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✓ AX 113450

Additional Registrar of  
Assurances-IV, Kolkata

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

Additional Registrar of  
Assurances-IV, Kolkata

5 AUG 2025

#### SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 05<sup>th</sup> day of August in the year Two  
Thousand Twenty-Five (2025).

BETWEEN

061847

Serial No.  
Name...S.P. Biring Cetiy Beeld Tech LLP  
Address.....Section-V, Block-91

28 JUL 2025

28 JUL 2025

Licensed Stamp Vendor  
Brijit Barkar  
71, Park Street (Room No.14)  
Kolkata-700016



I certify by me  
Debabrata Chanda  
Associate

25 AUG 2025

High Court, Calcutta  
WB/614/2002

1. **SPRING CITY NIRMAN LLP (PAN:AASFP8849E)** (formerly known as Paks Trade Centre LLP and more formerly known as Parks Trade Centre Private Limited), a limited liability partnership firm, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at 'AMBUJA NEOTIA-ECO CENTRE', EM Block, Plot No. 04, Unit No.902, 9th Floor, Sector- V, Post Office- Bidhan Nagar CK Market, Police Station- Biddhan Nagar (East), Salt Lake, District North 24 Parganas, West Bengal, PIN 700091, represented through its Designated Partner **Mr. Vijay Kumar Goyal, (PAN AAOPG5561C)**, son of Late Babu Ram Goyal, by faith Hindu, by nationality Indian, by occupation Business, residing at Flat No. 2A & 2B, Ambika Garden, 23, Raja Santosh Road, Police Station Chetla, Post Office Alipore, Kolkata 700027, District 24 Parganas South;
  
2. **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 'AMBUJA NEOTIA-ECO CENTRE', EM Block, Plot No. 04, Unit No.902, 9th Floor, Sector- V, Post Office- Bidhan Nagar CK Market, Police Station- Biddhan Nagar (East), Salt Lake, District North 24 Parganas, West Bengal, PIN 700091, represented through its Designated Partner **Mr. Vijay Kumar Goyal, (PAN AAOPG5561C)**, son of Late Babu Ram Goyal, by faith Hindu, by nationality Indian, by occupation Business, residing at Flat No. 2A & 2B, Ambika Garden, 23, Raja Santosh Road, Police Station Chetla, Post Office Alipore, Kolkata 700027, District 24 Parganas South;
  
3. **SPRING CITY REALTORS LLP (PAN AAJFH5883R)** (formerly known as Harmony Merchants LLP and more formerly known as Harmony



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Merchants Private Limited), a limited liability partnership firm, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at 'AMBUJA NEOTIA-ECO CENTRE', EM Block, Plot No. 04, Unit No.902, 9th Floor, Sector- V, Post Office- Bidhan Nagar CK Market, Police Station- Biddhan Nagar (East), Salt Lake, District North 24 Parganas, West Bengal, PIN 700091, represented through its Designated Partner **Mr. Vijay Kumar Goyal, (PAN AAOPG5561C)**, son of Late Babu Ram Goyal, by faith Hindu, by nationality Indian, by occupation Business, residing at Flat No. 2A & 2B, Ambika Garden, 23, Raja Santosh Road, Police Station Chetla, Post Office Alipore, Kolkata 700027, District 24 Parganas South;

4. **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 'AMBUJA NEOTIA-ECO CENTRE', EM Block, Plot No. 04, Unit No.902, 9th Floor, Sector- V, Post Office- Bidhan Nagar CK Market, Police Station- Biddhan Nagar (East), Salt Lake, District North 24 Parganas, West Bengal, PIN 700091, represented through its Designated Partner **Mr. Vijay Kumar Goyal, (PAN AAOPG5561C)**, son of Late Babu Ram Goyal, by faith Hindu, by nationality Indian, by occupation Business, residing at Flat No. 2A & 2B, Ambika Garden, 23, Raja Santosh Road, Police Station Chetla, Post Office Alipore, Kolkata 700027, District 24 Parganas South;
5. **SPRING CITY BUILDTECH LLP (PAN: AAJFH5880N)** (formerly known as HSR Infrastructure LLP and more formerly known as HSR Infrastructure Private Limited), a limited liability partnership firm, constituted and registered under the Limited Liability Partnership





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



040820252019446729

## GRIPS Payment Detail

GRIPS Payment ID:	040820252019446729	Payment Init. Date:	04/08/2025 14:04:09
Total Amount:	74941	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4798232899227	BRN Date:	04/08/2025 14:04:28
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name:	Mr Shreyash Goyal
Mobile:	9874288839

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260194467308	Directorate of Registration & Stamp Revenue	74941
Total			74941

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192025260194467308

#### GRN Details

GRN:	192025260194467308	Payment Mode:	SBI Epay
GRN Date:	04/08/2025 14:04:09	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	4798232899227	BRN Date:	04/08/2025 14:04:28
Gateway Ref ID:	1054327771	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	040820252019446729	Payment Init. Date:	04/08/2025 14:04:09
Payment Status:	Successful	Payment Ref. No:	2002139873/12/2025

[Query No/\*/Query Year]

#### Depositor Details

Depositor's Name:	Mr Shreyash Goyal
Address:	Ambuja Neotia Ecocenter, EM Block, Bidhannagar, Sector 5 Suite 902
Mobile:	9874288839
Period From (dd/mm/yyyy):	04/08/2025
Period To (dd/mm/yyyy):	04/08/2025
Payment Ref ID:	2002139873/12/2025
Dept Ref ID/DRN:	2002139873/12/2025

#### Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002139873/12/2025	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	2002139873/12/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
<b>Total</b>				<b>74941</b>

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

Act, 2008, having its registered office at 'AMBUJA NEOTIA-ECO CENTRE', EM Block, Plot No. 04, Unit No.902, 9th Floor, Sector- V, Post Office- Bidhan Nagar CK Market, Police Station- Biddhan Nagar (East), Salt Lake, District North 24 Parganas, West Bengal, PIN 700091, represented through its Designated Partner **Shri Shreyash Goyal (PAN BKSPG3553K)**, son of Vijay Kumar Goyal, by faith Hindu, by nationality Indian, by occupation Business, residing at Flat No. 2A & 2B, Ambika Garden, 23, Raja Santosh Road, Police Station Chetla, Post Office Alipore, Kolkata 700027, District 24 Parganas South;

**hereinafter collectively** referred to as "**Owners**, (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/or those who may carry on the business of Owners Firm and their respective heirs, legal representatives, executors, administrators and assigns);

**AND**

**SPRING CITY BUILDTECH LLP (PAN: AAJFH5880N)** (formerly known as HSR Infrastructure LLP 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 'AMBUJA NEOTIA-ECO CENTRE', EM Block, Plot No. 04, Unit No.902, 9th Floor, Sector- V, Post Office- Bidhan Nagar CK Market, Police Station- Biddhan Nagar (East), Salt Lake, District North 24 Parganas, West Bengal, PIN 700091, represented through its Designated Partner **Shri Shreyash Goyal (PAN BKSPG3553K)**, son of Vijay Kumar Goyal, by faith Hindu, by nationality Indian, by occupation Business, residing at Flat No. 2A & 2B, Ambika Garden, 23, Raja Santosh Road, Police Station



Chetla, Post Office Alipore, Kolkata 700027, District 24 Parganas South; hereinafter referred to as "**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/or those who may carry on the business of SPRING CITY BUILDTECH LLP and their respective heirs, legal representatives, executors, administrators and assigns);

**WHEREAS:**

- A)** In this Agreement wherever the context so permits the Owners and Developer individually **Party** and collectively **Parties**.
- B)** The Owners and Developer have already entered into a Development Agreement dated 30<sup>th</sup> September, 2019 for commercial exploitation of **ALL THAT** land measuring 7 (seven) bigha and 12 (twelve) cottah, more or less, equivalent to 10,167.31 (ten thousand one hundred and sixty seven point three one) square meter [**but on physical measurement**] 6 (six) bigha 5 (five) cottah 3 (three) chittack and 10 (ten) square feet, more or less, equivalent to 8,374.62 (eight thousand three hundred and seventy four point six two) square meter, more or less, out of the total area, the quantum of water bodies have become 45.46 (forty five point four six) cottah, more or less, situates, 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, more fully written and described in the Third Schedule thereunder and referred as "**Property For Development**" and herein written and described in the Part-I of First Schedule and referred as "**Previous Property For Development ("PPD")**" **(The devolution of title is mentioned in the Fourth**



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ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA

— 5 AUG 2025

**Schedule hereunder).** The said Development Agreement was duly registered in the office of Additional Registrar of Assurances-IV, Kolkata and recorded in Book-I, Volume No. – 1904-2019, Pages from 469576 to 469638, Being No. 190409777 for the year 2019 (herein after referred to as the “**PRINCIPAL AGREEMENT**”).

