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District Sub-Register-II  
Alipore, South 24-Parganas

11 2 DEC 2022

DEVELOPMENT AGREEMENT  
AND  
RELATED POWER OF ATTORNEY



13441

09 DEC 2022

No.....Rs.100/- Date.....

Name : .....

Address : .....

Vendor : .....

Alipore Collectorate, 24Pgs. (South)

16711

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, Kot-27

For SRIJAN RESIDENCY LLP

*Srijan Swaya Sarkar*  
AUTHORISED SIGNATORY

16712

For PERFECT SKYSCRAPER PRIVATE LIMITED, TOPTECH REALTY LLP, KOLKATA ABASAN PRIVATE LIMITED, MANYA SKYSCRAPER PRIVATE LIMITED, OVERSURE RESIDENCY LLP, MANYA RESIDENCY PRIVATE LIMITED, JAGMATA MARCOM PRIVATE LIMITED, SATYALAXMI VINTRADE PRIVATE LIMITED, PINK FLOWER REALTY LLP, SUVRIDHI NIWAS PRIVATE LIMITED, MANYA TIE-UP LLP, SHAGUN DELMARK PRIVATE LIMITED, SHAGUN SKYSCRAPER PRIVATE LIMITED, UMANG ESTATES PRIVATE LIMITED, PAPILO REALESTATE LLP, MARGOSA REALTY LLP, SITARA BARTER PRIVATE LIMITED, CITY HIGH PROPERTIES PRIVATE LIMITED, AASTHA SKYSCRAPER PRIVATE LIMITED, SUVRIDHI NIKETAN LLP, STUTI PROMOTERS PRIVATE LIMITED, SUPREME CONSUMER PRODUCTS PRIVATE LIMITED, GREENROSE CONCLAVE LLP, ALPEMIX REALTY LLP,

*S. Subhankar*  
Authorised Signatory

DEBJYOTI GHOSH  
ADVOCATE  
SEALDAH CIVIL COURT  
ROOM NO -411 (4TH FLOOR)  
KOLKATA-700 014



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS. ALIPORE  
09 DEC 2022

*Debjyoti Ghosh*  
Advocate

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For ACCOMPLISHED FACILITY MANAGEMENT PRIVATE LIMITED, NISTHA FACILITY MANAGEMENT SERVICES PRIVATE LIMITED, CHENSHIRE REALTY LLP, TANVI AAWAS PRIVATE LIMITED, WELCOME TOWERS PRIVATE LIMITED, WELCOME COMPLEX PRIVATE LIMITED, WELLBUILD ENCLAVE PRIVATE LIMITED, WELSOME CONCLAVE PRIVATE LIMITED, ZEST COMMERCIAL PRIVATE LIMITED, WINSOME PLAZA PRIVATE LIMITED, WOODLAND PROCON PRIVATE LIMITED, WEIGHTY DEVELOPERS PRIVATE LIMITED, WAKEFUL CONSTRUCTION PRIVATE LIMITED, MANYA INFRAPROJECTS PRIVATE LIMITED, ZEST RETAILERS PRIVATE LIMITED, MADHUDHAN CONCLAVE LLP,

*Signature*

Authorised Signatory



16712

For MANYA INFRAREALTY PRIVATE LIMITED, MANYA COMMERCIAL PRIVATE LIMITED, MANYA DEALTRADE PRIVATE LIMITED, MANYA INFRAPROPERITES PRIVATE LIMITED, MANYA DEALCOM PRIVATE LIMITED, ALUMECH ESTATES LLP, ALMITS DEVELOPERS LLP, BETHANY HIRISE LLP, BLUELAND BUILDCON LLP, DURABLE PLAZA LLP, EAGLEEYE PROJECTS LLP, CITY INFRAPROMOTERS PRIVATE LIMITED, KESHAV SKYSCRAPER PRIVATE LIMITED, CITY NIRMAN PRIVATE LIMITED, CITY INFRAREALTY PRIVATE LIMITED, CITY SKYSCRAPER PRIVATE LIMITED, MANGALSHIV RETAILERS PRIVATE LIMITED, TANVI PROJECTS LLP, TANVI SKYSCRAPER LLP, LAKSHYA DISTRIBUTORS PRIVATE LIMITED, STEAD FAST TIE UP PRIVATE LIMITED, MISHMI PROPERTIES LLP, PALKONDA PROMOTERS LLP,

*Signature*

Authorised Signatory



DISTRICT SUB REGISTRAR-II  
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09 DEC 2022

*Debjyoti Ghosh  
Advocate*

THIS **DEVELOPMENT AGREEMENT** made and executed at Kolkata on this 09<sup>th</sup> day of December, 2022.

BETWEEN

- (1) **PERFECT SKYSCRAPER PRIVATE LIMITED (PAN - AAGCP2153A)**, a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata-700020,
- (2) **TOPTECH REALTY LLP (PAN-AALFT6775E)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O.Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata-700020, Kolkata-700073 ,
- (3) **KOLKATA ABASAN PRIVATE LIMITED (PAN-AADCK8842N)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (4) **MANYA SKYSCRAPER PRIVATE LIMITED (PAN-AAHCM7186R)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (5) **OVERSURE RESIDENCY LLP (PAN-AAFFO0502Q)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (6) **MANYA RESIDENCY PRIVATE LIMITED, (PAN-AAHCM4518P)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O.Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata-700020,

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For OLIFANTS ESTATES LLP,  
PALKONDA PROPERTIES LLP, MISHMI  
RESIDENCY LLP, PALKONDA  
INFRAPROJECTS LLP, OLIFANTS  
INFRAPROMOTERS LLP, PALKONDA  
RESIDENCY LLP, OLIFANTS NIRMAN  
LLP, VELIKONDA CONSTRUCTIONS  
LLP, OLIFANTS PROJECT LLP,  
PALKONDA REALTY LLP, OLIFANTS  
PROPERTIES LLP, VELIKONDA  
DEVELOPERS LLP, VELIKONDA  
REALTY LLP, OLIFANTS REALTY LLP,  
VELIKONDA RESIDENCY LLP,  
ERRAMALA DEVELOPERS LLP,  
MELAGIRI ESTATES LLP, ERRAMALA  
INFRASTRUCTURE LLP, MISHMI  
INFRAPROJECTS LLP, ERRAMALA  
PROPERTIES LLP, MELAGIRI NIRMAN  
LLP, ERRAMALA REALTY LLP,

*See Approval*

Authorised Signatory

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For MELAGIRI PROMOTERS LLP,  
KUSHIYARA DEVELOPERS LLP,  
KUSHIYARA INFRASTRUCTURE LLP,  
MELAGIRI REALTY LLP, KUSHIYARA  
PROMOTERS LLP, MELAGIRI  
RESIDENCY LLP, KUSHIYARA REAL  
ESTATES LLP, MISHMI DEVELOPERS  
LLP, MELAGIRI DEVELOPERS LLP,  
BACALAR AAWAS LLP, TERRIFIC  
LAND AND BUILDING LLP, BACALAR  
COMPLEX LLP, BACALAR CONCLAVE  
LLP, BACALAR DEVCON LLP,  
BACALAR ENCLAVE LLP, BACALAR  
ESTATES LLP, BACALAR HIGH  
PROPERTIES LLP, BACALAR  
INFRACON LLP, BACALAR  
INFRAPROMOTERS LLP, BACALAR  
LAND AND BUILDING LLP, BACALAR  
NIKETAN LLP, BACALAR NIWAS LLP,

*See Approval*

Authorised Signatory

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09 DEC 2022

*Advocate*



- (7) JAGMATA MARCOM PRIVATE LIMITED (PAN-AACCJ8085D)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (8) SATYALAXMI VINTRADE PRIVATE LIMITED (PAN-AARCS2660N)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (9) PINK FLOWER REALTY LLP (PAN-AATFP1975C)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (10) SUVRIDHI NIWAS PRIVATE LIMITED (PAN-AARCS2659H)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (11) MANYA TIE-UP LLP (PAN-ABDFM8768K)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (12) SHAGUN DELMARK PRIVATE LIMITED (PAN-AAQCS4838M)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (13) SHAGUN SKYSCRAPER PRIVATE LIMITED (PAN-AAQCS4859N)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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For BACALAR PLAZA LLP, BACALAR SKYSCRAPER LLP, PICHOLA HIGH PROPERTIES LLP, PICHOLA LAND AND BUILDING LLP, PICHOLA PROJECTS LLP, PICHOLA REALDEV LLP, PICHOLA REGENCY LLP, TERRIIFIC HIGH PROPERTIES LLP, TERRIIFIC LANDMARK LLP, TERRIIFIC PROMOTERS LLP, TERRIIFIC SKYSCRAPER LLP, TERRIIFIC TOWER LLP

*Sealpoint*

Authorised Signatory



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IDENTIFIED BY ME

*Abhishek Ghosh*

Advocate  
Sealdah Civil Court  
Kolkata- 700014



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- (14) UMANG ESTATES PRIVATE LIMITED (PAN-AAACU7012P)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (15) PAPILO REALESTATE LLP (PAN-AASFP0353K)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (16) MARGOSA REALTY LLP (PAN-ABBFM9964F)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (17) SITARA BARTER PRIVATE LIMITED (PAN-AAJCS6571J)**, a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (18) CITY HIGH PROPERTIES PRIVATE LIMITED (PAN-AAECC5748C)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (19) AASTHA SKYSCRAPER PRIVATE LIMITED (PAN-AAJCA9224E)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (20) SUVRIDHI NIKETAN LLP (PAN-ADEFS1597H)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (21) STUTI PROMOTERS PRIVATE LIMITED (PAN-AAICS3321B)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (22) SUPREME CONSUMER PRODUCTS PRIVATE LIMITED (PAN-AAGCS3861C)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020
- (23) GREENROSE CONCLAVE LLP (PAN-AAPFG1261L)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (24) ALPEMIX REALTY LLP (PAN-ABEFA1423C)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (25) ACCOMPLISHED FACILITY MANAGEMENT PRIVATE LIMITED (PAN-AAICA5660P)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (26) NISTHA FACILITY MANAGEMENT SERVICES PRIVATE LIMITED (PAN-AADCN0350N)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (27) CHENSHIRE REALTY LLP (PAN-AAKFC9045R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (28) TANVI AAWAS PRIVATE LIMITED (PAN-AAECT0158M)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (29) WELCOME TOWERS PRIVATE LIMITED (PAN-AAACW9274H)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (30) WELCOME COMPLEX PRIVATE LIMITED(PAN-AAACW9304N)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (31) WELLBUILD ENCLAVE PRIVATE LIMITED (PAN-AAACW9457E)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (32) WELSOME CONCLAVE PRIVATE LIMITED (PAN-AAACW9717F)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (33) ZEST COMMERCIAL PRIVATE LIMITED (PAN-AAACZ2013M)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (34) WINSOME PLAZA PRIVATE LIMITED (PAN-AAACW9306Q)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (35) WOODLAND PROCON PRIVATE LIMITED (PAN-AAACW9718L)** a Limited Company incorporated and registered under the Companies



