEDULE PROPERTY)**

Land measuring 2 (two) *bigha* and 5 (five) *cottah*, more or less **together with** structures erected thereon, situate, lying at and being Municipal Premises No. 33A/3, Canal South Road, Kolkata-700015, Police Station Tangra, within Ward No. 57 of the Kolkata Municipal Corporation, Sub-Registration District Sealdah, District South 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Green** thereon and butted and bounded as follows:

On the North	:	Khasmahal Land
On the East	:	KMC Road
On the South	:	KMC Road & Premises No. 33A/1 Canal South
On the West	:	Road
		Premises No. 32/1 Canal South Road

**THE SECOND SCHEDULE ABOVE REFERRED TO
(THE SECOND SCHEDULE PROPERTY)**

ALL THAT the Municipal Premises No. 32/1 Canal South Road, Kolkata 700 001 containing by admeasurement an area of 5 Bighas 7 cottahs (more or less) as recorded in various deeds and documents and upon physical measurement found to contain an area of 4Bighas 3 chittacks and 14 sq.ft. (more or less) **TOGETHER WITH** various buildings godowns outhouses and other structures standing thereon within Police Station Tangra under Ward No.57 of Kolkata Municipal Corporation, Sub Registration Office Sealdah,



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30 SEP 2014

District South 24 Parganas (situation whereof is shown and delineated in the map or plan annexed hereto and bordered in BLUE thereon) and butted and bounded as follows:

On the North	: Khasmahal Land
On the East	: 33A/3 Canal South Road
On the South	: Premises No. 3/50, 3/47, 3/10, 3/1C, 1/2 Rani Rashmani Garden Lane.
On the West	: 1/2 Rani Rasmani Garden Lane.

**THE THIRD SCHEDULE ABOVE REFERRED TO
((PROPERTY FOR DEVELOPMENT))**

Land measuring 6 (six) *bigha* 5 (five) *cottah* 3 (three) *chittack* and 14 (fourteen) square feet, more or less **together with** various buildings godowns outhouses and other structures standing thereon, situate, lying at and presently being Municipal Premises Nos. 33A/3, Canal South Road, respectively, or such other Municipal Premises number as be allotted by the KMC on amalgamation of the First Premises and the Second Premises, Kolkata-700015, Police Station Tangra, within Ward No. 57 of the KMC, Sub-Registration District Sealdah, District South 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : Khasmahal Land
- On the East** : KMC Road
- On the South** : KMC Road & Premises No. 3/50, 3/47, 3/10,
3/1C, 1/2 Rani Rashmani Garden Lane.
- On the West** : 1 / 2 Rani Rasmani Garden Lane.



ADDITIONAL REGISTRAR
OF ASSET KOLKATA

30 SEP 2011

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

SIGNED AND DELIVERED BY

THE FIRST PARTY At Kolkata in

the presence of: *Le*
(Subhas Ch. Das)

SIGNED AND DELIVERED BY

THE SECOND PARTY At Kolkata in

the presence of: *Le*
(Subhas Ch. Das)

SIGNED AND DELIVERED BY

THE THIRD PARTY At Kolkata in

the presence of: *Le*
(Subhas Ch. Das)

SIGNED AND DELIVERED BY

THE FOURTH PARTY At Kolkata

in the presence of: *Le*
(Subhas Ch. Das)

SIGNED AND DELIVERED BY

THE FIFTH PARTY/DEVELOPER

At Kolkata in the presence of:

Le
(Subhas Ch. Das)
B. Del Post Office Lt.
Kolkata. 700001

DRAFTED AND PREPARED

IN MY OFFICE:

Ajay Gaggar
AJAY GAGGAR
ADVOCATE,
HIGH COURT, CALCUTTA
Enrolment No.1160/2003

SPRING CITY NIRMAN LLP.

Sheh Goyal

Partners / Authorized Signatory

SPRINGCITY BUILDCON LLP

Sheh Goyal

Authorised Signatory / Partner

SPRING CITY REALTORS LLP

Sheh Goyal

Partners / Authorized Signatory

SPRING CITY ECOBUILDERS LLP.