- C)** After execution of the said Principal Agreement, the Developer caused Building Plan duly sanctioned from the Kolkata Municipal Corporation, bearing Building Permit No. 2024070084 dated 18-09-2024 and also procured other permissions and/or NOC’s from concern authority; in respect of the Previous Property For Development.
- D)** Subsequently the Owners acquired another land parcel which is adjacent and contiguous to the said Previous Property For Development, being **ALL THAT** piece and parcel of Land area of 26 Cottah 14 Chittak 24 Square feet more or less appertaining to Khasmahal B.C. Holding Nos. 1-1-46-8, 1-1-46-9 and 1-1-46-10 lying and situated ate Premises No. 326, Canal South Road, Kolkata, within Ward No. 057 of the Kolkata Municipal Corporation, District South 24 Parganas, PIN 700015, which is more fully written and described in the Second Schedule and referred as “**ADDITIONAL LAND PARCEL**” (**The devolution of title is mentioned in the Fourth Schedule hereunder**).
- E)** After acquiring the said Additional Land Parcel, the Owners cause physical survey of the said Previous Property For Development and upon physical measurement of the said premises, found to contain an area measuring about **6 (six) bigha 9 (nine) cottah 8 (Eight) chittack and 38 (thirty eight)** square feet, more or less, including water body admeasuring **45.46 (forty five point four six) cottah**, more or



less and accordingly updated the land area of the said Premises in the records of the Kolkata Municipal Corporation, being Assessee No. 11-057-02-0825-1. The up-dated land area of the said Previous Property For Development, is described and written as **PART-II** of the First Schedule hereunder.

**F)** Thereafter, the Owners amalgamated the up-dated land area of the said Previous Property For Development with the said Additional Land Parcel and consequently the amalgamated Premises became **ALL THAT** piece and parcel of land measuring **8 (eight) bigha 18 (eighteen) cottah 14 (fourteen) chittack and 24 (twenty four) Square feet**, more or less, equivalent to 11,967.21 (eleven thousand nine hundred and sixty seven point two one) square meter [but on physical measurement the same is found admeasuring about **7 (seven) bigha 16 (sixteen) cottah 7 (seven) chittack and 17 (seventeen) square feet**, more or less, equivalent to **10,465.71 (ten thousand four hundred and sixty five point seventy one)** square meter, more or less] out of the total area, the quantum of water bodies is **45.46 (forty five point four six) cottah**, more or less, lying and situated at and being Municipal Premises No **33A/3, Canal South Road**, Kolkata-700015, Police Station Tangra, within **Ward No. 057** of the Kolkata Municipal Corporation, **Assessee No. 110570208251**, Sub-Registration District Sealdah, District South 24 Parganas, physical land area is deliniated in the Plan attached hereto bordered in **Red** thereon and more fully described and written in the **Third Schedule** hereunder.

**G)** In pursuant to several discussions between the Owners and the Developer, the parties herein have agreed to modify the **Property For Development**. This changes is due to an updated land area and the acquisition of the said so that the total land



area of the Project will now be admeasuring **7 (seven) bigha 16 (sixteen) cottah 7 (seven) chittack and 17 (seventeen) square feet**, more or less, equivalent to **10,465.71 (ten thousand four hundred and sixty five point seventy one) square meter**, more or less out of the total area, the quantum of water bodies have become **45.46 (forty five point four six) cottah**, more or less, lying and situated at and being Municipal Premises No **33A/3, Canal South Road**, Kolkata-700015, Police Station Tangra, within **Ward No. 057** of the Kolkata Municipal Corporation, **Assessee No. 110570208251**, Sub-Registration District Sealdah, District South 24 Parganas and more fully described and written in the **Third Schedule** hereunder shall be referred and construed as the "**Property For Development**" in this Supplementary Agreement and this amended land area and property described in the **Third Schedule**, hereunder shall be read in place and instead and shall also construe as the "**Property For Development**" in the said Principal Agreement.

**H)** The said Principal Agreement requires parties to reduce in writing to Supplement Agreement any changes and as such the parties hereto have agreed that the said Principal Agreement be modified in manner hereinafter appearing.

**NOW THIS SUPPLIMENTARY AGREEMENT WITNESSETH AS FOLLOWS:**

**I. Subject matter of this Agreement:**

(i) **Modification of the Property of the Said Principal Agreement:**  
In pursuant to several discussion with the Owners and the Developer and in terms of their mutual agreement the land area of **Property For Development** and Third Schedule of the said Principal Agreement shall be modified and now be admeasuring **7**



**(seven) bigha 16 (sixteen) cottah 7 (seven) chittack and 17 (seventeen) square feet**, more or less, equivalent to **10,465.71 (ten thousand four hundred and sixty five point seventy one)** square meter, more or less out of the total area, the quantum of water bodies have become **45.46 (forty five point four six) cottah**, more or less, lying and situated at and being Municipal Premises No **33A/3, Canal South Road**, Kolkata-700015, Police Station Tangra, within **Ward No. 057** of the Kolkata Municipal Corporation, **Assessee No. 110570208251**, Sub-Registration District Sealdah, District South 24 Parganas and is delineated in the Plan attached hereto bordered in **Red** thereon and more fully described and written in the Third Schedule hereunder.

- (ii) The Devolution of title of the **Owners** to the said **Property For Development** is set out in the **Fourth Schedule** hereunder written.

## **II. Representations and Warranties by the Owners:**

- (i) The Owners represent assure and warrant in favour of the Developer in respect of the said **Property For Development**, as follows:
  - a) The Owners are the full and absolute lawful owners of the aforesaid **Property For Development** and the same is free from all encumbrances and liabilities whatsoever and have good and marketable title;
  - b) The aforesaid **Property For Development** are owned by the Owners as individually or jointly (as applicable) have been mutated in the name of the Owners in the records of the Kolkata Municipal Corporation and there is not excess vacant land within the meaning of the Urban Land Ceiling & Regulation Act 1976 or encroachment upon the same;
  - c) There is not notice of acquisition/ vesting or litigation pending upon the aforesaid **Property For Development**;



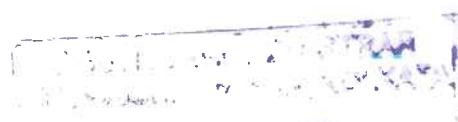
d) The Owners as aforesaid, the parties hereto, jointly became entitled to the said Property for Development, each one of them being entitled having the following independent and distinct share or interest into or upon the said Property for Development:

- i) First Party (**SPRING CITY NIRMAN LLP**) 9.64%
- ii) Second Party (**SPRINGCITY BUILDCON LLP**) 9.64%
- iii) Third Party (**SPRING CITY REALTORS LLP**) 4.82%
- iv) Fourth Party (**SPRING CITY ECOBUILDERS LLP**) 4.82%
- v) Fifth Party (**SPRING CITY BUILDTECH LLP**) 71.08%

### **III. Definitions :**

To avoid any confusion and ensure a clearer understanding of the terms used in the Principal Agreement, the following expressions are defined as follows:

- (i) **OWNER COMPANIES:** shall mean the First Party (**SPRING CITY NIRMAN LLP**), Second Party (**SPRINGCITY BUILDCON LLP**), Third Party (**SPRING CITY REALTORS LLP**) and Fourth Party (**SPRING CITY ECOBUILDERS LLP**) and shall include their respective successor and/or successors in their respective offices and assigns. It's important to note that while the **Fifth Party (SPRING CITY BUILDTECH LLP)** owns a significant share of the land parcel for the **Property for Development**, they are also considered the **Developer** in both the Principal Agreement and this current agreement. Therefore, for the purpose of distributing the Project's revenue share from the **Property for Development**, the Fifth Party (SPRING CITY BUILDTECH LLP) is intentionally excluded from the definition of "**Owner Companies.**".
- (ii) **OWNER COMPANIES SHARE** shall mean **ALL THAT the 10% (ten percentage)** of the net revenue consequent to sale and transfer of the various flats units apartments constructed spaces and car parking



- 5 AUG 2026

spaces forming part of the said Housing Project to be shared amongst the Owner Companies in the following proportion:

First Party -	1 / 3rd
Second Party-	1 / 3rd
Third Party -	1 / 6th
Fourth Party-	1 / 6th

The Fifth Party, acting as both an Owner and the Developer, has mutually agreed to **waive any portion of the Owner Company's share of the sale proceeds**. Instead, the Fifth Party's consideration will be **combined with the Developer's Share**.

**IV. POSSESSION :** Upon execution of the said Principal Agreement, the Owners have handed over peaceful vacant physical possession of the said Previous Property for Development (PPD) and now the Owners hereby further handing over Additional Land added to the said Previous Property for Development, (either by up-dation of land area or through new purchase) to Developer, in part performance of this agreement, for the purposes connected to carrying out the development thereat. The Owners may however from time be permitted to access the said Property to inspect the developmental work without causing any disturbance or hindrance.

**V. COMMENCEMENT DATE AND DURATION:**

This Agreement has commenced and/or shall be deemed to have commenced on and with effect from the date of execution of the said Principal Agreement (hereinafter referred to as the "**COMMENCEMENT DATE**") and shall run till respective obligations of the parties under the said Principal Agreement and/or this Supplementary Agreement are discharged..



5 AUG 2025

**VI. TITLE:**

The Developer has *prima facie* satisfied as to the title of the Owner Companies in respect of the said Third 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.