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Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(36) WEIGHTY DEVELOPERS PRIVATE LIMITED (PAN-AABCW0196P)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(37) WAKEFUL CONSTRUCTION PRIVATE LIMITED (PAN-AAACW9845J)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(38) MANYA INFRAPROJECTS PRIVATE LIMITED (PAN-AAHCM4849H)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(39) ZEST RETAILERS PRIVATE LIMITED (PAN-AAACZ2012L)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(40) MADHUDHAN CONCLAVE LLP (PAN-ABBFM9961A)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(41) MANYA INFREAREALTY PRIVATE LIMITED (PAN-AAHCM4844L)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (42) MANYA COMMERCIAL PRIVATE LIMITED (PAN-AAHCM4845M)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (43) MANYA DEALTRADE PRIVATE LIMITED (PAN-AAHCM4847K)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (44) MANYA INFRAPROPERITES PRIVATE LIMITED (PAN-AAHCM4846J)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (45) MANYA DEALCOM PRIVATE LIMITED (PAN-AAHCM4843P)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (46) ALUMECH ESTATES LLP (PAN-ABEFA1421A)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (47) ALMITS DEVELOPERS LLP (PAN-ABBFA1422D)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (48) BETHANY HIRISE LLP (PAN-AAPFB8487R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (49) BLUELAND BUILDCON LLP (PAN-AAPFB8490G)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (50) DURABLE PLAZA LLP (PAN-AAMFD8008R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (51) EAGLEEYE PROJECTS LLP (PAN-AAGFE0569G)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (52) CITY INFRAPROMOTERS PRIVATE LIMITED (PAN-AAECC5746N)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (53) KESHAV SKYSCRAPER PRIVATE LIMITED (PAN-AAECK4986A)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (54) CITY NIRMAN PRIVATE LIMITED (PAN-AAECC5809Q)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (55) CITY INFREAREALTY PRIVATE LIMITED (PAN-AAECC5747P)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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**(56) CITY SKYSCRAPER PRIVATE LIMITED (PAN-AAECC5542N)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(57) MANGALSHIV RETAILERS PRIVATE LIMITED (PAN-AAHCM8370M)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(58) TANVI PROJECTS LLP (PAN-AALFT6824A)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(59) TANVI SKYSCRAPER LLP (PAN-AALFT6826C)** , a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(60) LAKSHYA DISTRIBUTORS PRIVATE LIMITED (PAN-AABCL1583F)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(61) STEAD FAST TIE UP PRIVATE LIMITED (PAN-AAJCS6570K)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020

**(62) MISHMI PROPERTIES LLP, (LLPIN: AAX-3236) (PAN ABQFM9961P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (63) **PALKONDA PROMOTERS LLP, (LLPIN: AAX-3256) (PAN ABAFP4015B)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (64) **OLIFANTS ESTATES LLP, (LLPIN: AAX-3245) (PAN AAHFO4625Q)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (65) **PALKONDA PROPERTIES LLP, (LLPIN: AAX-3282) (PAN ABAFP4016C)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (66) **MISHMI RESIDENCY LLP, (LLPIN: AAX-3238) (PAN ABQFM9960N)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (67) **PALKONDA INFRAPROJECTS LLP, (LLPIN: AAX-3255) (PAN ABAFP4014A)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (68) **OLIFANTS INFRAPROMOTERS LLP, (LLPIN: AAX-3248) (PAN AAHFO4626P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (69) **PALKONDA RESIDENCY LLP, (LLPIN: AAX-3285) (PAN ABAFP4018N)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (70) **OLIFANTS NIRMAN LLP, (LLPIN: AAX-3254) (PAN AAHFO4627N)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (71) **VELIKONDA CONSTRUCTIONS LLP, (LLPIN: AAX-3284) (PAN AAUFV2110N)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (72) **OLIFANTS PROJECT LLP, (LLPIN: AAX-3253) (PAN AAHFO4628D)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (73) **PALKONDA REALTY LLP, (LLPIN: AAX-3283) (PAN ABAFP4017D)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (74) **OLIFANTS PROPERTIES LLP, (LLPIN: AAX-3257) (PAN AAHFO4624R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (75) **VELIKONDA DEVELOPERS LLP, (LLPIN: AAX-3290) (PAN AAUFV2111P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (76) **VELIKONDA REALTY LLP, (LLPIN: AAX-3291) (PAN AAUFV2112Q)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (77) **OLIFANTS REALTY LLP, (LLPIN: AAX-3243) (PAN AAHFO4623J)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (78) **VELIKONDA RESIDENCY LLP, (LLPIN: AAX-3292) (PAN AAUFV2060R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,,
- (79) **ERRAMALA DEVELOPERS LLP (LLPIN: AAX-3558) (PAN AAJFE0114G)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (80) **MELAGIRI ESTATES LLP (LLPIN: AAX-3212) (PAN ABQFM9905M)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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(81) **ERRAMALA INFRASTRUCTURE LLP (LLPIN: AAX-3122) (PAN AAJFE0062D)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(82) **MISHMI INFRAPROJECTS LLP (LLPIN: AAX-3272) (PAN ABQFM9962Q)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(83) **ERRAMALA PROPERTIES LLP, (LLPIN: AAX-3112) (PAN AAJFE0093J)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(84) **MELAGIRI NIRMAN LLP (LLPIN: AAX-3252) (PAN ABQFM9904L)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(85) **ERRAMALA REALTY LLP (LLPIN: AAX-3114) (PAN AAJFE0092K)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(86) **MELAGIRI PROMOTERS LLP (LLPIN: AAX-3234) (PAN ABQFM9903P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (87) **KUSHIYARA DEVELOPERS LLP (LLPIN: AAX-3559) (PAN AAXFK4349P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (88) **KUSHIYARA INFRASTRUCTURE LLP (LLPIN: AAX-3119) (PAN AAXFK4315M)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,,
- (89) **MELAGIRI REALTY LLP, (LLPIN: AAX-3280) (PAN ABQFM9965K)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (90) **KUSHIYARA PROMOTERS LLP, (LLPIN: AAX-3115) (PAN AAXFK4314L)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (91) **MELAGIRI RESIDENCY LLP, (LLPIN: AAX-3237) (PAN ABQFM9964J)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,,
- (92) **KUSHIYARA REAL ESTATES LLP (LLPIN: AAX-3116) (PAN AAXFK4313P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,,



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- (93) **MISHMI DEVELOPERS LLP, (LLPIN: AAX-3271) (PAN ABQFM9963R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,,
- (94) **MELAGIRI DEVELOPERS LLP (LLPIN: AAX-3209) (PAN ABQFM9906J)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (95) **BACALAR AAWAS LLP (PAN NO- AAYFB7934L)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (96) **TERRIIFIC LAND AND BUILDING LLP (PAN NO- AASFT4252H)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (97) **BACALAR COMPLEX LLP (PAN NO- AAYFB7935M)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (98) **BACALAR CONCLAVE LLP (PAN NO- AAYFB7987K)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (99) **BACALAR DEVCON LLP (PAN NO- AAYFB7936J)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (100) **BACALAR ENCLAVE LLP (PAN NO- AAYFB7937K)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (101) **BACALAR ESTATES LLP (PAN NO- AAYFB7938G)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (102) **BACALAR HIGH PROPERTIES LLP (PAN NO- AAYFB7942C)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (103) **BACALAR INFRACON LLP (PAN NO- AAYFB7988G)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (104) **BACALAR INFRAPROMOTERS LLP (PAN NO- AAYFB7989H)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (105) **BACALAR LAND AND BUILDING LLP (PAN NO- AAYFB7941B)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (106) **BACALAR NIKETAN LLP (PAN NO- AAYFB7940A)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (107) **BACALAR NIWAS LLP (PAN NO- AAYFB8063E)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (108) **BACALAR PLAZA LLP (PAN NO- AAYFB7939H)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (109) **BACALAR SKYSCRAPER LLP (PAN NO- AAYFB8064D)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (110) **PICHOLA HIGH PROPERTIES LLP (PAN NO- ABBFP2752N)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (111) **PICHOLA LAND AND BUILDING LLP (PAN NO- ABBFP2706J)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (112) **PICHOLA PROJECTS LLP (PAN NO- ABBFP2753P)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (113) **PICHOLA REALDEV LLP (PAN NO- ABBFP2705M)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (114) **PICHOLA REGENCY LLP (PAN NO- ABBFP2751R)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (115) **TERRIIFIC HIGH PROPERTIES LLP (PAN NO- AASFT4253G)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (116) **TERRIIFIC LANDMARK LLP (PAN NO- AASFT4256D)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (117) **TERRIIFIC PROMOTERS LLP (PAN NO- AASFT4251E)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (118) **TERRIIFIC SKYSCRAPER LLP (PAN NO- AASFT4254B)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (119) **TERRIIFIC TOWER LLP (PAN NO- AASFT4255A)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020, **all 1 to 119** being represented by/or acting through its common Authorized Signatory / Person, **SRI SUNIL K AGARWAL (PAN- ADAPA9172G) (Aadhaar No 7405 3832 3436)**, son of Late Mahabir Prasad Agarwal,



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by faith-Hindu, by Nationality-Indian , by Occupation – Business, working for gain at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipur, Kolkata – 700020 hereinafter referred to as the **OWNERS** (which expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successor or successors-in-interest) of the **FIRST PART**

**AND**

**SRIJAN RESIDENCY LLP. (PAN ADEFS1907P)** a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its regd. Office at 36/1A, Elgin Road, Kolkata – 700 020 represented by Sri Ujjal Surya Sarkar (PAN No: ALCPS1603G), (Having Aadhar No. 368557119425) son of Late Rabindranath Sarkar, by Occupation- Service, by faith- Hindu, working for gain at 36/1A, Elgin Road, Post Office- Lala Lajpat Rai Sarani, Police Station- Bhawanipore, Kolkata- 700020 hereinafter referred to as the **DEVELOPER/PROMOTER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include successor and/or successors-in-interest and assigns) of the **OTHER PART**.