Sheh Goyal

Partners / Authorized Signatory


SPRING CITY BUILDTECH LLP

Visay Kumar Goyal

Partners / Authorized Signatory

(*Visay Kumar Goyal*)




ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

30 SEP 2019

SPECIMEN FORM FOR TEN FINGERPRINTS



Swati Goyal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



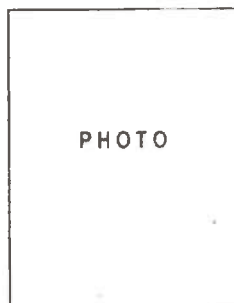
P. K. Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



[Signature]
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30 SEP 2016

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

GRN: 19-201920-007772794-1 Payment Mode Online Payment
GRN Date: 24/09/2019 13:13:52 Bank: ICICI Bank
BRN: 1806342207 BRN Date: 24/09/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 19040001535197/6/2019

[Query No./Query Year]

Name : SPRING CITY BUILDTECH LLP
Contact No. : 9874688839 Mobile No. : +91 9874688839
E-mail : canitinkandoi@gmail.com
Address : 8 CAMAC ST 409 SHANTINIKETAN BUILDING KOLKATA
Applicant Name : Mr R L GAGGAR AND CO LLP
Office Name :
Office Address :
Status of Depositor : Seller/Executants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001535197/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	74970
2	19040001535197/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	101

Total

75071

In Words : Rupees Seventy Five Thousand Seventy One only



[Handwritten signature]



**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**

30 SEP 2019









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue


OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040001535197/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

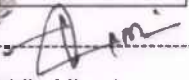
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Sneh Goyal Room No 9, 4th Floor, Shantiniketan Building,, P.O:- Circus Avenue. P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017	Representative of Land Lord [Spring City Nirman LLP] ,[Springcity Buildcon LLP] ,[Spring City Realtors LLP] ,[Spring City Ecobuilders LLP]			 30.9.2019
2	Mr Vijay Kumar Goyal Room No. 9, 4th Floor, Shantiniketan Building, 8, Camac Street, P.O:- Circus Avenue. P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Representative of Developer [Spring City Buildtech LLP]			 (Vijay Kumar Goyal) 30-9-2019




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30 SEP 2012

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Subhas Chandra Das Son of Late P Das 6, Old Post Office Street, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Mrs Sneh Goyal Mr Vijay Kumar Goyal			<i>(Subhas Ch. Das)</i> 30.09.2019


(Tridip Misra)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal





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OF ASSURANCES-IV, KOLKATA

30 SEP 2019

Major Information of the Deed

Deed No :	I-1904-09777/2019	Date of Registration	17/10/2019
Query No / Year	1904-0001535197/2019	Office where deed is registered	
Query Date	23/09/2019 1:36:06 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	R L GAGGAR AND CO LLP 6, Old Post Office Street,,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6291640339, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 50,08,27,773/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,020/- (Article:48(g))		Rs. 101/- (Article:E, E, M(a), M(b), I)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Maniktala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal South Rd/Chingrighata Village, Road Zone : (Canal South Road -- Canal South Road) , , Premises No: 33A/3, , Ward No: 057 Pin Code : 700015