**VII. AUTHORISED REPRESENTATIVE:**

- (i) Unless the Owner Companies state otherwise, Sri. Vijay Kumar Goyal son of Late Babu Ram 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 upon the Owner Companies and each one of them.
- (ii) Mr. Shreyash 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.

**VIII. REVENUE SHARING**

- (i) 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.
- (ii) 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



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ADDITIONAL REGISTRAR  
OF INSURANCES, KOLKATA

5 AUG 2025

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:

(a) The Owner Companies shall jointly be entitled to **10% (Ten Percentage) of the net sale proceeds** (hereinafter referred to as the **OWNER COMPANIES SHARE**) which shall be shared amongst the Owner Companies as per the following proportion respectively:

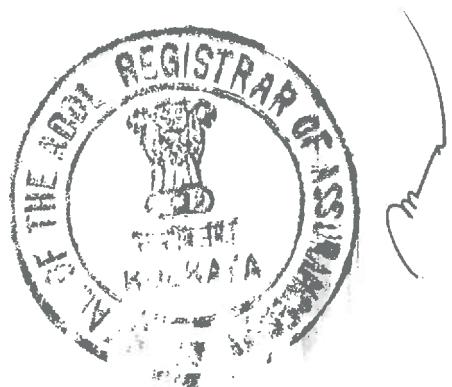
First Party -	1 / 3rd
Second Party-	1 / 3rd
Third Party -	1 / 6th
Fourth Party-	1 / 6th

**AND**

(b) The Fifth Party/Developer shall be entitled to retain for itself the remaining **90% (Ninety Percentage)** of such net revenue (hereinafter referred to as the **DEVELOPER'S SHARE**)

(iii) 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.

(iv) It is hereby expressly agreed and declared that it is the intention of the parties to commercially exploit the aforesaid Property for Development and share the revenue in the agreed-upon ratio and as



ADDITIONAL REGISTRAR  
OF ASSURANCES, IV, KOLKATA

— 5 AUG 2025

a result, 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.

- (v) The Developer shall maintain the books of accounts and other papers connected with sale and transfer of the development at its office at 'AMBUJA NEOTIA-ECO CENTRE', EM Block, Plot No. 04, Unit No.902, 9th Floor, Sector- V, Post Office- Bidhan Nagar CK Market, Police Station- Biddhan Nagar (East), Salt Lake, District North 24 Parganas, West Bengal, PIN 700091 and the Owner Companies or any person authorised by them shall be entitled to take inspection of such books of accounts and other related papers.
- (vi) 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:
- (vii) 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.
- (viii) It is hereby expressly agreed and declared by and between the parties hereto that in the event of any agreement is terminated and



ADDITIONAL REGISTRAR  
OF ASSURANCES IN KOLKATA  
- 5 AUG 2025

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.

**IX. Power(s) of Attorney:** The Owners have simultaneously with the execution of this Agreement granted to the Developer and/or its nominees, Power of Attorney inter alia for getting the Plans sanctioned / modified / amended / altered by the Authorities, and for the purposes of dealing with all regulatory issues relating to the Project and dealing with different authorities in connection with the development and for the purposes of booking, sale and transfer of all Saleable Spaces in terms of this agreement.

Notwithstanding grant of the aforesaid Powers of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plans, etc. for enabling the Developer to perform all obligations under this Agreement pertaining to the development herein envisaged.

**X.** Save and except of the modification of the land area, Revenue Sharing and schedule of the Said Property for Development as stated in the said Principal Agreement, also detailed stated herein above of this Supplementary Agreement, all other terms and conditions in the said Principal Agreement shall continue to apply to the Parties will full force and effect and this Supplementary Agreement shall be treated as an integral part and parcel of the said Principal Agreement.

**XI.** This Supplementary Agreement should be read in conjunction with the Said Principal Agreement. Further, save and except as mentioned herein, the Said Principal Agreement along with all terms and conditions as envisaged therein shall remain in full effect and virtue and shall also be binding on the Parties. If any of the terms contained in the Said Principal Agreement are contrary to the terms contained



25 AUG 2025

in this Supplementary Agreement, the terms contained in this Supplementary Agreement shall prevail.

**XII.** Save and except and as expressly mentioned in this Supplementary Agreement, it has been specifically agreed and understood by the Parties that, the execution of this Agreement shall never be construed as a waiver or acquiescence to any rights under or arising out of the Said Principal Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**PART-I**

**(PREVIOUS PROPERTY FOR DEVELOPMENT)**

**ALL THAT** land measuring 7 (seven) bigha and 12 (twelve) cottah, more or less, equivalent to 10,167.31 (ten thousand one hundred and sixty seven point three one) square meter [but on physical measurement] 6 (six) bigha 5 (five) cottah 3 (three) chittack and 10 (ten) square feet, more or less, equivalent to 8,374.62 (eight thousand three hundred and seventy four point six two) square meter, more or less, out of the total area, the quantum of water bodies have become 45.46 (forty five point four six) cottah, more or less, situates, 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. The Said Premises is butted and bounded by as follows:-

<b>On the North</b>		Partly by Vacant land, Premises No.29/32/1, Canal South Road, 42 meter Common Passage, Premises Nos.32/2, 32/3, 32/4 & 32/5, Canal South Road, Kolkata.
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<b>On the East</b>		15.1 meter KMC Road.
<b>On the South</b>		Partly by KMC Road thereafter 33A/1, Canal South Road and Rani Rashmonie Garden Lane, partly by premises Nos.3/51, 3/50 & 3/10, Rani Rashmoni Garden Lane, Kolkata.
<b>On the West</b>		By Premises Nos.3/10, 1/2 1/3, 1/4, Rani Rashmoni Garden Lane and B/29/2/H/8, Canal South Road, Kolkata.

## PART-II

### (UPDATED LAND AREA TO THE PREVIOUS PROPERTY FOR DEVELOPMENT)

**ALL THAT** land measuring **7 (seven) bigha and 12 (twelve) cottah**, more or less, equivalent to 10,167.31 (ten thousand one hundred and sixty seven point three one) square meter [but on physical measurement admeasuring **about 6 (six) bigha 9 (nine) cottah 8 (Eight) chittack and 38 (thirty eight) square feet, more or less, equivalent to 8,598.92 (eight thousand five hundred and ninety eight point nine two) square meter**, more or less] out of the total area, the quantum of water bodies have become 45.46 (forty five point four six) *cottah*, more or less, situates, 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, Assessee No. 110570208251, Sub-Registration District Sealdah, District South 24 Parganas.

The Said Premises is butted and bounded by as follows:-

On the North	By	326, Canal South Road, 4.5 mtr Passage, Premises Nos. 32/2, 32/3, 32/4 & 32/5 Canal South Road, Kolkata;
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5 AUG 2025

On the East	By	15.1 meter KMC Road;
On the South	By	Partly by KMC Road thereafter 33A/1, Canal South Road and Rani Rashmoni Garden Lane, partly by premises Nos. 3/51, 3/50 & 3/10 Rani Rashmoni Garden Lane, Kolkata;
On the West	By	By Premises Nos. 3/10, 1/2, 1/3, 1/4, Rani Rashmoni Garden Lane and B/29/2/H/8 Canal South Road, Kolkata.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**(ADDITIONAL LAND PARCEL)**

**ALL THAT** piece and parcel of Land area of 26 Cottah 14 Chittak 24 Square feet more or less appertaining to Khasmahal B.C. Holding Nos. 1-1-46-8, 1-1-46-9 and 1-1-46-10 lying and situate Premises No. 326, Canal South Road, Kolkata, Police Station Tangra, Ward No. 057 of the Kolkata Municipal Corporation, District South 24 Parganas, PIN 700015, **AND TOGETHER WITH** all sorts of easement rights over the common passage/road and all other benefits and facilities attached therein or thereto is butted and bounded in the manner following:-

On the North	By	Canal South Road;
On the East	By	15.1 Mtr. K.M.C. Road
On the South	By	Premises No. 33A/3 Canal South Road, Kolkata
On the West	By	Passage of Premises No. 33A/3 Canal South Road thereafter by B.C. Holding No. 1-1-11A

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**(PROPERTY FOR DEVELOPMENT)**

**ALL THAT** land measuring about **7 (seven) bigha 16 (sixteen) cottah 7**



m.



**(seven) chittack and 17 (seventeen) square feet**, more or less, equivalent to **10,465.71 (ten thousand four hundred and sixty five point seventy one)** square meter, more or less; out of the total area, the quantum of water bodies admearuing **45.46 (forty five point four six) cottah**, more or less, lying and situated at and being Municipal Premises No **33A/3, Canal South Road**, Kolkata-700015, Police Station Tangra, within **Ward No. 057** of the Kolkata Municipal Corporation, **Assessee No. 110570208251**, Sub-Registration District Sealdah, District South 24 Parganas, deliniated in the Plan attached hereto bordered in **Red** thereon.

**Boundary of the Said Premises:**

On the North	By	Canal South Road and Premises Nos. 32/2, 32/3, 32/4 & 32/5 Canal South Road, Kolkata;
On the East	By	15.1 meter KMC Road;
On the South	By	Partly by KMC Road thereafter 33A/1, Canal South Road and Rani Rashmoni Garden Lane, partly by premises Nos. 3/51, 3/50 & 3/10 Rani Rashmoni Garden Lane, Kolkata;
On the West	By	Premises Nos. 3/10, 1/2, 1/3, 1/4, Rani Rashmoni Garden Lane and B/29/2/H/8 Canal South Road, Kolkata.