**AND**

(The Owner ,the Promoter are, hereinafter, collectively referred to as '**Parties**' and individually as '**Party**').

**WHEREAS:**

- A. By virtue of a Joint Development Agreement along with the Development Power of Attorney dated 07<sup>th</sup> April, 2021 the Owner no. 1 to 61 has given the development rights unto in favour of the Developer therein herein also referred to as the Developer/



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Promoter in respect to All That the pieces and parcels of land containing an area of 583 **decimal** equivalent to **352.72 Cottahs** be the same a little more or less situate lying at various L.R Dags of Mouzas Elachi (J.L.No 70 ) and Jagaddal(J.L.No.71), under A.D.S.R Sonarpur, Police Station Sonarpur, P.O Sonarpur in the District of South 24 Parganas more fully and particularly described in the **Part I of the First Schedule** hereunder written (hereinafter referred to as **the Said First Phase Land**) and the said Development Agreement along with related Power of Attorney was registered in the office of District Sub Registrar - II (DSR - II) and the same was recorded in Book No. I, CD Volume No. 1602-2021, Pages from 160986 to 161385 being no. 160203661 of 2021.

B.While the Development in the said First Phase Land was continuing the Owner No. 62 to 119 with the intent to develop their land have also approached the said Developer and offered their land for development of a common integrated project with the said first phase land. Hence, The Owners no. 62 to 119 whose title documents are set out in the **SECOND SCHEDULE** hereunder are presently seized and possessed of or otherwise well and sufficiently entitled to All That the pieces and parcels of land containing an area of 574 **decimal** equivalent to **347.27 Cottahs** be the same a little more or less situate lying at various L.R Dags of Mouzas Elachi (J.L.No 70 ) and Jagaddal(J.L.No.71), under A.D.S.R Sonarpur, Police Station Sonarpur, P.O Sonarpur in the District of South 24 Parganas more fully and particularly described in the **Part II of the First Schedule** hereunder written and hereinafter referred to as the **Said Second Phase Land..**



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C.The said First Phase Land and the said Second Phase Land together is hereby termed as the **SAID ENTIRE LAND** which is morefully and particularly stated in the **PART III** of the **FIRST SCHEDULE** hereunder written and the same is shown in the map or plan annexed hereto and coloured **Green** thereon (hereinafter referred to as **the Said Entire Land**).

D.The Owners no. 1 to 61 and 62 to 119 reached a common consensus whereby and whereunder the following scheme was evolved.

- i) The development of the project shall be a Row House/ Bungalow.
- ii) The Developer shall be responsible for all constructional work including obtaining registration of Real Estate Regulation & Development Act 2016 as per statutory requirement whenever applicable.
- iii) The land as hereinabove stated as FIRST PHASE LAND and the land as hereinabove stated as SECOND PHASE LAND shall be developed as one common integrated project to be developed in phases as per the choice of the Developer.

A. The parties have now decided to record the understanding by execution of this Agreement .

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED** by and between the parties hereto as follows:-

1. The Owner has appointed the 'Promoter' as the Developer of the Project.



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2. The Developer/Promoter shall be entitled to the following share in the revenue arising from development of the Project:

**“76%(seventy-six per cent) of the revenues from sale of sellable areas in the Project to be constructed on the Said Entire Land TOGETHER WITH 76% (Seventy six per cent) of car parking spaces in the Project and 76% (Seventy six per cent) of ultimate roof of the New Buildings at the Project AND TOGETHER WITH the undivided proportionate impartible part or share in the said Entire land attributable thereto AND TOGETHER WITH the share in the same proportion in all Common Areas, Facilities and Amenities including Club.**

3. The Owners Allocation shall be entitled to the following share in the revenue arising from development of the Project:

**“24% (Twenty Four per cent) of the revenues from sale of sellable areas in the Project to be constructed on the said Entire land TOGETHER WITH 24% (Twenty Four per cent) of car parking spaces in the Project and 24% (Twenty Four per cent) of ultimate roof of the New Buildings in the Project AND TOGETHER WITH the undivided proportionate impartible part or share in the said Entire land attributable thereto AND TOGETHER WITH the share in the same proportion in all Common Areas, Facilities and Amenities including Club.”**

4. The Owners and Developer have decided that the Said Project to be developed shall consist of either Ground plus one or Ground plus two Storied Row Houses/Bungalows as may be decided by the Promoter.



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5. The Owners no. 1 to 61 have allowed the developer to develop in the Second Phase of the Project on land admeasuring 574 decimal i.e. the land of Owner No. 62 to 119, which along with the land of Land Owners i.e. Owner No. 1 to 61 i.e. 583 Decimal aggregates to 1157 Decimal to be developed as an integrated Project.
6. The Developer is ready to combine the First and Second Phase land parcels to facilitate the development of a larger project. However, the revenues arising from the said project shall be shared between the owners and the Developer in terms of this agreement. Furthermore, the owners herein have also no objection if the Developer and / or its nominees acquire any adjacent parcels of land contiguous to the said entire land of which the revenue arising from such additional parcels of land will not be shared with the present owners and the same shall be kept by the developer alone.
7. The owners also give their unconditional undertaking that during the subsistence of the development of the project the owner will not change the management and the ownership of the company without the prior written consent of the developer herein. Furthermore, in the case of any unforeseen situation the owners shall give first right of refusal to the developer and/ or its nominee to takeover the management and ownership of the company and/ or LLP at and for the consideration as may be agreed between the developer and the concerned owner and only if the developer refuses to takeover the management then and in that case only the owner will transfer the ownership and management of the company and / or LLP with the consent and concurrence of the Developer. The terms and conditions of this agreement shall apply mutatis mutandis on the new owners in



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case of any transfer of ownership and the new owners shall in any case not be entitled to stall the development of the project.

8. The parties have mutually agreed and framed a Scheme for development of the said Entire Land as follows:-

- a) The Owner shall do or cause to be done all deeds and things at its costs and expenses to satisfy the Promoter as to the title of the Owner to the said Entire land.
- b) The Owner will be responsible to get the said Entire Land duly mutated in its name both in the Land Reforms Record of Rights and also in the record of the Rajpur Sonarpur Municipality
- c) The Owner shall get the said Entire Land converted to 'Bastu' / Bahutal Abasan/Row House/Bungalow' in the records of the BL&LRO at its cost and expenses and also in the record of the Rajpur Sonarpur Municipality.
- d) The Owner shall at their own costs and expenses make out marketable title, free from all encumbrances and hand over vacant and peaceful possession of the said entire Land immediately after execution of this Agreement and shall answer all requisitions that may be made either by the Promoters or their Advocates.
- e) The Owner shall level the said entire lands till road level or upto a height of one feet above the highest flood level, whichever is higher, at their cost and expenses.



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f) The Owner shall construct boundary wall at any unbounded portion of the said Entire Land at its costs and expenses.

g) The Owner shall also be responsible for any litigation related to the title of the Owner to the said Entire Land and shall bear all costs associated in that respect.

h) The Promoter shall make its best endeavor to obtain optimum FAR with incremental benefits if any. It is further agreed between the parties hereto that if the Project becomes eligible for any extra FAR, as a result of any change in the government norms or regulations or as a result of any Green Building norms/certifications, and the Owner is interested in availing/purchasing such extra FAR, then the Owner shall bear all the cost & incidental expenses of obtaining such extra/additional FAR, including cost of such certifications.

i) The entire project would be developed by the Promoter at their own costs and expenses and shall be solely liable to do all acts deeds and things relating to planning of the project, preparation of the Building plans and assisting the Owners in obtaining all permissions from the competent authorities and clearances and no objection certificates from Fire, Pollution and Environment departments which if/ may be required for construction of the Row House/ Bungalow project and making the same fit for construction, habitation and marketing and providing insurance during the entire period of construction and warranty and defect liability for at least five years from the statutory completion certificate for the respective block and the Owner shall be kept fully saved



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harmless and indemnified in respect thereof.

j) The Promoter shall always remain liable or responsible to comply with its obligations and/or commitments towards the Owner under this agreement, whatever method of development it may adopt in future.

k) The Developer/Promoter will be entitled to arrange for financing of the project (project finance) from any Bank and or Financial Institution for construction and completion of the Project upon such terms and conditions as may be secured by mortgaging the said Land in favor of any Bank /financial institution by deposit of original title deeds of the said Land by way of equitable mortgage and/or by executing simple mortgage and/or by creating English Mortgage or by registered mortgage as the case may be alongwith charge on Developer's share of the revenue/allocation in the Project. Further, the Developer may execute any document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds and to receive back the title deeds etc. Notwithstanding the same the Developer shall take the project finance without creating any charge/liability in respect of Owner 's share of revenue or owner's allocation in the project and shall always remain liable to repay the loan if any with interest thereon as may be required by the financial institution or bank.

