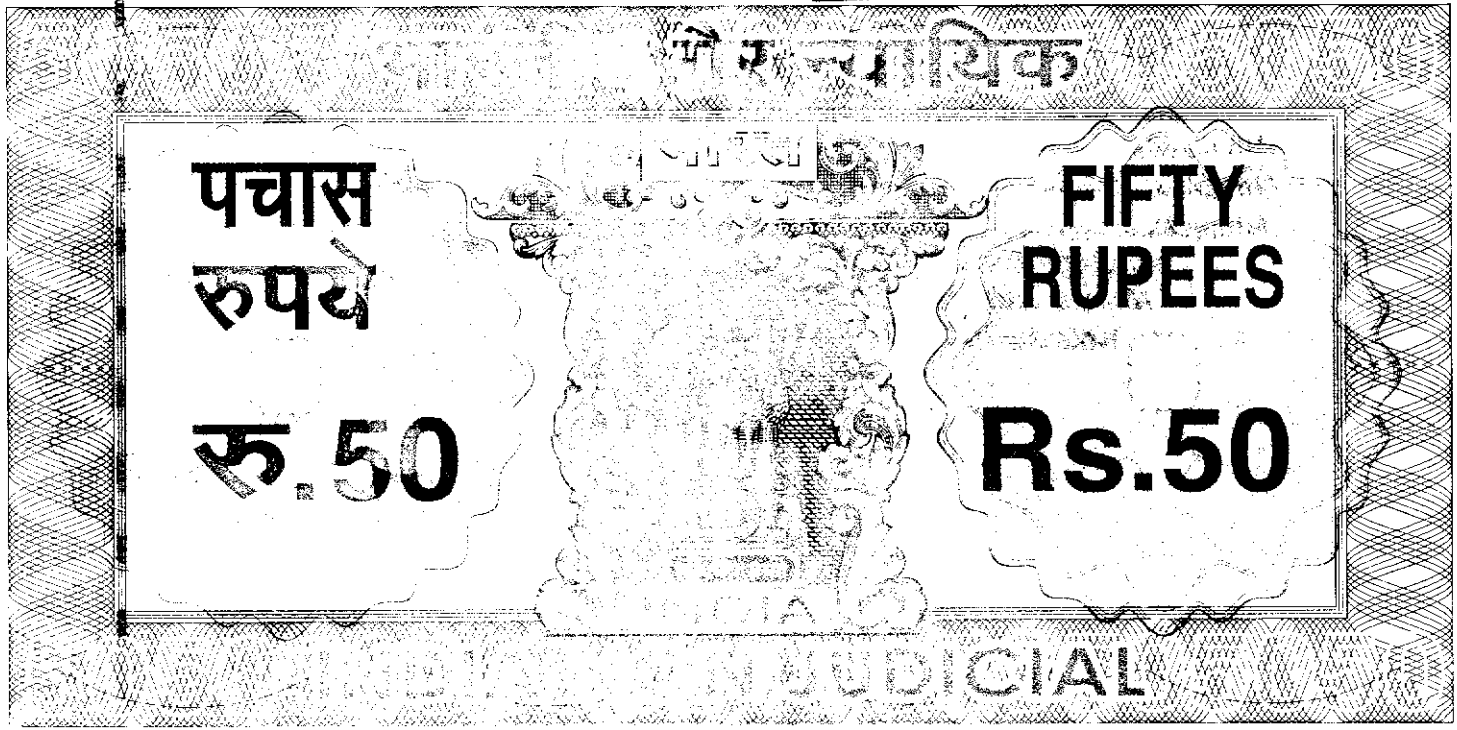


Serial No. A/..... 85 2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 330558

BEFORE THE NOTARY PUBLIC  
GOVERNMENT OF INDIA  
ALIPORE POLICE COURT



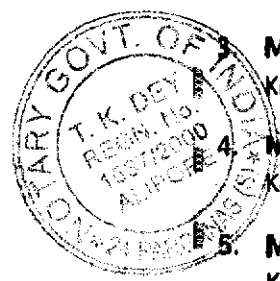
**Memorandum of Understanding (MOU)**

This Memorandum of Understanding ("MOU") is made and entered into on this 18<sup>th</sup> January 2025, by and among:

1. Mr. Pratik Gupta, S/o Anup Kumar Gupta residing at 19c, Mohan Chand Road, Khiddirpore, Kolkata (hereinafter referred to as "Promoter 1"),
2. Mr. Utsav Shaw, S/o Pradeep Kumar Shaw, residing at 19c, Mohan Chand road, Khiddirpore, Kolkata (hereinafter referred to as "Promoter 2"),
3. Mr. Rishav Shaw, S/o Dilip Kumar Shaw, residing at 19c, Mohan Chand Road, Khiddirpore, Kolkata, (hereinafter referred to as "Promoter 3"),
4. Mr. Asmit Gupta, S/o Manoj Kumar Gupta, residing at 19c, Mohan Chand Road, Khiddirpore, Kolkata, (hereinafter referred to as "Promoter 4"),
5. Mr. Sumit Kumar Shaw, S/o Dilip Kumar Shaw, residing at 19c, Mohan Chand Road, Khiddirpore, Kolkata (hereinafter referred to as "Promoter 5"),