**THE FOURTH SCHEDELE ABOVE REFERRED TO:**

**(DEVOLUTION OF TITLE)**

**A. Title of Municipal Premises No. 32/1, Canal South Road, Kolkata-700015**

- Ownership of Haripada Ray Chaudhury:** Haripada Ray Chaudhury was the owner of ALL THAT piece and parcel of land held in rent- free Niskar right within the District of 24 Parganas (Now 24 Parganas South) under the Police Station Entally, Dihi Panchannagram comprised within the Holding No. 26 at Municipal Premises No.32/1, Canal South Road, within the Calcutta Municipal Corporation now

Vijay Kumar Ghosh

Signature

Signature



the Kolkata Municipal Corporation, Division 4, Sub Division 2 there after Sub Division J, situated at Mouza Pagla Danga containing an area of 5 Bighas 7 Cottah more or less presently under Ward No. 057 of the KMC and PIN Code 700015 (**First Premises**).

2. **Vesting of Ownership in Said Trust:** By a Deed of Trust dated 24<sup>th</sup> December, 1958, registered in the Office of the Sub-Registrar, Calcutta, in Book No. I, Volume 59, at Pages 147 to 160, being Deed No. 1719 for the year 1959 (**Said Trust Deed**), Haripada Ray Chaudhury created a trust and settled *inter alia* the First Premises in trust (**Said Trust**) and appointed his surviving Second wife, Uma Rani Ray Chaudhury as the sole trustee thereof (**Said Trustee**) wherein and whereunder the First Premises was mentioned as Item IV of Schedule B of the Said Trust Deed and was reserved for the benefit of the Said Trustee and 3 (three) sons, of Haripada Ray Chaudhury, namely, Hiranmoy Ray Chaudhury, Prabir Ray Chaudhury and Samir Ray Chaudhury. The Said Trust Deed stipulated that the Said Trustee would have only life interest in respect of 1/4<sup>th</sup> (one fourth) share and/or interest in the First Premises and on her demise, her said share would vest equally on the above named 3 (three) sons of Haripada Ray Chaudhury, who upon attaining the age of 21 (twenty-one) years, shall be jointly entitled to 3/4<sup>th</sup> (three fourth) share and/or interest in the First Premises, in addition to the aforesaid share of the Said Trustee. In course of time, the above named 3 (three) sons of Haripada Ray Chaudhury each attained the age of 21 (twenty-one) years and as stipulated in the said Trust Deed, became entitled to their respective shares in the First Premises.
3. **Purchase by Spring City Buildtech LLP (formerly known as HSR Infrastructure LLP and more formerly known as HSR Infrastructure Private Limited):** By a Deed of Conveyance dated 25<sup>th</sup> October, 2010, registered in the Office of the Additional District Sub-Registrar, Sealdah, South 24 Parganas, in Book No. I, CD



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Volume 7, at Pages 2230 to 2253, being Deed No. 03241 for the year 2010, Spring City Buildtech LLP (formerly known as HSR Infrastructure LLP and more formerly known as HSR Infrastructure Private Limited) purchased the entirety of the First Premises jointly from the Said Trustee and the said 3 (three) sons of Haripada Ray Chaudhury, namely, Hiranmoy Ray Chaudhury, Prabir Ray Chaudhury and Samir Ray Chaudhury.

4. **Mutation:** Spring City Buildtech LLP (formerly known as HSR Infrastructure LLP and more formerly known as HSR Infrastructure Private Limited) has applied for and got its name mutated as the recorded owner of the First Premises in the records of the Kolkata Municipal Corporation, being Assessee No. 110570200010.
5. **Ownership of First Premises:** In the abovementioned circumstances, the Spring City Buildtech LLP (formerly known as HSR Infrastructure LLP and more formerly known as HSR Infrastructure Private Limited) has become the sole, absolute and recorded owner of the First Premises.

**B. Title of Municipal Premises No.33A/3 (formerly Portion of Municipal Premises Nos. 33A, 33B and 33C), Canal South Road, Kolkata-700015.**

1. **Ownership of Larger Premises:** Manick Lal Seal was the recorded owner of land measuring 35 (thirty five) *bigha* 4 (four) *cottah* and 10 (ten) *chittack*, more or less, lying and comprised in Municipal Premises No. 33, Canal South Road, Holding No. 30 Division No. IV, Sub Registration Office Sealdah, Police Station Beliaghata (**Larger Premises**).
2. **Manick Lal Seal's Will:** Manick Lal Seal, a Hindu governed by the *Dayabhaga* School of Hindu Law, died on 12<sup>th</sup> September, 1907, as per his last **Will** and Testament (**Manick Lal Seal's Will**) dated 7<sup>th</sup> June, 1907, he bequeathed all his property unto his only son, Manohar Lal Seal and also appointed the Official Trustee of Bengal



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as the sole Executor of Manick Lal Seal's Will and Hon'ble High Court at Calcutta granted probate of Manick Lal Seal's Will vide order, dated 18<sup>th</sup> November, 1907.

3. **Ownership of Manohar Lal Seal:** Thus, in terms of Manick Lal Seal's Will, Official Trustee of Bengal executed an Indenture dated 12<sup>th</sup> September, 1934, registered in the Office of the Registrar of Assurance, Calcutta, in Book No.1, Volume No. 87, at Pages 166 to 186, being Deed No. 3309 for the year 1934, in favour of Manohar Lal Seal. Thus, Manohar Lal Seal has become absolute owner of the entirety of the Larger Premises including all other estates of Late Manick Lal Seal.
4. **Will of Manohar Lal Seal:** Manohar Lal Seal, a Hindu governed by the *Dayabhaga* School of Hindu Law, died on 16<sup>th</sup> March, 1963, and as per his last Will and Testament (**Manohar Lal Seal's Will**) dated 23<sup>rd</sup> February, 1932, he has bequeathed all his property including the Larger Premises, in favour of his 3 (three) sons, namely, Mohan Lal Seal, Manoj Seal and Mohit Lal Seal (collectively **Legal Heirs of Manohar Lal Seal**). It has been stated that, on attaining majority the Legal Heirs of Manohar Lal Seal shall become the absolute owners of entire estates of Late Manohar Lal Seal, which includes the Larger Premises.
5. **Application and Grant-Letter of Administration:** On demise of Manohar Lal Seal and upon attainment of majority, the Legal Heirs of Manohar Lal Seal applied for the Letter of Administration based on Manohar Lal Seal's Will before the Hon'ble High Court at Calcutta. Subsequently, by an Order dated 14<sup>th</sup> June, 1965, the Hon'ble High Court at Calcutta granted the Letter of Administration to the Legal Heirs of Manohar Lal Seal in the Testamentary Suit no. 99 of 1964.
6. **Partition Suit:** By a decree dated 24th December, 1973, in the matter of Partition Suit 564 of 1965, the Hon'ble High Court at Calcutta divided *inter-alia* the other properties i.e., properties under the



*zamindari* of Manick Lal Seal, whereas the Larger Premises remained undivided and the Legal Heirs of Manohar Lal Seal, each became the owner of undivided 1/3<sup>rd</sup> (one third) share of the Larger Premises.

7. **Application of Said Act of Larger Premises:** The Legal Heirs of Manohar Lal Seal, as the joint owners of the Larger Premises, held excess vacant land, more than the limit permissible under the Urban Land (Ceiling & Regulation) Act, 1976 (**Said Act**).
8. **Said Excess Land:** By 3 (three) separate notifications in the Extra Ordinary Gazette, all dated 10<sup>th</sup> August, 2000, the Competent Authority held that the Legal Heirs of Manohar Lal Seal were the owners of excess land measuring 6 (six) *bigha* 6 (six) *cottah* and 1.45 (one point four five) *chittack* (**Said Excess Land**) and as per the Said Act, the Said Excess Land was vested with the State of West Bengal.
9. **Ownership of Mother Second Premises:** Subsequent to the aforesaid vesting of the Said Excess Land, the Legal Heirs of Manohar Lal Seal remained the Joint and absolute owners of the balance portion (which is the Larger Premises less the Said Excess Land) of the Mother Second Premises i.e., land measuring 28 (twenty eight) *bigha* 18 (eighteen) *cottah* and 0.79 (zero point seventy nine) *chittack* (**Mother Second Premises**), each having undivided 1/3<sup>rd</sup> (one third) share therein.
10. **Purchase by Spring City Nirman LLP (formerly known as Paks Trade Center LLP and more formerly known as Paks Trade Center Private Limited):** By a Deed of Sale dated 28<sup>th</sup> February, 2006, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, in Book No. I, CD Volume No. 13, Pages 2628 to 2645, being Deed No. 05108 for the year 2010, Mohan Lal Seal sold, conveyed and transferred his entire undivided 1/3 (one third) share in the Mother Second Premises to Spring City Nirman LLP (formerly known as Paks Trade Center LLP and more formerly known as Paks Trade Center Private Limited).