9. The schedules herein is and shall remain fully binding on each of the Parties and the Owner and the Developer/Promoter and have accepted the understanding as stated herein above in their free will and this Agreement shall always be read and understood in



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its present form. Whereas, all the terms and conditions which is elaborately and more particularly stated in the Development Agreement dated 07<sup>th</sup> April, 2021 which was registered in the office of District Sub Registrar - II (DSR - II) and the same was recorded in Book No. I, CD Volume No. 1602-2021, Pages from 160986 to 161385 being no. 160203661 of 2021 executed by and between Owner No. 1 to 61 and the Developer/ Promoter shall also apply mutatis mutandis on the Owner no 62 to 119 herein.





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**POWER OF ATTORNEY**  
**RELATED WITH AGREEMENT DEVELOPMENT AGREEMENT AS**  
**MENTIONED HEREIN ABOVE**

- (1) **PERFECT SKYSCRAPER PRIVATE LIMITED (PAN - AAGCP2153A)**, a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata-700020,
- (2) **TOPTECH REALTY LLP (PAN-AALFT6775E)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O.Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata-700020, Kolkata-700073 ,
- (3) **KOLKATA ABASAN PRIVATE LIMITED(PAN-AADCK8842N)**a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (4)**MANYA SKYSCRAPER PRIVATE LIMITED(PAN-AAHCM7186R)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (5) **OVERSURE RESIDENCY LLP (PAN-AAFFO0502Q)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (6) **MANYA RESIDENCY PRIVATE LIMITED,(PAN-AAHCM4518P)**a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O.Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata-700020,
- (7)**JAGMATA MARCOM PRIVATE LIMITED(PAN-AACCJ8085D)**a Private Limited Company incorporated and registered under the



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Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(8) SATYALAXMI VINTRADE PRIVATE LIMITED (PAN-AARCS2660N)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(9) PINK FLOWER REALTY LLP (PAN-AATFP1975C)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(10) SUVRIDHI NIWAS PRIVATE LIMITED (PAN-AARCS2659H)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(11) MANYA TIE-UP LLP (PAN-ABDFM8768K)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(12) SHAGUN DELMARK PRIVATE LIMITED (PAN-AAQCS4838M)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(13) SHAGUN SKYSCRAPER PRIVATE LIMITED (PAN-AAQCS4859N)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(14) UMANG ESTATES PRIVATE LIMITED (PAN-AAACU7012P)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin



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Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(15) PAPILO REALESTATE LLP (PAN-AASFP0353K)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(16) MARGOSA REALTY LLP (PAN-ABBFM9964F)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(17) SITARA BARTER PRIVATE LIMITED (PAN-AAJCS6571J)**, a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(18) CITY HIGH PROPERTIES PRIVATE LIMITED (PAN-AAECC5748C)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(19) AASTHA SKYSCRAPER PRIVATE LIMITED (PAN-AAJCA9224E)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(20) SUVRIDHI NIKETAN LLP (PAN-ADEFS1597H)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(21) STUTI PROMOTERS PRIVATE LIMITED (PAN-AAICS3321B)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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**(22) SUPREME CONSUMER PRODUCTS PRIVATE LIMITED (PAN-AAGCS3861C)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020

**(23) GREENROSE CONCLAVE LLP (PAN-AAPFG1261L)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(24) ALPEMIX REALTY LLP (PAN-ABEFA1423C)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(25) ACCOMPLISHED FACILITY MANAGEMENT PRIVATE LIMITED (PAN-AAICA5660P)** a Private Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(26) NISTHA FACILITY MANAGEMENT SERVICES PRIVATE LIMITED (PAN-AADCN0350N)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(27) CHENSHIRE REALTY LLP (PAN-AAKFC9045R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(28) TANVI AAWAS PRIVATE LIMITED (PAN-AAECT0158M)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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**(29) WELCOME TOWERS PRIVATE LIMITED (PAN-AAACW9274H)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(30) WELCOME COMPLEX PRIVATE LIMITED (PAN-AAACW9304N)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(31) WELLBUILD ENCLAVE PRIVATE LIMITED (PAN-AAACW9457E)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(32) WELSOME CONCLAVE PRIVATE LIMITED (PAN-AAACW9717F)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(33) ZEST COMMERCIAL PRIVATE LIMITED (PAN-AAACZ2013M)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(34) WINSOME PLAZA PRIVATE LIMITED (PAN-AAACW9306Q)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(35) WOODLAND PROCON PRIVATE LIMITED (PAN-AAACW9718L)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(36) WEIGHTY DEVELOPERS PRIVATE LIMITED (PAN-AABCW0196P)** a Limited Company incorporated and registered



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under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(37) WAKEFUL CONSTRUCTION PRIVATE LIMITED (PAN-AAACW9845J)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(38) MANYA INFRAPROJECTS PRIVATE LIMITED (PAN-AAHCM4849H)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(39) ZEST RETAILERS PRIVATE LIMITED (PAN-AAACZ2012L)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(40) MADHUDHAN CONCLAVE LLP (PAN-ABBFM9961A)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(41) MANYA INFREAREALTY PRIVATE LIMITED (PAN-AAHCM4844L)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(42) MANYA COMMERCIAL PRIVATE LIMITED (PAN-AAHCM4845M)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (43) MANYA DEALTRADE PRIVATE LIMITED (PAN-AAHCM4847K)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (44) MANYA INFRAPROPERITES PRIVATE LIMITED (PAN-AAHCM4846J)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (45) MANYA DEALCOM PRIVATE LIMITED (PAN-AAHCM4843P)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (46) ALUMECH ESTATES LLP (PAN-ABEFA1421A)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (47) ALMITS DEVELOPERS LLP (PAN-ABBFA1422D)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (48) BETHANY HIRISE LLP (PAN-AAPFB8487R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (49) BLUELAND BUILDCON LLP (PAN-AAPFB8490G)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (50) DURABLE PLAZA LLP (PAN-AAMFD8008R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008



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having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(51) EAGLEEYE PROJECTS LLP (PAN-AAGFE0569G)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(52) CITY INFRAPROMOTERS PRIVATE LIMITED (PAN-AAECC5746N)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(53) KESHAV SKYSCRAPER PRIVATE LIMITED (PAN-AAECK4986A)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(54) CITY NIRMAN PRIVATE LIMITED (PAN-AAECC5809Q)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(55) CITY INFREAREALTY PRIVATE LIMITED (PAN-AAECC5747P)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(56) CITY SKYSCRAPER PRIVATE LIMITED (PAN-AAECC5542N)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(57) MANGALSHIV RETAILERS PRIVATE LIMITED (PAN-AAHCM8370M)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at



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36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(58) TANVI PROJECTS LLP (PAN-AALFT6824A)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(59) TANVI SKYSCRAPER LLP (PAN-AALFT6826C)** , a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(60) LAKSHYA DISTRIBUTORS PRIVATE LIMITED (PAN-AABCL1583F)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(61) STEAD FAST TIE UP PRIVATE LIMITED (PAN-AAJCS6570K)** a Limited Company incorporated and registered under the Companies Act, 1956, and having its registered office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020

**(62) MISHMI PROPERTIES LLP, (LLPIN: AAX-3236) (PAN ABQFM9961P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(63) PALKONDA PROMOTERS LLP, (LLPIN: AAX-3256) (PAN ABAFP4015B)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

**(64) OLIFANTS ESTATES LLP, (LLPIN: AAX-3245) (PAN AAHFO4625Q)** a limited liability Partnership firm under the Limited



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Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(65) **PALKONDA PROPERTIES LLP, (LLPIN: AAX-3282) (PAN ABAFP4016C)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(66) **MISHMI RESIDENCY LLP, (LLPIN: AAX-3238) (PAN ABQFM9960N)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(67) **PALKONDA INFRAPROJECTS LLP, (LLPIN: AAX-3255) (PAN ABAFP4014A)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(68) **OLIFANTS INFRAPROMOTERS LLP, (LLPIN: AAX-3248) (PAN AAHFO4626P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(69) **PALKONDA RESIDENCY LLP, (LLPIN: AAX-3285) (PAN ABAFP4018N)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(70) **OLIFANTS NIRMAN LLP, (LLPIN: AAX-3254) (PAN AAHFO4627N)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at



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36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(71) **VELIKONDA CONSTRUCTIONS LLP, (LLPIN: AAX-3284) (PAN AAUFV2110N)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(72) **OLIFANTS PROJECT LLP, (LLPIN: AAX-3253) (PAN AAHFO4628D)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(73) **PALKONDA REALTY LLP, (LLPIN: AAX-3283) (PAN ABAFP4017D)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(74) **OLIFANTS PROPERTIES LLP, (LLPIN: AAX-3257) (PAN AAHFO4624R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(75) **VELIKONDA DEVELOPERS LLP, (LLPIN: AAX-3290) (PAN AAUFV2111P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(76) **VELIKONDA REALTY LLP, (LLPIN: AAX-3291) (PAN AAUFV2112Q)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at



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36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(77) **OLIFANTS REALTY LLP, (LLPIN: AAX-3243) (PAN AAHFO4623J)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(78) **VELIKONDA RESIDENCY LLP, (LLPIN: AAX-3292) (PAN AAUFV2060R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,,

(79) **ERRAMALA DEVELOPERS LLP (LLPIN: AAX-3558) (PAN AAJFE0114G)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(80) **MELAGIRI ESTATES LLP (LLPIN: AAX-3212) (PAN ABQFM9905M)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(81) **ERRAMALA INFRASTRUCTURE LLP (LLPIN: AAX-3122) (PAN AAJFE0062D)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(82) **MISHMI INFRAPROJECTS LLP (LLPIN: AAX-3272) (PAN ABQFM9962Q)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at