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Bigha 5 Katha 3 Chatak 14 Sq Ft		50,08,27,773/-	Property is on Road
Grand Total :				206.5915Dec	0 /-	5008,27,773 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Spring City Nirman LLP Room No. 9, 9th Floor, Shantiniketan Building,, 8, Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AASFP8849E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Springcity Buildcon LLP Room No. 9, 9th Floor, Shantiniketan Building,, 8, Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700047 , PAN No.:: ADCFS7083G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	Spring City Realtors LLP Room No. 9, 9th Floor, Shantiniketan Building,, 8, Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAJFH5883R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	Spring City Ecobuilders LLP Room No. 9, 9th Floor, Shantiniketan Building,, 8, Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAOFV0487C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Spring City Buildtech LLP Room No. 9, 9th Floor, Shantiniketan Building,, 8, Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAJFH5880N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Sneh Goyal Wife of Vijay Kumar Goyal Room No. 9, 4th Floor, Shantiniketan Building,, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAOPG5559J, Aadhaar No: 33xxxxxxxx7849 Status : Representative, Representative of : Spring City Nirman LLP (as Partner), Springcity Buildcon LLP (as Partner), Spring City Realtors LLP (as Partner), Spring City Ecobuilders LLP (as Partner)
2	Mr Vijay Kumar Goyal (Presentant) Son of Late Babu Ram Goyal Room No. 9, 4th Floor, Shantiniketan Building,, 8, Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAOPG5561C, Aadhaar No: 64xxxxxxxx2213 Status : Representative, Representative of : Spring City Buildtech LLP (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhas Chandra Das Son of Late P Das 6, Old Post Office Street, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
Identifier Of Mrs Sneh Goyal, Mr Vijay Kumar Goyal			

Transfer of property for L1

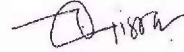
SI.No	From	To. with area (Name-Area)
1	Spring City Nirman LLP	Spring City Buildtech LLP-51.6479 Dec
2	Springcity Buildcon LLP	Spring City Buildtech LLP-51.6479 Dec
3	Spring City Realtors LLP	Spring City Buildtech LLP-51.6479 Dec
4	Spring City Ecobuilders LLP	Spring City Buildtech LLP-51.6479 Dec

Endorsement For Deed Number : I - 190409777 / 2019

On 23-09-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 50,08,27,773/-



Tridip Misra

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

On 30-09-2019

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 20:15 hrs on 30-09-2019, at the Private residence by Mr Vijay Kumar Goyal ,

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 30-09-2019 by Mrs Sneh Goyal, Partner, Spring City Nirman LLP, Room No. 9, 9th Floor, Shantiniketan Building,, 8, Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Partner, Springcity Buildcon LLP, Room No. 9, 9th Floor, Shantiniketan Building,, 8, Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700047; Partner, Spring City Realtors LLP, Room No. 9, 9th Floor, Shantiniketan Building,, 8, Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Partner, Spring City Ecobuilders LLP, Room No. 9, 9th Floor, Shantiniketan Building,, 8, Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr Subhas Chandra Das, , , Son of Late P Das, 6, Old Post Office Street, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 30-09-2019 by Mr Vijay Kumar Goyal, Partner, Spring City Buildtech LLP, Room No. 9, 9th Floor, Shantiniketan Building,, 8, Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr Subhas Chandra Das, , , Son of Late P Das, 6, Old Post Office Street, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service



Tridip Misra

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

On 17-10-2019

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/09/2019 12:00AM with Govt. Ref. No: 192019200077727941 on 24-09-2019, Amount Rs: 101/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1806342207 on 24-09-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 74,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 55332, Amount: Rs.50/-, Date of Purchase: 26/09/2019, Vendor name: A Banerjee

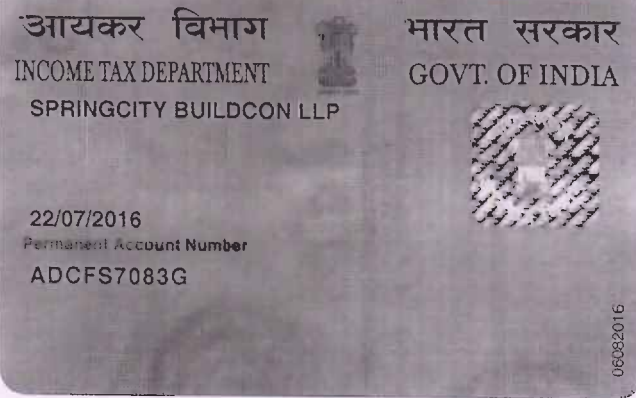
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/09/2019 12:00AM with Govt. Ref. No: 192019200077727941 on 24-09-2019, Amount Rs: 74,970/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1806342207 on 24-09-2019, Head of Account 0030-02-103-003-02