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11. **Purchase by Spring City Eco-Builders LLP (formerly known as Vardhaman Gears LLP and more formerly known as Vardhaman Gears Private Limited):** By a Deed of Sale dated 28<sup>th</sup> September, 2007, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, in Book No. I, CD Volume No.13, Pages 2605 to 2627, being Deed No.05107 for the year 2010, Manoj Lal Seal sold, conveyed and transferred his 1/6<sup>th</sup> (one sixth) share in the Mother Second Premises, out of his undivided 1/3<sup>rd</sup> (one third) share in the Mother Second Premises to Spring City Eco-Builders LLP (formerly known as Vardhaman Gears LLP and more formerly known as Vardhaman Gears Private Limited).
12. **Purchase by Spring City Realtors LLP (formerly known as Harmony Merchants LLP and more formerly known as Harmony Merchants Private Limited):** By a Deed of Sale dated 28<sup>th</sup> September, 2007, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, in Book No. I, CD Volume No.13, Pages 2646 to 2668, being Deed No. 05109 for the year 2010, Manoj Lal Seal sold, conveyed and transferred his 1/6<sup>th</sup> (one sixth) out of his undivided 1/3<sup>rd</sup> (one third) share in the Mother Second Premises to Spring City Realtors LLP (formerly known as Harmony Merchants LLP and more formerly known as Harmony Merchants Private Limited).
13. **Purchase by Spring City Buildcon LLP (Spring City Buildcon Private Limited and more formerly known as Nishant Fiscal Services Private Limited):** By a registered Deed of Sale dated 9<sup>th</sup> March, 2006, registered in the Office of the Additional Registrar of Assurances I, Kolkata, in Book No. I, CD Volume No.2, at Pages 5433 to 5463, being Deed no. 0712 for the year 2010, Mohit Lal Seal sold, conveyed and transferred his entire undivided 1/3<sup>rd</sup> (one third) share in the Mother Second Premises to Spring City Buildcon LLP (Spring City Buildcon Private Limited and more formerly known as Nishant Fiscal Services Private Limited).

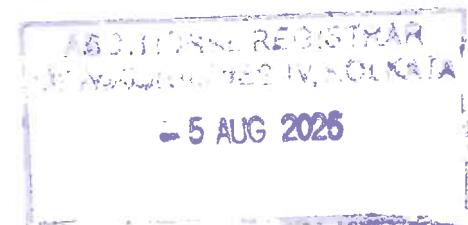


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14. **Ownership of Mother Second Premises:** In the abovementioned circumstances, (1) **Spring City Nirman LLP** (formerly known as Paks Trade Center LLP and more formerly known as Paks Trade Center Private Limited) (2) **Spring City Buildcon LLP** (Spring City Buildcon Private Limited and more formerly known as Nishant Fiscal Services Private Limited) and (3) **Spring City Realtors LLP** (formerly known as Harmony Merchants LLP and more formerly known as Harmony Merchants Private Limited) and (4) **Spring City Eco-Builders LLP** (formerly known as Vardhaman Gears LLP and more formerly known as Vardhaman Gears Private Limited) (collectively **Owner Companies**) jointly become the absolute owners of Mother Second Premises, having the following shares (**Said Shares**) therein :

<b>Sl. No.</b>	<b>Owners</b>	<b>Share</b>
1.	Spring City Nirman LLP (formerly known as Paks Trade Center LLP and more formerly known as Paks Trade Center Private Limited)	1/3 <sup>rd</sup> (one third)
2.	Spring City Buildcon LLP (Spring City Buildcon Private Limited and more formerly known as Nishant Fiscal Services Private Limited)	1/3 <sup>rd</sup> (one third)
3.	Spring City Realtors LLP (formerly known as Harmony Merchants LLP and more formerly known as Harmony Merchants Private Limited)	1/6 <sup>th</sup> (one sixth)
4.	Spring City Eco-Builders LLP (formerly known as Vardhaman Gears LLP and more formerly known as Vardhaman Gears	1/6 <sup>th</sup> (one sixth)



	Private Limited)	
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**15. Gift of Said Plot :** In pursuance of their benevolent desire and aiming at the beautification of the city of Kolkata and to provide civic amenities, the Owner Companies , by a Deed of Gift dated 20<sup>th</sup> July, 2015, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, in Book No.1 Volume No. 1901-2015, Pages from 41090 to 41108, being Deed No. 190106121 for the year 2015 (**First Gift Deed**), gifted in favour of KMC, land measuring 2 (two) *bigha* 10 (ten) *cottah* 15 (fifteen) *chittack* and 42 (forty two) square feet, more or less (**Said Plot**), the Said Plot being a divided and demarcated portion of the Mother Second Premises.

**16. Gift of Said Strip:** In pursuance of their benevolent desire and aiming at the beautification of the city of Kolkata and to provide civic amenities, the Owner Companies, by a separate Deed of Gift dated 20<sup>th</sup> July, 2015, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, in Book No. I, Volume No. 1901-2015, Pages from 41109 to 41127, being Deed No. 190106122 for the year 2015 (**Second Gift Deed**), gifted in favour of the KMC, land measuring 20 (twenty) *cottah* 7 (seven) *chittack* and 31 (thirty one) square feet more or less (**Said Strip**), the Said Strip being a divided and demarcated portion of the Mother Second Premises.

**17. Ownership of Balance Premises :** Subsequent to the First Gift Deed and the Second Gift Deed, the Owner Companies remained the joint and absolute owners of the balance portion,(which is the Mother Second Premises less the Said Plot and the Said Strip) of the Mother Second Premises i.e. land measuring 25 (twenty five) *bigha* 6 (six) *cottah* 9 (nine) *chittack* and 5 (five) square feet equivalent to 33,884.284 (thirty three thousand eight hundred and eighty four point two eight four) square meter, more or less (**Balance Premises**),



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each of the Owner Companies having the Said Shares in the Balance Premises.

**18. Application for Separation and Renumbering of the Balance Premises:**

The Owner Companies, vide their application for separation and renumbering dated 25th June, 2015 requested the KMC to separate from and out of the Balance Premises, land measuring **2 (two) bigha 5 (five) cottah**, more or less [which was separated and newly numbered as **Premises No. 33A/3 Canal South Road] (Second Premises)** and also requested the KMC to renumber (after the aforesaid separation) the remaining portion of the Balance Premises i.e. land measuring 23 (twenty three) *bigha* 1 (one) *cottah* 9 (nine) *chittack* and 5 (five) square feet, equivalent to 30,874.25 (thirty thousand eight hundred and seventy four point two five) square meter, more or less as a single Municipal Holding Number. In pursuance to the aforesaid application made by the Owner Companies, the KMC Assessment Collection (South) Department, vide its Order/ Certificate dated 16-10-2015, separated the **Premises No. 33A/3 Canal South Road** from the Balance Premises and renumbered the remaining portion of the Balance Premises as Municipal Premises No. 33A, Canal South Road, Kolkata 700015 (Renumbered Larger Premises).

**19. Mutation:** In the above-mentioned circumstances, Owners Companies got their names recorded as joint owners of the Second Premises in the records of the Kolkata Municipal Corporation, being Assessee No. 110570208251.

**C. First Amalgamation Between First Premises & Second Premises:**

1. (1) Spring City Buildtech LLP (formerly HSR Infrastructure LLP and more formerly HSR Infrastructure Private Limited) (**Owner of First Premises**) And (2) Spring City Nirman LLP (formerly known as Paks Trade Center LLP and more formerly known as Paks Trade Center



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

- 5 AUG 2026

Private Limited) And (3) Spring City Eco-Builders LLP (formerly known as Vardhaman Gears LLP and more formerly known as Vardhaman Gears Private Limited) And (4) Spring City Buildcon LLP (Spring City Buildcon Private Limited and more formerly known as Nishant Fiscal Services Private Limited) And (5) Spring City Realtors LLP (formerly known as Harmony Merchants LLP and more formerly known as Harmony Merchants Private Limited) (collectively, **Owners of Second Premises**) are the respective owner(s) of First Premises & Second Premises being Municipal Premises Nos. 32/1 & 33A/3, Canal South Road (formerly 33A, 33B and 33C, Canal South Road), Kolkata-700015.