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36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(83) **ERRAMALA PROPERTIES LLP, (LLPIN: AAX-3112) (PAN AAJFE0093J)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(84) **MELAGIRI NIRMAN LLP (LLPIN: AAX-3252) (PAN ABQFM9904L)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(85) **ERRAMALA REALTY LLP (LLPIN: AAX-3114) (PAN AAJFE0092K)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(86) **MELAGIRI PROMOTERS LLP (LLPIN: AAX-3234) (PAN ABQFM9903P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(87) **KUSHIYARA DEVELOPERS LLP (LLPIN: AAX-3559) (PAN AAXFK4349P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(88) **KUSHIYARA INFRASTRUCTURE LLP (LLPIN: AAX-3119) (PAN AAXFK4315M)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at



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36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,,

(89) **MELAGIRI REALTY LLP, (LLPIN: AAX-3280) (PAN ABQFM9965K)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(90) **KUSHIYARA PROMOTERS LLP, (LLPIN: AAX-3115) (PAN AAXFK4314L)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(91) **MELAGIRI RESIDENCY LLP, (LLPIN: AAX-3237) (PAN ABQFM9964J)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,,

(92) **KUSHIYARA REAL ESTATES LLP (LLPIN: AAX-3116) (PAN AAXFK4313P)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,,

(93) **MISHMI DEVELOPERS LLP, (LLPIN: AAX-3271) (PAN ABQFM9963R)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,,

(94) **MELAGIRI DEVELOPERS LLP (LLPIN: AAX-3209) (PAN ABQFM9906J)** a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at



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36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(95) **BACALAR AAWAS LLP (PAN NO- AAYFB7934L)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(96) **TERRIFIC LAND AND BUILDING LLP (PAN NO- AASFT4252H)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(97) **BACALAR COMPLEX LLP (PAN NO- AAYFB7935M)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(98) **BACALAR CONCLAVE LLP (PAN NO- AAYFB7987K)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(99) **BACALAR DEVCON LLP (PAN NO- AAYFB7936J)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(100) **BACALAR ENCLAVE LLP (PAN NO- AAYFB7937K)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(101) **BACALAR ESTATES LLP (PAN NO- AAYFB7938G)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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- (102) **BACALAR HIGH PROPERTIES LLP (PAN NO- AAYFB7942C)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (103) **BACALAR INFRACON LLP (PAN NO- AAYFB7988G)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (104) **BACALAR INFRAPROMOTERS LLP (PAN NO- AAYFB7989H)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (105) **BACALAR LAND AND BUILDING LLP (PAN NO- AAYFB7941B)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (106) **BACALAR NIKETAN LLP (PAN NO- AAYFB7940A)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (107) **BACALAR NIWAS LLP (PAN NO- AAYFB8063E)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,
- (108) **BACALAR PLAZA LLP (PAN NO- AAYFB7939H)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,



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(109) **BACALAR SKYSCRAPER LLP (PAN NO- AAYFB8064D)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(110) **PICHOLA HIGH PROPERTIES LLP (PAN NO- ABBFP2752N)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(111) **PICHOLA LAND AND BUILDING LLP (PAN NO- ABBFP2706J)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(112) **PICHOLA PROJECTS LLP (PAN NO- ABBFP2753P)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(113) **PICHOLA REALDEV LLP (PAN NO- ABBFP2705M)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(114) **PICHOLA REGENCY LLP (PAN NO- ABBFP2751R)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata - 700020,

(115) **TERRIFIC HIGH PROPERTIES LLP (PAN NO- AASFT4253G)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A,



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Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(116) **TERRIFIC LANDMARK LLP (PAN NO- AASFT4256D)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(117) **TERRIFIC PROMOTERS LLP (PAN NO- AASFT4251E)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(118) **TERRIFIC SKYSCRAPER LLP (PAN NO- AASFT4254B)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020,

(119) **TERRIFIC TOWER LLP (PAN NO- AASFT4255A)**, a limited liability Partnership firm under the Limited Liability Partnership Act, 2008 having its principle place of office at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S.Bhowanipur, Kolkata – 700020, **all 1 to 119** being represented by/or acting through its common Authorized Signatory / Person, **SRI SUNIL K AGARWAL (PAN- ADAPA9172G) (Aadhaar No 7405 3832 3436)**, son of Late Mahabir Prasad Agarwal, by faith-Hindu, by Nationality-Indian , by Occupation – Business, working for gain at 36/1A, Elgin Road, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipur, Kolkata – 700020 hereinafter referred to as the **THE PRINCIPAL** (which expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successor or successors-in-interest) of the **FIRST PART**,



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**TO AND IN FAVOUR OF**

**SRIJAN RESIDENCY LLP. (PAN ADEFS1907P)** a Limited Liability Paartnership incorporated under the Limited Liability Partnership Act, 2008 having its regd. Office at 36/1A, Elgin Road, Kolkata – 700 020 represented by Sri Ujjal Surya Sarkar (PAN No: ALCPS1603G), (Having Aadhar No. 368557119425) son of Late Rabindranath Sarkar, by Occupation- Service, by faith- Hindu, working for gain at 36/1A, Elgin Road, Post Office- Lala Lajpat Rai Sarani, Police Station- Bhawanipore, Kolkata- 700020 hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include successor and/or successors-in-interest and assigns) of the **OTHER PART.**

**WHEREAS** the Principal are the Owner of All That the pieces and parcel of land containing an area of **1157 Decimal** equivalent to **35 BIGHAS** under Mouza Elachi (J.L.No. 70) & Mouza- Jagaddal (J.L. No. 71) lying at various R.S and L.R Dags under A.D.S.R Sonarpur, P.O. Sonarpur, Police Station Sonarpur, under Rajpur Sonarpur Municipality in the District of South 24 Parganas to be developed in Phases more fully and particularly described in the **Part III of the Schedule I** hereunder written (hereinafter referred to as “**SAID ENTIRE LAND**”)

**AND WHEREAS** for the purpose of development the Principal is now desirous of nominating, appointing and constituting **SRIJAN RESIDENCY LLP (PAN: ADEFS1907P)** a Limited liability Partnership firm registered under the provisions of Limited Liability Partnership Act,2008 having its regd. Office at 36/1A, Elgin Road, Post Office-



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Lala Lajpat Rai Sarani, Kolkata - 700 020, Police Station-Bhowanipore represented by its Authorised Representative, Sri Ujjal Surya Sarkar (PAN No: ALCPS1603G), (Having Aadhar No. 368557119425) son of Late Rabindranath Sarkar, by Occupation-Service, by faith- Hindu, working for gain at 36/1A, Elgin Road, Post Office- Lala Lajpat Rai Sarani, Police Station- Bhawanipore, Kolkata-700020 (hereinbefore as also hereinafter referred to as the "**ATTORNEY**") to act, do and perform the following acts, deeds, matters and things.

**KNOW YE ALL MEN BY THESE PRESENTS**, the Principal by writing under its common seal, do hereby appoint, nominate and authorize the Attorney as its TRUE AND LAWFUL ATTORNEY for itself and on its behalf and in its name to do the following further acts, deeds and things relating to the Said Property (more fully described in the **SCHEDULE** hereunder written.

1. To prepare, submit correspond, receive and sign all papers like Plans, Applications, Affidavits, Indemnities, Letters, authorizations and corrections, to appear and to represent before the competent authorities of the respective departments or bodies of both Central and State Governments like Kolkata Metropolitan Development Authority ("KMDA"), the South 24 Parganas Zila Parishad, Rajpur Sonarpur Municipality, Competent Authority for supply of Ground Water, West Bengal State Electricity Distribution Company Ltd(WBSEDCL) or any other Supply Agency, Administrative offices of the Government of West Bengal, Urban Land Ceiling Authorities, Airports Authority of India, Bharat Sanchar Nigam Ltd., West Bengal Pollution Control Board/Environment Department, Govt. Of West Bengal, Directorate of Town and Country Planning,



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Kolkata Police, West Bengal Police, Land & Land Reform Department of the Govt. Of West Bengal etc., for obtaining the necessary certificates, sanctions, permissions, exemptions, no objection certificates orders etc., connected with the Said Property in respect of one or more of the following matters:

- a) re-classification, re-constitution and / or re-union of the Said Property commensurate with the purposes for which the Development Agreement has been entered upon
  - b) Demolition of any superstructure(s) on the Said Property
  - c) Proposed constructions (s) of New Building (s)
  - d) Additions, revisions and alterations renewals, regularisation to the proposed New Buildings.:
  - e) Obtaining permanent or temporary service connections of water-supply, drainage, sewerage and electricity
2. To apply for and obtain sanction of the building plan in respect of the Said Property, and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter.
  3. To apply for quotas, entitlements and other allocations for cement, steel, bricks and any other building material that may be required, for and on behalf of the owners/principals for construction of the New Building on the Said Property.



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4. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with applying for and obtaining sanction of plan in respect of the Said Property.
5. To obtain delivery of the sanction plan from the KMC/Municipality/Panchayat/Zila Parishad or any other authority or authorities.
6. to enter upon the Said Property with men and material as may be required for the purpose of development work and erect the new buildings as per the building plans to be sanctioned
7. To apply for and obtain necessary permissions, and/or approvals and/or sanctions from any statutory authority including the KMC/Municipality/Panchayat/Zila Parishad, Fire Services Department, Government of West Bengal, Kolkata Police, West Bengal Police, West Bengal Pollution Control Board / Environment Department, Airports Authority of India ,Bharat Sanchar Nigam Ltd., and all other statutory authority or body.
8. To appear and represent the Principal before the necessary authorities including the South 24 Parganas Zila Parishad, Rajpur Sonarpur Municipality, Fire Services Department, Government of West Bengal, Kolkata Police, West Bengal Police, West Bengal Pollution Control Board / Environment Department, Airports Authority of India, Bharat Sanchar Nigam Ltd., and all other statutory authority or body in connection with the sanction, modification and/or alteration of plans.



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9. To pay fees to obtain sanction or modification and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alteration of the sanctioned plans and submit all the papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, contractors and sub-contractors for the aforesaid purposes as the Attorneys shall think fit and proper.
10. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the Plans to any authority or authorities.
11. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the Said Property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorneys.
12. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Said Property or any part thereof.
13. To appear and represent us before all authorities including KMC for fixation and/or finalization of the annual valuation of the Said Property and for that purpose to sign, execute and submit necessary papers and documents and to do all acts, deeds and things as the Attorneys may deem fit and proper.