(Collectively referred to as "the Promoters"),

18 JAN 2025





AND

**Mr. Rishav Shaw, S/o Dilip Kumar Shaw, residing at 19c, Mohan Chand Road, Khidderpore, Kolkata, (hereinafter referred to as "the Representative"),**

**WHEREAS:**

1. The Promoters are collectively involved in the development of a real estate project ("the Project") located at 19M, Mohan Chand Road, Khidderpore, Kolkata, which is subject to the regulations and compliance requirements under the Real Estate (Regulation and Development) Act, 2016 ("RERA").
2. The Promoters have unanimously decided to appoint a single representative to manage, coordinate, and oversee the RERA compliance obligations of the Project to ensure smooth and effective execution of responsibilities.
3. The Representative, Mr. Rishav Shaw, has agreed to act as the authorized representative for the Project under the terms and conditions set forth in this MOU.

**NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:**

**1. Appointment of Representative**

The Promoters hereby appoint Mr. Rishav Shaw as the authorized representative of the Project for the purpose of:

- Filing and maintaining records and documents as required under RERA.
- Ensuring compliance with all RERA regulations applicable to the Project.
- Acting as the point of contact for the RERA authorities on behalf of the Promoters.

**2. Scope of Authority**

The Representative shall have the authority to:

- Submit necessary applications, forms, and documents to the RERA authority.
- Liaise with RERA officials and other regulatory bodies.
- Represent the Promoters in all RERA-related matters, subject to prior approval for decisions involving financial or material commitments.

**3. Responsibilities of the Representative**

The Representative agrees to:

- Act in the best interest of the Project and the Promoters.
- Keep the Promoters informed of all significant developments related to RERA compliance.
- Maintain confidentiality of all project-related information.

**4. Responsibilities of the Promoters**



18 JAN 2025



The Promoters agree to:

- Provide all necessary documentation and information required by the Representative to fulfill his responsibilities.
- Cooperate fully with the Representative in all matters related to RERA compliance.

#### 5. Term

This MOU shall remain in force until the completion of all RERA-related obligations for the Project or until terminated by mutual consent of all parties.

#### 6. Indemnity

The Promoters shall indemnify the Representative against any liabilities, claims, or expenses arising from actions taken in good faith while fulfilling his responsibilities under this MOU.

#### 7. Termination

This MOU may be terminated:

- By mutual agreement of all parties.
- By the Representative upon providing 30 days' written notice to the Promoters.
- By the Promoters upon providing 30 days' written notice to the Representative.

#### 8. Entire Agreement

This MOU constitutes the entire agreement between the parties concerning the subject matter hereof and supersedes any prior agreements or understandings.

**IN WITNESS WHEREOF, the parties have executed this MOU as of the date first written above.**

Signed by the Promoters:

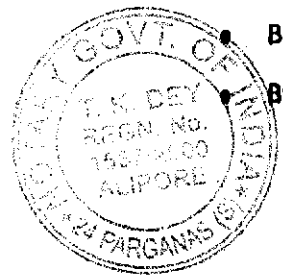
*Pratik Gupta*

(Mr. Pratik Gupta)

*Rishav Shaw*

(Mr. Rishav Shaw)

18 JAN 2025

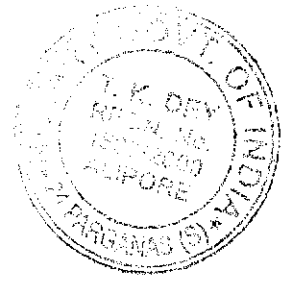


*Sumit Kumar Shaw*

(Mr. Sumit Kumar Shaw)

*Utsav Shaw*

(Mr. Utsav Shaw)



*Asmit Gupta*

(Mr. Asmit Gupta)

**Signed by the Representative:**

*Rishav Shaw*

(Mr. Rishav Shaw)

**Witnesses:**

*Dilip Kumar Shaw*

(Dilip Kumar Shaw)

*Manoj Kumar Gupta*

(Manoj Kumar Gupta)

Identified by me



Signature Attested  
on Identification

*T.K. Dey*

T. K. Dey, Notary  
Allpore Judges/Police Court, Cal-27  
Reg. No. 1537/2000, Govt. of India

*Dilip Das*  
Advocate

**DILIP DAS**  
B.Com., LLB  
Advocate

Allpore Police Court  
Kolkata-27  
W.B -525 / 1979

18 JAN 2025

18 JAN 2025