2. By virtue of a Deed of Amalgamation dated 18th March, 2016, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, in Book No. I, Volume No. 1901-2016, at Pages 84980 to 85006, being Deed No.190102415 for the year 2016 (**Said Exchange Deed**), Spring City Buildtech LLP (formerly HSR Infrastructure LLP and more formerly HSR Infrastructure Private Limited), transferred to the Owners of Second Premises i.e. 33A/3 Canal South Road, in joint and equal share, an undivided 0.5 (zero point five) decimal of land more or less, equivalent to 217.80 (two hundred and seventeen point eight zero) square feet, together with 50 (fifty) square feet structure thereon, from and out of the First Premises in exchange for the Owners of Second Premises i.e. 33A/3 Canal South Road transferring an undivided 0.5 (zero point five) decimal of land more or less, equivalent to 217.80 (two hundred and seventeen point eight zero) square feet, from and out of the Second Premises to the Owner of First Premises i.e. Spring City Buildtech LLP (formerly HSR Infrastructure LLP and more formerly HSR Infrastructure Private Limited).
3. After execution of the Said Exchange Deed, Spring City Buildtech LLP (formerly HSR Infrastructure LLP and more formerly HSR Infrastructure Private Limited), Spring City Nirman LLP (formerly



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known as Paks Trade Center LLP and more formerly known as Paks Trade Center Private Limited), Spring City Buildcon LLP (Spring City Buildcon Private Limited and more formerly known as Nishant Fiscal Services Private Limited), Spring City Realtors LLP (formerly known as Harmony Merchants LLP and more formerly known as Harmony Merchants Private Limited) And Spring City Eco-Builders LLP (formerly known as Vardhaman Gears LLP and more formerly known as Vardhaman Gears Private Limited ) have all become the joint owners of the Municipal Premises Nos. 32/1 & 33A/3, Canal South Road, Kolkata-700015.

4. Thereafter, Spring City Buildtech LLP (formerly HSR Infrastructure LLP and more formerly HSR Infrastructure Private Limited), Spring City Nirman LLP (formerly known as Paks Trade Center LLP and more formerly known as Paks Trade Center Private Limited), Spring City Buildcon LLP (Spring City Buildcon Private Limited and more formerly known as Nishant Fiscal Services Private Limited), Spring City Realtors LLP (formerly known as Harmony Merchants LLP and more formerly known as Harmony Merchants Private Limited) And Spring City Eco-Builders LLP (formerly known as Vardhaman Gears LLP and more formerly known as Vardhaman Gears Private Limited) have jointly applied for amalgamation of the Municipal Premises No. 32/1 with 33A/3, Canal South Road, Kolkata-700015 **(being the First Amalgamated Premises, define below)** and got their names mutated as the recorded owners of the Amalgamated Premises No. 33A/3, Canal South Road, Kolkata- 700 015, in the records of the Kolkata Municipal Corporation, being Assessee No. 110570208251.
5. **Ownership of First Amalgamation Premises:** In the aforesaid circumstances, (1) Spring City Buildtech LLP (formerly HSR Infrastructure LLP and more formerly HSR Infrastructure Private Limited) And (2) Spring City Nirman LLP (formerly known as Paks Trade Center LLP and more formerly known as Paks Trade Center



Private Limited), And (3) Spring City Eco-Builders LLP (formerly known as Vardhaman Gears LLP and more formerly known as Vardhaman Gears Private Limited) And (4) Spring City Buildcon LLP (Spring City Buildcon Private Limited and more formerly known as Nishant Fiscal Services Private Limited) And (5) Spring City Realtors LLP (formerly known as Harmony Merchants LLP and more formerly known as Harmony Merchants Private Limited) have jointly become the absolute owners of **ALL THAT** land measuring **7 (seven) bigha and 12 (twelve) cottah**, more or less, equivalent to 10,167.31 (ten thousand one hundred and sixty seven point three one) square meter [but on physical measurement admeasuring **about 6 (six) bigha 9 (nine) cottah 8 (Eight) chittack and 38 (thirty eight) square feet, more or less, equivalent to 8,598.92 (eight thousand five hundred and ninety eight point nine two) square meter**, more or less] out of the total area, the quantum of water bodies have become 45.46 (forty five point four six) *cottah*, more or less, situates, 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 (**First Amalgamated Premises**).

**D. Change in Legal Structure and name of Owner Entities at the Registrar of Companies, Kolkata :**

1. **That** HSR Infrastructure Private Limited was converted to HSR Infrastructure LLP on 22<sup>nd</sup> July, 2016 and subsequently changed to and registered as Spring City Buildtech LLP on 5<sup>th</sup> August, 2019.
2. **That** Nishant Fiscal Services Private Limited was renamed as Spring City Buildcon Private Limited on 4<sup>th</sup> July, 2016 and subsequently converted to and registered as Spring City Buildcon LLP on 22<sup>nd</sup> July, 2016.
3. **That** Vardhaman Gears Private Limited was converted to Vardhaman Gears LLP on 22<sup>nd</sup> July, 2016 and subsequently changed to and



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registered as Spring City Ecobuilders LLP on 6<sup>th</sup> August, 2019.

4. **That** Harmony Merchants Private Limited was converted to Harmony Merchants LLP on 22<sup>nd</sup> July, 2016 and subsequently changed to and registered as Spring City Realtors LLP on 5<sup>th</sup> August, 2019.
5. **That** Paks Trade Center Private Limited was converted to Paks Trade Center LLP on 22<sup>nd</sup> July, 2016 and subsequently changed to and registered as Spring City Nirman LLP on 5<sup>th</sup> August, 2019.

#### **E. Relocation and Combination of Waterbodies**

1. **Previously Recorded Waterbodies:** As per the record maintained by the Kolkata Municipal Corporation, in the Said Premises there were noted three recorded waterbodies which were spread over the said Premises and each measuring 14.86 *cottah*, 24.60 *cottah* and 6.00 *cottah* respectively and collectively 45.46 Cottah (**Previously Recorded Waterbodies**).
2. **Prayer for Relocation:** In pursuance of their desire to beautify the Said Premises the Owners submitted a prayer to the Kolkata Municipal Corporation to combine the Previously Recorded Waterbodies at the Said Premises into a single combined artificially created waterbody as per the norms of the West Bengal Inland Fisheries Act and applicable statutes.
3. **Approval of Appeal for Relocation:** Vide order reference E&H/99/ 2020-21 dated 10<sup>th</sup> September 2021, the municipal commissioner was pleased to approve the application and instructed the owners to execute the relocation and combination of the recorded water bodies.
4. **Completion of Relocation and Combination of Water Bodies:** By virtue of the above-mentioned approval of prayer, the Owners completed the relocation and combination of the existing tanks into a singular tank admeasuring approximately 45.46 *cottah* (**Relocated Waterbody**) on the North East segment of the Said Premises. The completion of the relocation activity was approved and acknowledged by the Kolkata Municipal Corporation vide their memo no. E&H / 190



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- 5 AUG 2026

/ 2021-22 dated 13<sup>th</sup> January, 2022 placing into record the Relocated Waterbody into the sole water body at the Said Premises.

**F. Title of Municipal Premises No. 326, Canal South Road, Kolkata-700015:**

1. **SPRING CITY BUILDTECH LLP** has applied for permission to occupy for the **Residential Purpose** of the land of ALL THAT piece and parcel of Land area of 26 Cottah 14 Chittak 24 Square feet more or less appertaining to Khasmahal B.C. Holding Nos. 1-1-46-8, 1-1-46-9 and 1-1-46-10 lying and situate adjacent to 33A/3 Canal South Road, Kolkata, Police Station Tangra, which was then un-assessed land by the KMC authority, within Ward No. 057 of the Kolkata Municipal Corporation, District South 24 Parganas, PIN 700015 (**Third Premises**) and such application received the approval of the State Government through Land and Land Reforms Department, Government of West Bengal under its sanction **Order No. 2805-LRA-III/1L-165/19 GE (M) dated 31/07/2024.**
2. An indenture of lease was executed on the 11th day of November, 2024, **between the Governor of the State of West Bengal**, represented by the A.D.M. & D.L.L.R.O., South 24 Parganas, **and SPRING CITY BUILDTECH LLP**, whereby the said Third Premises were demised **for residential purposes**, subject to the terms and conditions set forth in the said indenture. The lease was granted for a term of **99 years**, as recorded under **Deed No. 160604310 of the year 2024, Book No. I, Volume No. 1606-2024, Pages 132351 to 132375**, before the A.D.S.R., Sealdah, South 24 Parganas.
3. **SPRING CITY BUILDTECH LLP** has been holding and utilizing the land for the said purposes for which the land was leased on and from 15<sup>th</sup> day February, 2024 (date of effect), abiding by all the terms embodied in that lease dated 11<sup>th</sup> day of November, 2024.
4. Subsequently, **SPRING CITY BUILDTECH LLP** submitted an application to the State Government seeking conversion of the land,



- 5 AUG 2025

being the Third Premises, to **freehold status as a raiyat for the said purpose**, in accordance with **Notification No. 2701-LA/1A-03/23 dated 10.07.2023**, issued by the **Department of Land & Land Reforms and Refugee Relief & Rehabilitation**, Government of West Bengal.