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14. To arrange for financing of the project (project finance) from any Banks and/or Financial Institutions for construction and completion of the project upon such terms and conditions as may be applicable. Such finance may be secured by mortgaging the said project land belonging to the Owners in favour of any bank / financial institution by deposit of original title deeds of the said project land by way of Equitable Mortgage and/or by executing Simple Mortgage and/or by creating English mortgage and/ or Registered Mortgage. Further the Developer shall create charge in respect of its share of revenue or allocation in the Project without creating any charge or liability in respect of Owner's share of revenue or Owner's allocation in the Project.. Further, the Developer may execute any document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds, confirmation of deposit title deeds, deliver the title deeds and to receive back the title deeds, etc,. Notwithstanding the same, the Developer shall take the project finance without creating any charge / liability in respect of owner's share of revenue or owner's allocation in the project.
15. To arrange for financing of the project (project finance) from any Banks and/or Financial Institutions for construction and completion of the project upon such terms and conditions as may be applicable. Such finance may be secured by mortgaging the said project land belonging to the Owners in favour of any bank / financial institution by deposit of original title deeds of the said project land by way of Equitable Mortgage and/or by executing Simple Mortgage and/or by creating English mortgage and/or by a registered mortgage. Further the Developer shall create charge in respect of its share of revenue or allocation in the Project without creating any charge or liability in respect of



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Owner's share of revenue or Owner's allocation in the Project.. Further, the Developer may execute any document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds, confirmation of deposit title deeds, deliver the title deeds and to receive back the title deeds, etc.,. Notwithstanding the same, the Developer shall take the project finance without creating any charge / liability in respect of owner's share of revenue or owner's allocation in the project.

16. To insure the New Buildings and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as the Developer may think sufficient to protect the interest of all concerned therein.
17. To collect advance / payment from the intending purchaser against sale/lease of the proposed constructed areas in the proposed New Buildings.
18. To ask for, receive and recover from all the Purchasers/Lessees and Transferees of Row House and Bunglows service charges for maintenance and all the other charges and also on non-payment thereof to enter upon and restrain and/or take legal steps for the recovery thereof.
19. To engage Advocates and to commence prosecute enforce defend answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning construction on the Said Property or any part thereof and if thought fit to compromise settle, refer to arbitration, abandon, submit to



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- judgment or become non - suited in any such action proceedings aforesaid before any Court, Civil or Criminal Tribunal or Revenue including the Rent Controller.
20. To Deposit and withdraw fees, documents and monies in and from any Court or Courts and /or any other person or Authority and give valid receipts and discharges therefor.
  21. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
  22. To file appeals, references, revisions and appear and represent before the competent authorities in respect of any matter relating to the Said Property.
  23. To make and sign necessary application or pursue and follow up all applications already made and/or to be made to the appropriate Government Department, Local authority or other competent authorities, including appropriate authorities under the West Bengal (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1995 and the Urban Land (Ceiling & Regulation) Act, 1976 for all and any licenses, registrations, permissions and consents required by any act order statutory instruments regulations by laws or otherwise in connection with the Said Property in pursuance of the Map/Plan to be sanctioned and make payment of all charges and fees therefore and recovery of compensation, if any.



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24. For all or any of the purposes hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.
25. To sign, execute and register and to appear before the sub registrar to register any Agreement (s), deeds or documents relating to the Developer's Allocation.
25. To present such agreement or conveyances for registration before the registering authority and admit execution thereof as if the same is executed by the Principal in respect of the Developer's Allocation.
26. To delegate such of the powers as the Attorneys in their absolute discretion shall think fit and proper to any of its officers and upon such delegation this power of attorney shall be deemed to have been granted by the Principal in favour of the said delegate or delegates as the case may be.

**AND GENERALLY** to do all acts, deeds and things, which are necessary for developing the Said Property in the manner aforesaid fully and effectively, and acts incidental and ancillary thereto **AND** the **PRINCIPAL** hereby agree to ratify and confirm all and whatsoever the **ATTORNEY** shall do, execute or perform or cause to be done executed or performed in connection with the development of the Said Property in terms of the Development Agreement.

This Power of Attorney shall remain co-existent with the Development Agreement and completion of the project.



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**AND** it is clarified that the terms and expressions used herein shall, unless there be something contrary or repugnant to the subject or context, have the meanings assigned to them in the Development Agreement.





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**THE FIRST SCHEDULE ABOVE REFERRED TO:****PART I****FIRST PHASE LAND**

**ALL THAT** the pieces and parcel of land containing an area of 583 decimal in Mouza Elachi (J.L.No. 70) & Mouza- Jagaddal (J.L. No. 71) equivalent to 17.64 Bighas be the same a little more or less situate lying at various R.S and L.R Dags under A.D.S.R Sonarpur, P.O. Sonarpur, Police Station Sonarpur, under Rajpur Sonarpur Municipality in the District of South 24 Parganas as detailed below:

<u>Sl.n</u> <u>o</u>	<u>R.S.DA</u> <u>G</u>	<u>L.R.</u> <u>DAG</u>	<u>L.R.KHATIAN</u>	<u>AREA IN</u> <u>DECIMA</u> <u>L</u>	<u>MOUZA</u>
<u>1</u>	1636	1658	3246,32353254, 3283, 3238,3282	51	<u>Elachi</u>
<u>2</u>	1638	1660	3234,	10	<u>22</u>
<u>3</u>	1639	1661	3237,3255	19	
<u>4</u>	1646	1668	3232,3260,3253,32 36,3280,3245	59	
<u>5</u>	1647	1669	3258, 3281, 3279, 3282,	32	
<u>6</u>	1649	1671	3279 3285, 3284,3249,3274, 3240,	44	
<u>7</u>	1650	1672	3240, 3243, 3244	22	
<u>8</u>	1651	1673	3268,3270, 3278, 3277,	36	
<u>9</u>	1652	1674	3277,3276, 3275, 3247, 3233,	36	



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<u>10</u>	1653	1675	3233, 3239, 3265, 3266,	36	
<u>11</u>	1654	1676	3262, 3288, 3257, 3267, 3289,3287	51	
<u>12</u>	1657	1679	3248	6	
<u>13</u>	1660	1682	3272,3252,3251, 3261, 3248	37	
<u>14</u>	1661	1683	3256, 3271,3259, 3286	28	
<u>15</u>	1662	1684	3286,3273, 3269,3272,	39	
<u>16</u>	1672	2204	3240, 3241, 3242, 3250,	35	
		<b>Sub- Total</b>		<b>541</b>	
<u>17</u>	760	913	4100,4103	15	<b><u>Jagadd al</u></b>
<u>18</u>	803	953	4099, 4101	14	<b>..</b>
<u>19</u>	806	956	4102,2595,	8	<b>..</b>
<u>20</u>	809	959	4099, 4101	5	<b>..</b>
		<b>Sub- Total</b>		<b>42</b>	
		<b>Gran d Total</b>		<b>583</b>	



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**PART II**  
**SECOND PHASE LAND**

**ALL THAT** the pieces and parcel of land containing an area of 574 decimal in Mouza Elachi (J.L.No. 70) & Mouza- Jagaddal (J.L. No. 71) equivalent to 17.36 Bighas be the same a little more or less situate lying at various R.S and L.R Dags under A.D.S.R Sonarpur, P.O. Sonarpur, Police Station Sonarpur, under Rajpur Sonarpur Municipality in the District of South 24 Parganas as detailed below:

MOUZA: JAGADDAL				
<u>Sl.no</u>	<u>R.S.DAG</u>	L.R. DAG	L.R. Khatian	AREA IN DECIMAL
<u>1</u>	<u>820</u>	969	4798, 4770, 4736,	29
<u>2</u>	<u>818</u>	968	4761, 4769, 4736, 4777, 4738,	37
<u>3</u>	<u>817</u>	967	4761	4
<u>4</u>	<u>816</u>	966	4778, 4776, 4763,	27
<u>5</u>	<u>815</u>	965	4778, 4737, 4739	23
<u>6</u>	<u>808</u>	958	4762, 4796,	19
<u>7</u>	<u>807</u>	957	4805, 4796	11
<u>8</u>	<u>812</u>	962	4745, 4864, 4828, 4852	26
<u>9</u>	<u>757</u>	910	4867, 4832, 4827, 4847, 4829,	37
<u>10</u>	<u>758</u>	911	4829, 4835, 4836, 4868	35



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<u>11</u>	<u>759</u>	912	4836, 4826	9
<u>12</u>	<u>760</u>	913	4826, 4863, 4864,	18
<u>13</u>	<u>766</u>	909	4867	7
<u>14</u>	<u>804</u>	954	4848, 4831, 4852	17
<u>15</u>	<u>805</u>	955	4831, 4870, 4869, 4830	25
<u>16</u>	<u>806</u>	956	4830, 4833, 4834	29
<u>17</u>	<u>809</u>	959	4852	1
<u>18</u>	<u>810</u>	960	4852	3
<u>19</u>	<u>811</u>	961	4852	3
<b>SUB TOTAL</b>				360
MOUZA :ELAICHI (J.L.NO.70)				
<u>1</u>	<u>1658</u>	1680	3602, 3578, 3604,	23
<u>2</u>	<u>1659</u>	1681	3602, 3616, 3580,	21
<u>3</u>	<u>1663</u>	1685	3580, 3577, 3582, 3617, 3601	46
<u>4</u>	<u>1667</u>	1689	3603, 3605, 3624, 3618	39
<u>5</u>	<u>1664</u>	1686	3622,	07
<u>6</u>	<u>1666</u>	1688	3623, 3585, 3586, 3618	31
<u>7</u>	<u>1655</u>	1677	3644	5
<u>8</u>	<u>1656</u>	1678	3644, 3658	14