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal



SPRING CITY NIRMAN LLP
Sueh Goyal
Partners / Authorized Signatory



SPRINGCITY BUILDCON LLP

Sheh Goyal

Authorised Signatory / Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAJFH5883R



नाम / Name
SPRING CITY REALTORS LLP

24082019

निगमन / गठन की तारीख
Date of Incorporation / Formation
22/07/2016

SPRING CITY REALTORS LLP

Shah Goyal

Partners / Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAOFV0487C



नाम / Name
SPRING CITY ECOBUILDERS LLP

24082019

निगमन / मंडल की तारीख
Date of Incorporation / Formation
22/07/2016

SPRING CITY ECOBUILDERS LLP
Sneh Goyal
Partners / Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAJFH5880N



नाम / Name
SPRING CITY BUILDTECH LLP

24082019

निगमन / गठन की तारीख
Date of Incorporation / Formation
22/07/2016

SPRING CITY BUILDTECH LLP


Partners / Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAOPG5559J



नाम/ Name
SNEH GOYAL

पिता का नाम/ Father's Name
MURARI LAL BANSAL

जन्म की तारीख/ Date of Birth
24/06/1961

Sneh Goyal

हस्ताक्षर/ Signature



13022017

Sneh Goyal



भारत सरकार
GOVERNMENT OF INDIA



Sneh Goyal
DOB: 24/06/1961
FEMALE



3365 9353 7849

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

D/O Murarilal Bansal, AMBIKA GARDEN,
23, RAJA SANTOSH ROAD, Alipore,
Kolkata,
West Bengal - 700027

3365 9353 7849



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Sneh goyal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA




स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AOPG5561C

नाम/ Name
VIJAY KUMAR GOYAL

पिता का नाम/ Father's Name
BABURAM GOYAL

जन्म की तारीख/ Date of Birth
14/05/1953


हस्ताक्षर/ Signature



10022017





भारत सरकार
GOVERNMENT OF INDIA



Vijay Kumar Goyal
DOB: 14/05/1953
MALE



6495 9610 2213

আমার আধার, আমার পরিচয়

Vijay K



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Babu Ram Goyal, AMBIKA GARDEN,
23, RAJA SANTOSH ROAD, Alipore,
Kolkata,
West Bengal - 700027

6495 9610 2213



1947
1800 300 1947




help@uidai.gov.in




www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001


ELECTION COMMISSION OF INDIA
 ଭାରତୀୟ ନିର୍ବାଚନ କମିଶନ

FWN1915008

IDENTITY CARD
ପରିଚୟ ପତ୍ର




Elector's Name : Subas chandra Das
 ଚୋଟରଙ୍କ ନାମ : ସୁବାସ ଚନ୍ଦ୍ର ଦାସ
 Father's Name : Parabasi Das
 ପିତାଙ୍କ ନାମ : ପରାବାସୀ ଦାସ
 Sex / ଲିଙ୍ଗ : Male / ପୁରୁଷ
 Age as on 01/01/2002 : 42
 ୦୧/୦୧/୨୦୦୨ରେ ବୟସ : ୪୨

FWN1915008

Address

Village/Ward : Nimagadia
 G.P./Town : Adia
 P.S : Bant
 District : Bhadrak
 ଠିକଣା :
 ଗ୍ରାମ/ଓର୍ଡ : ନିମଗଡ଼ିଆ
 ଗ୍ରାମ/ପଞ୍ଚର : ଆଡ଼ିଆ
 ଥାନା : ବନ୍ତ
 ଜିଲ୍ଲା : ଭଦ୍ରକ

This card can be used as an Identity card
 Under different Government Programmes.
 ଏହି ପରିଚୟ ପତ୍ର ବିଭିନ୍ନ ସରକାରୀ ଯୋଜନାରେ
 ପରିଚୟ ପତ୍ର ରୂପେ ବ୍ୟବହାର କରାଯାଇପାରିବ ।