5. The State Government through Land & Land Reforms and Refugee, Relief & Rehabilitation Department have executed a DEED OF CONVEYANCE dated 06-12-2024, vide **Deed No. 160604789 For the Year 2024**, Book No. I, Volume No. 1606-2024, Page No. 151270 to 151286, before the A.D.S.R., Sealdah, South 24 Parganas; for the said plot(s) of land, being the Third Premises, for the purpose mentioned above so as to confer absolute right, title and interest of possession unto and in favour of the **SPRING CITY BUILDTECH LLP**, since permission was granted vide **Order No. 2805-LRA-III/1L-165/19 GE (M) dated 31/07/2024** Of the Land & Land Reforms and Refugee, Relief & Rehabilitation.
6. By an Indenture of Conveyance dated 10<sup>th</sup> December, 2024 Between **Spring City Buildtech LLP and (1) Spring City Nirman LLP, And (2) Spring City Eco-Builders LLP And (3) Spring City Buildcon LLP And (4) Spring City Realtors LLP**, whereby and whereunder **Spring City Buildtech LLP sold, conveyed and transferred ALL THAT** peice and parcel of undivided Land admeasuring **4 (Four) chittaks more or less out of the said Third Premises unto and in favour of (1) Spring City Nirman LLP, And (2) Spring City Eco-Builders LLP And (3) Spring City Buildcon LLP And (4) Spring City Realtors LLP**, for the premises and consideration mentioned therein. The said Deed was duly registered with A.D.S.R., Sealdah, South 24 Parganas and recorded in Book I, Volume No. 1606-2024, Pages 152737-152757, Deed No. 160604836 for the Year 2024.
7. Thereafter, (1) Spring City Buildtech LLP And (2) Spring City Nirman LLP, And (3) Spring City Eco-Builders LLP And (4) Spring City



- 5 AUG 2025

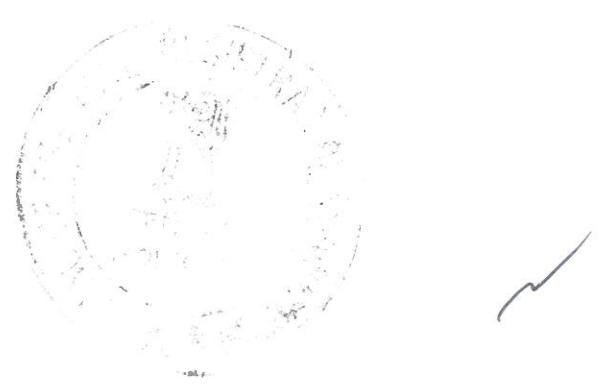
Buildcon LLP And (5) Spring City Realtors LLP, jointly applied for assessment and mutation of the said Third Premises to the Assessment Department (South) of the K.M.C. and subsequently the said Third Premises was newly numbered as 326, Canal South Road, Kolkata, having Assessee No. 110570211055.

8. **Ownership of Third Premises :** In the aforesaid circumstances, (1) Spring City Buildtech LLP And (2) Spring City Nirman LLP , And (3) Spring City Eco-Builders LLP And (4) Spring City Buildcon LLP And (5) Spring City Realtors LLP have jointly become the absolute owners of **ALL THAT** land measuring **26 (Twenty Six) cottah 14 (Fourteen) chittack and 24 (Twenty Four) square feet**, more or less, lying and situated at and being Municipal Premises No 326, 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 (**Third Premises**).

G. **FURTHER PHYSICAL SURVEY AND UPDATION OF LAND AREA:** Upon further survey of the First Amalgamated Premises, by the Owner, physical measurement of the said First Amalgamated Premises was found contain an area admeasuring about **6 (six) bigha 9 (nine) cottah 8 (Eight) chittack and 38 (thirty eight) square feet**, more or less, including water body admeasuring **45.46 (forty five point four six) cottah**, more or less and accordingly updated of the land area in the records of the Kolkata Municipal Corporation, being Assessee No. 11-057-02-0825-1, was done by the Owners.

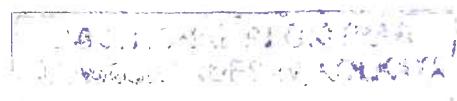
H. **Second Amalgamation Between First Amalgamated Premises & Third Premises:**

1. (1) Spring City Buildtech LLP And (2) Spring City Nirman LLP , And (3) Spring City Eco-Builders LLP And (4) Spring City Buildcon LLP And (5) Spring City Realtors LLP are joint owners of the said First Amalgamated Premises and the said Third Premises, being Municipal Premises Nos. 33A/3 & 326, Canal South Road, Kolkata



700 015, have jointly applied for amalgamation of Municipal Premises No. 326 Canal South Road, Kolkata 700 015 with Municipal Premises No. 33A/3 Canal South Road, Kolkata 700 015 and got their names mutated as the recorded owners of the Said Premises (*defined below*) in the records of the Kolkata Municipal Corporation, being Assessee No. 110570208251.

I. **Absolute Ownership of the Property for Development:** In the aforesaid circumstances, (1) Spring City Buildtech LLP And (2) Spring City Nirman LLP, And (3) Spring City Eco-Builders LLP And (4) Spring City Buildcon LLP And (5) Spring City Realtors LLP have jointly become the absolute owners of the Said Premises, being **ALL THAT** land measuring **8 (eight) bigha 18 (eighteen) cottah 14 (fourteen) chittack and 24 (twenty four) Square feet**, more or less, equivalent to 11,967.21 (eleven thousand nine hundred and sixty seven point two one) square meter [but on physical measurement admeasuring about **7 (seven) bigha 16 (sixteen) cottah 7 (seven) chittack and 17 (seventeen) square feet**, more or less, equivalent to **10,465.71 (ten thousand four hundred and sixty five point seventy one)** square meter, more or less] out of the total area, the quantum of water bodies have become **45.46 (forty five point four six) cottah**, more or less, lying and situated 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 (**Said Property for Development**), morefully described in the **Third Schedule** herein above.



5 AUG 2025

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

**EXECUTED AND DELIVERED** by the above named **OWNERS** at **Kolkata** in the presence of:

1. Tarak Chandra Das  
Ambya Neotia Ecocentre  
4th Floor, Room-902, Plot-04  
EM Block, Sector-V  
Biddamnagar, Saltlake  
Kolkata - 700091

SPRINGCITY BUILDCON LLP  
SPRING CITY NIRMAN LLP  
SPRING CITY REALTORS LLP  
SPRING CITY ECOBUILDERS LLP  
Vijay Kumar Goyal  
Designated Partner / Authorized Signatory

2. Gautam Sarkar  
Gautam  
Ambya Neotia  
ECO Centre, Salt Lake  
Sector - V

SPRING CITY BUILDTECH LLP  
Dreyon Goyal  
Partners / Authorized Signatory

**EXECUTED AND DELIVERED** by the above named **DEVELOPER** at **Kolkata** in the presence of:

1. Tarak Chandra Das  
Ambya Neotia Ecocentre  
4th Floor, Room-902, Plot-04  
EM-Block, Sector-V  
Biddamnagar, Saltlake  
Kolkata - 700091

SPRING CITY BUILDTECH LLP  
Dreyon Goyal  
Partners / Authorized Signatory

2. Gautam Sarkar  
Gautam  
Ambya Neotia, ECO centre, Salt Lake Sector - V.  
Drafted and prepared at my office,

Debabrata Chanda  
Advocate

Debabrata Chandra, Advocate  
High Court Calcutta,  
Enrollment No. : WB/614/2002



✓



SITE PLAN AT PREMISES NO. 33A/3, CANAL SOUTH ROAD WARD NO. 57,  
BOROUGH NO. VII, P.S. TANGRA, KOLKATA-700015.

**NOTE:**

THE BOUNDARY OF PREMISES NO. 33A/3 CANAL SOUTH ROAD IS MARKED IN RED BORDER.

TOTAL LAND AREA = 10,465.634 sq.mtr.

SPRINGCITY BUILDCON LLP  
SPRING CITY NIRMAN LLP  
SPRING CITY REALTORS LLP  
SPRING CITY ECOBUILDERS LLP

Vijay Kumar Goyal.

**Designated Partner / Authorized Signatory**

SPRING CITY BUILDTECH LLP

*Wileyon Royal*  
Partners I Authorized Signatory

← | ↗

PRING CITY BUILDETECH LLC

*Armenia* *Pl* *D*

**Signature of Authorized Signatory**

CANAL

C A N A L

CHINGRI

9,200 (AVG.) WIDE

SPRINGCITY BUILDCON LLP  
SPRING CITY NIRMAN LLP  
SPRING CITY REALTORS LLP  
SPRING CITY ECOBUILDERS LLP

Vijay Kumar Goyal.