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9	<u>1657</u>	1679	3636, 3643, 3637	28
SUB TOTAL				214 Decimals
GRAND TOTAL OF SECOND PHASE LAND				1157 Decimals

**PART III**  
**SAID ENTIRE LAND**

**ALL THAT** the pieces and parcel of land containing an area of 1157 decimal in Mouza Elachi (J.L.No. 70) & Mouza- Jagaddal (J.L. No. 71) equivalent to 35 Bighas be the same a little more or less situate lying at various R.S and L.R Dags under A.D.S.R Sonarpur, P.O. Sonarpur, Police Station Sonarpur, under Rajpur Sonarpur Municipality in the District of South 24 Parganas as detailed below:

Sl.no	R.S.DAG	L.R: DAG	L,R.KHATIAN	AREA IN DECIMAL	MOUZA
1	1658	1680	3602	3	Elachi
2	1658	1680	3578	10	Elachi
3	1658	1680	3604	10	Elachi
4	1659	1681	3602	7	Elachi
5	1659	1681	3616	10	Elachi
6	1659	1681	3580	4	Elachi
7	1663	1685	3580	6	Elachi
8	1663	1685	3577	10	Elachi
9	1663	1685	3582	10	Elachi
10	1663	1685	3617	10	Elachi
11	1663	1685	3601	10	Elachi
12	1667	1689	3603	10	Elachi
13	1667	1689	3605	10	Elachi
14	1667	1689	3624	10	Elachi
15	1667	1689	3618	9	Elachi
16	1664	1686	3622	7	Elachi



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17	1666	1688	3623	10	Elachi
18	1666	1688	3585	10	Elachi
19	1666	1688	3586	10	Elachi
20	1666	1688	3618	1	Elachi
21	1655	1677	3644	5	Elachi
22	1656	1678	3644	5	Elachi
23	1656	1678	3658	9	Elachi
24	1657	1679	3636	10	Elachi
25	1657	1679	3643	10	Elachi
26	1657	1679	3637	8	Elachi
27	1646	1668	3253	10	Elachi
28	1646	1668	3232	10	Elachi
29	1636	1658	3254	5	Elachi
30	1639	1661	3255	9	Elachi
31	1661	1683	3256	10	Elachi
32	1654	1676	3257	8	Elachi
33	1647	1669	3258	10	Elachi
34	1661	1683	3259	3	Elachi
35	1662	1684	3259	7	Elachi
36	1654	1676	3262	3	Elachi
37	1646	1668	3260	10	Elachi
38	1660	1682	3261	10	Elachi
39	1660	1682	3252	10	Elachi
40	1660	1682	3251	10	Elachi
41	1672	2204	3250	10	Elachi
42	1649	1671	3249	10	Elachi
43	1660	1682	3248	4	Elachi
44	1657	1679	3248	6	Elachi
45	1652	1674	3247	10	Elachi
46	1636	1658	3246	10	Elachi
47	1646	1668	3245	9	Elachi
48	1652	1674	3233	2	Elachi
49	1653	1675	3233	6	Elachi
50	1653	1675	3239	10	Elachi
51	1636	1658	3235	10	Elachi
52	1646	1668	3236	10	Elachi
53	1639	1661	3237	10	Elachi



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54	1638	1660	3234	10	Elachi
55	1636	1658	3238	10	Elachi
56	1650	1672	3244	10	Elachi
57	1650	1672	3243	10	Elachi
58	1672	2204	3242	10	Elachi
59	1672	2204	3241	10	Elachi
60	1649	1671	3240	2	Elachi
61	1652	1672	3240	2	Elachi
62	1672	2204	3240	5	Elachi
63	1654	1676	3288	10	Elachi
64	1654	1676	3287	10	Elachi
65	1661	1683	3286	5	Elachi
66	1662	1684	3286	5	Elachi
67	1649	1671	3285	10	Elachi
68	1649	1671	3284	10	Elachi
69	1636	1658	3283	10	Elachi
70	1636	1658	3282	6	Elachi
71	1647	1669	3282	4	Elachi
72	1647	1669	3281	10	Elachi
73	1646	1668	3280	10	Elachi
74	1647	1669	3279	8	Elachi
75	1649	1671	3279	2	Elachi
76	1651	1673	3278	10	Elachi
77	1651	1673	3277	6	Elachi
78	1652	1674	3277	4	Elachi
79	1652	1674	3276	10	Elachi
80	1652	1674	3275	10	Elachi
81	1649	1671	3274	10	Elachi
82	1662	1684	3272	7	Elachi
83	1660	1682	3272	3	Elachi
84	1662	1684	3273	10	Elachi
85	1661	1683	3271	10	Elachi
86	1651	1673	3270	10	Elachi
87	1662	1684	3269	10	Elachi
88	1651	1673	3268	10	Elachi
89	1654	1676	3267	10	Elachi
90	1654	1676	3289	10	Elachi



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91	1653	1675	3266	10	Elachi
92	1653	1675	3265	10	Elachi
<b>Sub-Total</b>				<b>755</b>	
Sl.no	R.S.DAG	L.R. DAG	L.R.KHATIAN	AREA IN DECIMAL	MOUZA
1	820	969	4736	9	Jagaddal
2	820	969	4770	10	Jagaddal
3	820	969	4798	10	Jagaddal
4	818	968	4736	1	Jagaddal
5	818	968	4738	10	Jagaddal
6	818	968	4761	6	Jagaddal
7	818	968	4769	10	Jagaddal
8	818	968	4777	10	Jagaddal
9	817	967	4761	4	Jagaddal
10	816	966	4778	7	Jagaddal
11	816	966	4776	10	Jagaddal
12	816	966	4763	10	Jagaddal
13	815	965	4737	10	Jagaddal
14	815	965	4739	10	Jagaddal
15	815	965	4778	3	Jagaddal
16	808	958	4762	10	Jagaddal
17	808	958	4796	9	Jagaddal
18	807	957	4796	1	Jagaddal
19	807	957	4805	10	Jagaddal
20	812	962	4745	10	Jagaddal
21	812	962	4828	10	Jagaddal
22	812	962	4852	2	Jagaddal
23	812	962	4864	4	Jagaddal
24	757	910	4827	10	Jagaddal
25	757	910	4829	4	Jagaddal
26	757	910	4832	10	Jagaddal
27	757	910	4847	10	Jagaddal
28	757	910	4867	3	Jagaddal
29	758	911	4829	6	Jagaddal
30	758	911	4835	10	Jagaddal
31	758	911	4836	9	Jagaddal



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32	758	911	4868	10	Jagaddal
33	759	912	4826	8	Jagaddal
34	759	912	4836	1	Jagaddal
35	760	913	4826	2	Jagaddal
36	760	913	4863	10	Jagaddal
37	760	913	4864	6	Jagaddal
38	766	909	4867	7	Jagaddal
39	804	954	4831	6	Jagaddal
40	804	954	4848	10	Jagaddal
41	804	954	4852	1	Jagaddal
42	805	955	4831	4	Jagaddal
43	805	955	4830	1	Jagaddal
44	805	955	4869	10	Jagaddal
45	805	955	4870	10	Jagaddal
46	806	956	4830	9	Jagaddal
47	806	956	4833	10	Jagaddal
48	806	956	4834	10	Jagaddal
49	809	959	4852	1	Jagaddal
50	810	960	4852	3	Jagaddal
51	811	961	4852	3	Jagaddal
52	760	913	4103	5	Jagaddal
53	806	956	4102	8	Jagaddal
54	809	959	4101	3	Jagaddal
55	803	953	4101	7	Jagaddal
56	760	913	4100	10	Jagaddal
57	803	953	4099	7	Jagaddal
58	809	959	4099	2	Jagaddal
<b>Sub Total</b>				<b>402</b>	
		<b>Grand Total</b>		<b>1157</b>	



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**SECOND SCHEDULE**  
**TITLE DEEDS**

Sl. No.	Name of The Purchaser	Deed No.
1	MISHMI PROPERTIES LLP	9908/21
2	OLIFANTS ESTATES LLP	9918/21
3	MISHMI RESIDENCY LLP	9905/21
4	OLIFANTS INFRAPROMOTERS LLP	9919/21
5	OLIFANTS NIRMAN LLP	9911/21
6	OLIFANTS PROJECT LLP	9896/21
7	OLIFANTS PROPERTIES LLP	9903/21
8	OLIFANTS REALTY LLP	9906/21
9	PALKONDA PROMOTERS LLP	9900/21
10	PALKONDA PROPERTIES LLP	9950/21
11	PALKONDA INFRAPROJECTS LLP	9904/21



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12	PALKONDA RESIDENCY LLP	9946/21
13	VELIKONDA CONSTRUCTIONS LLP	9917/21
14	PALKONDA REALTY LLP	9899/21
15	VELIKONDA DEVELOPERS LLP	9909/21
16	VELIKONDA REALTY LLP	9939/21
17	VELIKONDA RESIDENCY LLP	9907/21
18	ERRAMALA DEVELOPERS LLP	9915/21
19	ERRAMALA INFRASTRUCTURE LLP	9910/21
20	ERRAMALA PROPERTIES LLP	9947/21
21	ERRAMALA REALTY LLP	9894/21
22	KUSHIYARA DEVELOPERS LLP	9916/21
23	KUSHIYARA INFRASTRUCTURE LLP	9913/21
24	KUSHIYARA PROMOTERS LLP	9895/21



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25	KUSHIYARA REAL ESTATES LLP	9912/21
26	MELAGIRI DEVELOPERS LLP	9901/21
27	MELAGIRI ESTATES LLP	9945/21
28	MISHMI INFRAPROJECTS LLP	9938/21
29	MELAGIRI NIRMAN LLP	9920/21
30	MELAGIRI PROMOTERS LLP	9897/21
31	MELAGIRI REALTY LLP	9948/21
32	MELAGIRI RESIDENCY LLP	9898/21
33	MISHMI DEVELOPERS LLP	9902/21
34	BACALAR AAWAS LLP	160200958/2022
35	BACALAR COMPLEX LLP	160200955/2022
36	BACALAR CONCLAVE LLP	160200963/2022
37	BACALAR DEVCON LLP	160200971/2022