Bhadrak
ଭଦ୍ରକ

25/03/2002
୨୫/୦୩/୨୦୦୨

Facsimile Signature of
Electoral Registration Officer
For Bhadrakpokhari(SC) AC
ଭୁବନେଶ୍ୱର
ଭୁବନେଶ୍ୱର ନିର୍ବାଚନ ମଣ୍ଡଳୀର
ନିର୍ବାଚନ ରେଜିଷ୍ଟ୍ରାରଙ୍କର ଏକ ସଦସ୍ୟ

0-1535197/3



West Bengal Form No. 1504

IGR

৫২ ধারার (খ) দফামত রসিদ

579613

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সালের AF 30/9/18
17/10/18

ফর্মিক নং

9939/3

দলিলের নম্বর

9939/3

বহির নম্বর

Vijay K. Goyal

দলিল

Spring Ch. Name del.

Spring Ch. Name del.

কি প্রকারের দলিল

50,08,27,773/-

দলিলে লিখিত সম্পত্তির মূল্য

ফী তালিকার দফা

তক্কা

ফী,

দলিল ফেরত হইবার জন্য সম্ভবতঃ যে তারিখে

প্রস্তুত থাকিবে।

তারিখ:

২০

সাল

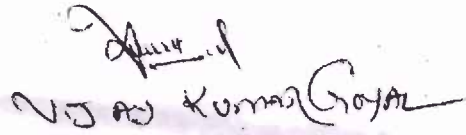
রেজিস্ট্রার/সাব-রেজিস্ট্রার

এই রসিদখানি উপস্থিত করিলে দলিল ফেরত দেওয়া হইবে।

উইল ছাড়া অপরাপর দলিল না-দাবি অবস্থায় রেজিস্ট্রারি অফিসে দুই বৎসরের অধিককাল ডিয়া থাকিলে তাহা আইনানুসারে ধ্বংস করিয়া ফেলা যাইতে পারিবে।

রেজিস্ট্রারি সম্পূর্ণ হইবার পর একমাসের অধিককাল কোন দলিল বা আমমোক্তারনামা দাবি না হইলে, প্রতি মাসের বা তাহার কোন অংশের জন্য অতিরিক্ত পঞ্চাশ পয়সা ফী দিতে হইবে।
তৈয়্যক স্থানেই ঐ ফী উর্ধ্বসংখ্যায় কুড়ি টাকা পর্য্যন্ত হইতে পারিবে।

শ্রী _____ কে অপর পৃষ্ঠায় বর্ণিত দলিলখ
ফেরত দিবেন এবং উহার বাবদ আমার যদি কোন ফিস ফেরত পাইবার থাকে তাহা উহাকে দিবে।


N. C. Kumar

দাখিলকারকের স্বাক্ষর

অপর পৃষ্ঠায় বর্ণিত দলিলখানি পাইলাম এবং ফীর
তালিকায় দফামতে নিম্নলিখিত ফিস ফেরত পাইলাম।
প্রয়োজনমতো কাটিয়া দিতে হইবে।



তারিখ

২০ সাল

গ্রহণকারীর স্বাক্ষর

রেজিস্ট্রার/সাব-রেজিস্ট্রার-এর স্বাক্ষর

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 469576 to 469638

being No 190409777 for the year 2019.



Digitally signed by TRIDIP MISRA
Date: 2019.10.19 12:08:19 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 19-10-2019 12:08:13
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

SPRING CITY NIRMAN LLP

AND

SPRINGCITY BUILDCON LLP

....SECOND PARTY

AND

SPRING CITY REALTORS LLP

...THIRD PARTY

AND

SPRING CITY ECOBUILDERS LLP

....FOURTH PARTY

AND

SPRING CITY BUILDTECH LLP

....FIFTH PARTY/DEVELOPER

DEVELOPMENT AGREEMENT

GAGGAR & CO. LLP

ADVOCATES

6, OLD POST OFFICE STREET
KOLKATA 700001