**Designated Partner / Authorized Signatory**

SPRING CITY BUILDTECH LLP

RING CITY BUILDTECH LLC

*Armenia* *Pl* *D*

Signature of Authorized Signatory

10.1002/anie.201907002

ALL MEASUREMENT ARE IN MILLIMETER (MM) OR OTHERWISE MENTIONED

Site Plan Scale: 1:1500



✓

ADDITIONAL REGISTRAR  
OF ASSURANCES ES-IV, KOLKATA

- 5 AUG 2026

**SPECIMEN FORM FOR TEN FINGERPRINTS**

  <i>Vijay Kumar Goyal</i>	Little	Ring	Middle	Fore	Thumb	
	<b>(Left Hand)</b>					
	  <i>Sreyas Goyal</i>	Thumb	Fore	Middle	Ring	Little
		<b>(Right Hand)</b>				
		Little	Ring	Middle	Fore	Thumb
		<b>(Left Hand)</b>				
		Thumb	Fore	Middle	Ring	Little
		<b>(Right Hand)</b>				
		Little	Ring	Middle	Fore	Thumb
		<b>(Left Hand)</b>				
Thumb		Fore	Middle	Ring	Little	
<b>(Right Hand)</b>						



### Major Information of the Deed

Deed No :	I-1904-11794/2025	Date of Registration	05/08/2025
Query No / Year	1904-2002139873/2025	Office where deed is registered	
Query Date	25/07/2025 11:28:10 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Debabrata Chandra 163 Baithakkhana Road, Thana : Muchipara, District : Kolkata, WEST BENGAL, PIN - 700009, Mobile No. : 9230841673, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 123,21,31,180/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 684/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal South Rd, Road Zone : (Not Adjacent To E M By Pass -- Not Adjacent To E M By Pass) , , Premises No: 33A/3, , Ward No: 057 Pin Code : 700015

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		7 Bigha 16 Katha 7 Chatak 17 Sq Ft	1/-	123,21,31,180/-	Width of Approach Road: 49 Ft.,
	Grand Total :				258.1608Dec	1 /-	12321,31,180 /-	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SPRING CITY BUILDTECH LLP</b> Ambuja Neotia-Eco Centre, EM Block, Plot No. 04, Unit No. 902, 9th Floor, Sector V, Biddhannagar, City:- Biddhannagar, P.O:- C K Market, P.S:-East Biddhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Date of Incorporation:XX-XX-2XX6 , PAN No.: AAxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>SPRING CITY NIRMAN LLP</b> Ambuja Neotia- Eco Centre, EM Block, Plot No. 04, Unit 902, 9th Floor, Sector V, Biddhannagar, City:- Biddhannagar, P.O:- C K Market, P.S:-East Biddhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Date of Incorporation:XX-XX-2XX6 , PAN No.: AAxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>SPRINGCITY BUILDCON LLP</b> ROOM NO. 409, 4TH FLOOR, 8 CAMAC STREET, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.: ADxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

4	<b>SPRING CITY REALTORS LLP</b> Ambuja Neotia- Eco Centre, EM Block, Plot No. 04, Unit 902, 9th Floor, Sector V, Biddhannagar, City:- Biddhannagar, P.O:- C K Market, P.S:-East Biddhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Date of Incorporation:XX-XX-2XX6 , PAN No.: Axxxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	<b>SPRING CITY ECOBUILDERS LLP</b> Ambuja Neotia- Eco Centre, EM Block, Plot No. 04, Unit 902, 9th Floor, Sector V, Biddhannagar, City:- Biddhannagar, P.O:- C K Market, P.S:-East Biddhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700094 Date of Incorporation:XX-XX-2XX6 , PAN No.: Axxxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SPRING CITY BUILDTECH LLP</b> Ambuja Neotia-Eco Centre, EM Block, Plot No. 04, Unit No. 902, 9th Floor, Sector V, Biddhannagar, City:- Biddhannagar, P.O:- C K Market, P.S:-East Biddhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Date of Incorporation:XX-XX-2XX6 , PAN No.: Axxxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr SHREYASH GOYAL (Presentant) Son of Mr VIJAY KUMAR GOYAL Date of Execution - 05/08/2025, , Admitted by: Self, Date of Admission: 05/08/2025, Place of Admission of Execution: Office</td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td></td> <td>Aug 5 2025 4:18PM</td> <td>LTI 05/08/2025</td> <td>05/08/2025</td> </tr> </tbody> </table> <p>FLAT NO. 2A AND 2B, AMBIKA GARDEN, 23 RAJA SANTOSH ROAD, City:- Kolkata, P.O:- ALIPORE, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: BKxxxxxxxx3K, Aadhaar No: 20xxxxxxxx9464 Status : Representative, Representative of : SPRING CITY BUILDTECH LLP (as DESIGNATED PARTNER), SPRING CITY BUILDTECH LLP (as DESIGNATED PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr SHREYASH GOYAL (Presentant) Son of Mr VIJAY KUMAR GOYAL Date of Execution - 05/08/2025, , Admitted by: Self, Date of Admission: 05/08/2025, Place of Admission of Execution: Office		 Captured			Aug 5 2025 4:18PM	LTI 05/08/2025	05/08/2025
Name	Photo	Finger Print	Signature										
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	Aug 5 2025 4:18PM	LTI 05/08/2025	05/08/2025										
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	Aug 5 2025 4:19PM	LTI 05/08/2025	05/08/2025										

FLAT NO. 2A AND 2B, AMBIKA GARDEN, 23 RAJA SANTOSH ROAD, City:- Kolkata, P.O:- ALIPORE, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No.: AAxxxxxx1C, Aadhaar No: 64xxxxxxxx2213 Status : Representative, Representative of : SPRING CITY NIRMAN LLP (as DESIGNATED PARTNER), SPRINGCITY BUILDCON LLP (as DESIGNATED PARTNER), SPRING CITY REALTORS LLP (as DESIGNATED PARTNER), SPRING CITY ECOBUILDERS LLP (as DESIGNATED PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
Mr DEBABRATA CHANDRA Son of Late ABANI NATH CHANDRA 163, BAITAKKHANA ROAD, KOLKATA, City:- Kolkata, P.O:- R R M SARANI, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700009		 Captured	
	05/08/2025	05/08/2025	05/08/2025

Identifier Of Mr SHREYASH GOYAL, Mr VIJAY KUMAR GOYAL

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SPRING CITY BUILDTECH LLP	SPRING CITY BUILDTECH LLP-183.501 Dec
2	SPRING CITY NIRMAN LLP	SPRING CITY BUILDTECH LLP-24.8867 Dec
3	SPRINGCITY BUILDCON LLP	SPRING CITY BUILDTECH LLP-24.8867 Dec
4	SPRING CITY REALTORS LLP	SPRING CITY BUILDTECH LLP-12.4434 Dec
5	SPRING CITY ECOBUILDERS LLP	SPRING CITY BUILDTECH LLP-12.4434 Dec

**Endorsement For Deed Number : I - 190411794 / 2025**

**On 05-08-2025**

**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.

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

Presented for registration at 16:00 hrs on 05-08-2025, at the Office of the A.R.A. - IV KOLKATA by Mr SHREYASH GOYAL ..

**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 123,21,31,180/-

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

Execution is admitted on 05-08-2025 by Mr VIJAY KUMAR GOYAL, DESIGNATED PARTNER, SPRING CITY NIRMAN LLP (LLP), Ambuja Neotia- Eco Centre, EM Block, Plot No. 04, Unit 902, 9th Floor, Sector V, Biddhannagar, City:- Bidhannagar, P.O:- C K Market, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091; DESIGNATED PARTNER, SPRINGCITY BUILDCON LLP (LLP), ROOM NO. 409, 4TH FLOOR, 8 CAMAC STREET, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; DESIGNATED PARTNER, SPRING CITY REALTORS LLP (LLP), Ambuja Neotia- Eco Centre, EM Block, Plot No. 04, Unit 902, 9th Floor, Sector V, Biddhannagar, City:- Bidhannagar, P.O:- C K Market, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091; DESIGNATED PARTNER, SPRING CITY ECOBUILDERS LLP (LLP), Ambuja Neotia- Eco Centre, EM Block, Plot No. 04, Unit 902, 9th Floor, Sector V, Biddhannagar, City:- Bidhannagar, P.O:- C K Market, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700094

Indetified by Mr DEBABRATA CHANDRA, , Son of Late ABANI NATH CHANDRA, 163, BAITAKKHANA ROAD, KOLKATA, P.O: R R M SARANI, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Advocate

Execution is admitted on 05-08-2025 by Mr SHREYASH GOYAL, DESIGNATED PARTNER, SPRING CITY BUILDTECH LLP (LLP), Ambuja Neotia-Eco Centre, EM Block, Plot No. 04, Unit No. 902, 9th Floor, Sector V, Biddhannagar, City:- Bidhannagar, P.O:- C K Market, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091; DESIGNATED PARTNER, SPRING CITY BUILDTECH LLP (LLP), Ambuja Neotia-Eco Centre, EM Block, Plot No. 04, Unit No. 902, 9th Floor, Sector V, Biddhannagar, City:- Bidhannagar, P.O:- C K Market, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Indetified by Mr DEBABRATA CHANDRA, , Son of Late ABANI NATH CHANDRA, 163, BAITAKKHANA ROAD, KOLKATA, P.O: R R M SARANI, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 684.00/- ( E = Rs 600.00/- ,I = Rs 55.00/- ,M (a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 663.00/-, by online = Rs 21/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/08/2025 2:04PM with Govt. Ref. No: 192025260194467308 on 04-08-2025, Amount Rs: 21/-, Bank: SBI EPay ( SBEPay ), Ref. No. 4798232899227 on 04-08-2025, 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 , by Stamp Rs 100.00/-, by online = Rs 74,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 61847, Amount: Rs.100.00/-, Date of Purchase: 28/07/2025, Vendor name: S Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/08/2025 2:04PM with Govt. Ref. No: 192025260194467308 on 04-08-2025, Amount Rs: 74,920/-, Bank: SBI EPay ( SBEPay), Ref. No. 4798232899227 on 04-08-2025, Head of Account 0030-02-103-003-02



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

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1904-2025, Page from 518496 to 518544

being No 190411794 for the year 2025.



*m m*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2025.08.08 18:16:51 +05:30  
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 08/08/2025**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**West Bengal.**