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09 DEC 2022

38	BACALAR ENCLAVE LLP	160200972/2022
39	BACALAR ESTATES LLP	160200970/2022
40	BACALAR HIGH PROPERTIES LLP	160200967/2022
41	BACALAR INFRACON LLP	160200975/2022
42	BACALAR INFRAPROMOTERS LLP	160200978/2022
43	BACALAR LAND AND BUILDING LLP	160200977/2022
44	BACALAR NIKETAN LLP	160200973/2022
45	BACALAR NIWAS LLP	160200966/2022
46	BACALAR PLAZA LLP	160200965/2022
47	BACALAR SKYSCRAPER LLP	160200976/2022
48	PICHOLA HIGH PROPERTIES LLP	160200949/2022
49	PICHOLA LAND AND BUILDING LLP	160200964/2022



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09 DEC 2022

50	PICHOLA PROJECTS LLP	16020974/2022
51	PICHOLA REALDEV LLP	160200951/2022
52	PICHOLA REGENCY LLP	160200956/2022
53	TERRIIFIC HIGH PROPERTIES LLP	160200954/2022
54	TERRIIFIC LAND AND BUILDING LLP	160200969/2022
55	TERRIIFIC LANDMARK LLP	160200948/2022
56	TERRIIFIC PROMOTERS LLP	160200968/2022
57	TERRIIFIC SKYSCRAPER LLP	160200950/2022
58	TERRIIFIC TOWER LLP	160200957/2022



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DISTRICT SUB REGISTRAR-II  
SOUTH 24 P.S. BANGALORE  
09 DEC 2022

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day and the year mentioned hereinabove.

SIGNED AND DELIVERED by )  
Owners in the presence of..... )

1 *Ashwini Ghosh*  
*Advocate*  
*Sealdah Civil Court*  
*Kol-14.*

For PERFECT SKYSCRAPER PRIVATE LIMITED, TOPTECH REALTY LLP, KOLKATA ABASAN PRIVATE LIMITED, MANYA SKYSCRAPER PRIVATE LIMITED, OVERSURE RESIDENCY LLP, MANYA RESIDENCY PRIVATE LIMITED, JAGMATA MARCOM PRIVATE LIMITED, SATYALAXMI VINTRADE PRIVATE LIMITED, PINK FLOWER REALTY LLP, SUVRIDHI NIWAS PRIVATE LIMITED, MANYA TIE-UP LLP, SHAGUN DELMARK PRIVATE LIMITED, SHAGUN SKYSCRAPER PRIVATE LIMITED, UMANG ESTATES PRIVATE LIMITED, PAPILO REALESTATE LLP, MARGOSA REALTY LLP, SITARA BARTER PRIVATE LIMITED, CITY HIGH PROPERTIES PRIVATE LIMITED, AASTHA SKYSCRAPER PRIVATE LIMITED, SUVRIDHI NIKETAN LLP, STUTI PROMOTERS PRIVATE LIMITED, SUPREME CONSUMER PRODUCTS PRIVATE LIMITED, GREENROSE CONCLAVE LLP, ALPEMIX REALTY LLP,

2 *Tanvi Agarwal*  
*36/1A, Ceylon Road*  
*Kolkata-20.*

*Seema*  
Authorized Signatory



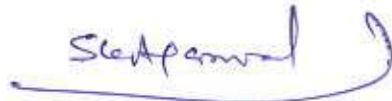
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09 DEC 2022



For ACCOMPLISHED FACILITY MANAGEMENT PRIVATE LIMITED, NISTHA FACILITY MANAGEMENT SERVICES PRIVATE LIMITED, CHENSHIRE REALTY LLP, TANVI AAWAS PRIVATE LIMITED, WELCOME TOWERS PRIVATE LIMITED, WELCOME COMPLEX PRIVATE LIMITED, WELLBUILD ENCLAVE PRIVATE LIMITED, WELSONE CONCLAVE PRIVATE LIMITED, ZEST COMMERCIAL PRIVATE LIMITED, WINSOME PLAZA PRIVATE LIMITED, WOODLAND PROCON PRIVATE LIMITED, WEIGHTY DEVELOPERS PRIVATE LIMITED, WAKEFUL CONSTRUCTION PRIVATE LIMITED, MANYA INFRAPROJECTS PRIVATE LIMITED, ZEST RETAILERS PRIVATE LIMITED, MADHUDHAN CONCLAVE LLP,

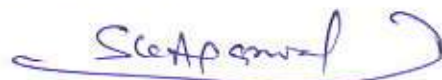
1 Anvoti Ghosh  
Advocate



Authorised Signatory

For MANYA INFREAREALTY PRIVATE LIMITED, MANYA COMMERCIAL PRIVATE LIMITED, MANYA DEALTRADE PRIVATE LIMITED, MANYA INFRAPROPERITES PRIVATE LIMITED, MANYA DEALCOM PRIVATE LIMITED, ALUMECH ESTATES LLP, ALMITS DEVELOPERS LLP, BETHANY HIRISE LLP, BLUELAND BUILDCON LLP, DURABLE PLAZA LLP, EAGLEEYE PROJECTS LLP, CITY INFRAPROMOTERS PRIVATE LIMITED, KESHAV SKYSCRAPER PRIVATE LIMITED, CITY NIRMAN PRIVATE LIMITED, CITY INFREAREALTY PRIVATE LIMITED, CITY SKYSCRAPER PRIVATE LIMITED, MANGALSHIV RETAILERS PRIVATE LIMITED, TANVI PROJECTS LLP, TANVI SKYSCRAPER LLP, LAKSHYA DISTRIBUTORS PRIVATE LIMITED, STEAD FAST TIE UP PRIVATE LIMITED, MISHMI PROPERTIES LLP, PALKONDA PROMOTERS LLP,

2 Tanni Agarwal  
D/O Bijay Kr. Agarwal  
36/1 A, Elgin Road  
KOL-20.



Authorised Signatory



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09 DEC 2022

For OLIFANTS ESTATES LLP,  
 PALKONDA PROPERTIES LLP,  
 MISHMI RESIDENCY LLP, PALKONDA  
 INFRAPROJECTS LLP, OLIFANTS  
 INFRAPROMOTERS LLP, PALKONDA  
 RESIDENCY LLP, OLIFANTS NIRMAN  
 LLP, VELIKONDA CONSTRUCTIONS  
 LLP, OLIFANTS PROJECT LLP,  
 PALKONDA REALTY LLP, OLIFANTS  
 PROPERTIES LLP, VELIKONDA  
 DEVELOPERS LLP, VELIKONDA  
 REALTY LLP, OLIFANTS REALTY LLP,  
 VELIKONDA RESIDENCY LLP,  
 ERRAMALA DEVELOPERS LLP,  
 MELAGIRI ESTATES LLP, ERRAMALA  
 INFRASTRUCTURE LLP, MISHMI  
 INFRAPROJECTS LLP, ERRAMALA  
 PROPERTIES LLP, MELAGIRI NIRMAN  
 LLP, ERRAMALA REALTY LLP,

1 *Abhijyoti Ghosh*  
 Advocate

*Sk Arjun*  
 Authorised Signatory

For MELAGIRI PROMOTERS LLP,  
 KUSHIYARA DEVELOPERS LLP,  
 KUSHIYARA INFRASTRUCTURE LLP,  
 MELAGIRI REALTY LLP, KUSHIYARA  
 PROMOTERS LLP, MELAGIRI  
 RESIDENCY LLP, KUSHIYARA REAL  
 ESTATES LLP, MISHMI DEVELOPERS  
 LLP, MELAGIRI DEVELOPERS LLP,  
 BACALAR AAWAS LLP, TERRIFIC  
 LAND AND BUILDING LLP, BACALAR  
 COMPLEX LLP, BACALAR CONCLAVE  
 LLP, BACALAR DEVCON LLP,  
 BACALAR ENCLAVE LLP, BACALAR  
 ESTATES LLP, BACALAR HIGH  
 PROPERTIES LLP, BACALAR  
 INFRACON LLP, BACALAR  
 INFRAPROMOTERS LLP, BACALAR  
 LAND AND BUILDING LLP, BACALAR  
 NIKETAN LLP, BACALAR NIWAS LLP,

2 *Tanvi Agarwal*

*Sk Arjun*  
 Authorised Signatory



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09 DEC 2022

For BACALAR PLAZA LLP, BACALAR  
 SKYSCRAPER LLP, PICHOLA HIGH  
 PROPERTIES LLP, PICHOLA LAND  
 AND BUILDING LLP, PICHOLA  
 PROJECTS LLP, PICHOLA REALDEV  
 LLP, PICHOLA REGENCY LLP,  
 TERRIFIC HIGH PROPERTIES LLP,  
 TERRIFIC LANDMARK LLP,  
 TERRIFIC PROMOTERS LLP,  
 TERRIFIC SKYSCRAPER LLP,  
 TERRIFIC TOWER LLP

*Scepterwal*

Authorised Signatory

**SIGNED AND DELIVERED** by )

Within named Promoter

in the presence of..... )

1. *Abhijoti Ghosh*  
 Advocate

**For SRIJAN RESIDENCY LLP**

*Srijal Surya Sarkar*  
**AUTHORISED SIGNATORY**

2. *Tanvi Agarwal*

Drafted by me

(As per instruction and the documents

Provided by the parties herein)

*Abhijoti Ghosh*

Advocate

WB/547/2009

Sealdah Civil Court

Kolkata- 700020














DISTRICT SUB REGISTRAR-II  
SOUTH 24 PARGANAS  
09 DEC 2022

## FINGER PRINTS


							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	

Name: SUNIL K AGARNAL

Signature: 

							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	

Name: UJJAL SURYA SARKAR

Signature: 

<p><b>PHOTO</b></p>							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					

Name

Signature: .....



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09 DEC 2022