

twenty-five thousand) to each of the Owner Nos. 1 to 14 and Rs.6,00,000/- (Rupees six lac) to each of the Owner Nos. 15 to 76, that is, an aggregate amount of Rs.4,59,50,000/- (Rupees four crore fifty-nine lac and fifty thousand).

- 5.2 In consideration of granting the developmental rights to the Developer, each of the Owners will be entitled to 0.04% (zero decimal zero four percent) of the total Sale Proceeds, which the Developer will pay to each of the Owners after completion of the Project. While making this payment, the Developer may deduct the amounts of the Security Deposit deposited to it by the Owners, if it has not been refunded to the Developer by any of them prior to the Developer making such payment.
- 5.3 The balance of the Sale Proceeds remaining with the Developer after paying to the Owners shall be retained by the Developer for executing the Project.

ARTICLE VI-PROCEDURE

- 6.1 The Land and the Connecting Land shall always be deemed to be in the possession of their respective owners till the completion of the Project. However, the Owners shall simultaneously with the signing of this Agreement, execute and register a Power of Attorney in favour of the Developer in the form to be drafted by the Advocates of the Developer empowering it, *inter alia*, to:
- 6.1.1 Institute, defend or conduct any proceedings in any court or courts, judicial and/or quasi-judicial, and/or other statutory authorities and/or bodies relating to the Land or the Connecting Land in any matter whatsoever and for such purposes, appoint advocates, pleaders and/or solicitors;
- 6.1.2 Apply to the appropriate authority and to take necessary steps to have the nature of the Land and the Connecting Land converted from agricultural (Sali) to homestead (Bastu);
- 6.1.3 Appoint an architect for the Project to prepare Plan, have the same revised or modified, if so required, and sanctioned by the Sanctioning Authority;
- 6.1.4 Appoint such contractors, managers, labourers and workmen for executing the Project;
- 6.1.5 Pay all rates, taxes and other charges payable to the concerned municipality or gram panchayat or any other statutory authorities on behalf of the Owners;
- 6.1.6 Apply for and obtain all requisite permissions, sanctions and/or licenses for the Project and/or for obtaining the provisions of utilities therein;

- 6.1.7 Appoint contractors for the Project and purchase materials for its execution;
 - 6.1.8 Obtain loans for the Project including by mortgaging the Land and/or the Connecting Land by way of deposit of title deeds or otherwise and sign and execute all deeds, papers and/or documents for obtaining the same;
 - 6.1.9 Executing the Project and do all necessary acts, deeds, matters and things therefor;
 - 6.1.10 Have the Blocks and the Complex constructed and the Project completed in all respects in accordance with the Plan to be sanctioned;
 - 6.1.11 Sign, issue, deliver, serve, receive and accept all notices, letters and correspondence as may be required from time to time;
 - 6.1.12 Sign all applications, forms and undertakings, correspondences and writings, affidavits, declarations and indemnities, if necessary;
 - 6.1.13 Apply for and obtain temporary and permanent connections for water, electricity, drainage, sewerage and/or gas to the Blocks and other inputs and facilities required for the construction or enjoyment of the Blocks;
 - 6.1.14 Enter into the Agreements for Sale, execute the Conveyances of the Saleable Areas with the Transferees and admit such execution before the concerned registrar and to receive the advance money/earnest money and/or the full consideration money from the sales thereof.
- 6.2 The Owners shall not revoke the above mentioned Power of Attorney subject however to the Developer carrying out its various obligations hereunder in its true intent and spirit.
 - 6.3 The Owners shall sign all such other and further documents, letters, undertakings, agreements, affidavits, declaration by whatever name called in furtherance of this Agreement as may be required by the Developer or its Advocates.
 - 6.4 The Original Title Deeds and all other documents relating to the Land and the Connecting Land shall be handed over by the Owners to the Developer simultaneously with the execution hereof and the same shall be kept in trust by the Developer till the complete performance and conclusion of this Agreement. After completion of the Project and sale of the Saleable Areas, the Developer shall handover these to the Association/Management Company of the Transferees to be formed.

- 6.5 All deposits such as Sinking Fund Deposit, Maintenance Deposit, Corpus Deposit, if any collected by the Developer, shall be transferred by it to the Association/Management Company of the Transferees upon its formation. Till such handing over, the Developer shall keep and maintain proper accounts of all these amounts and be responsible and liable therefor.

ARTICLE VII- CONSTRUCTION AND DEVELOPMENT

- 7.1 The Developer shall at its own costs, construct, erect, and complete the Complex in accordance with the Plan and the Specifications as mentioned in **Schedule-C** hereto and with good and standard materials as may be specified by the Architects from time to time.
- 7.2 The quality of the materials to be used by the Developer for the Project shall be certified by the Architect from time to time and until any material is so certified, the Developer shall not use the same.
- 7.3 The Project shall be so executed that each Block is provided with lifts, pumps, tube-well, water storage tanks, overhead reservoirs, electrification, permanent electric connections obtained from the concerned Electricity Board/Authority and until permanent electric connection is obtained, temporary electric connection shall be provided and other facilities as are required to be provided in a residential and/or multi-storied buildings having self-contained apartments and constructed for sale of constructed areas therein on ownership basis.
- 7.4 The name of the Project shall be as decided by the Developer in consultation with the Owners.
- 7.5 The Developer may appoint and/or avail the services of Third Parties for the purpose of carrying out its duties and obligations as provided for in this Agreement. The Owners shall not have any objections in relation to such appointments by the Developer nor be liable to any of such Third Parties in any manner whatsoever or for any of their acts, all of which shall be sole responsibility of the Developer.
- 7.6 All costs, charges and expenses, including Architect's fees, and/or any damages, losses caused owing to negligence, carelessness and/or any other reason during the construction of the Blocks shall be discharged by the Developer and the Owners shall bear no responsibility in this context.

ARTICLE VIII - ADDITIONAL F.A.R

- 8.1 If at any time in future, the Land becomes entitled to any increased and/or additional

FAR, in any manner whatsoever, the Developer shall compulsorily avail of and utilize the same by constructing, at its sole costs and expenses, additional floors on the Blocks and/or by constructing one or more other Blocks elsewhere on the Land, as be permitted, and the Owners shall be deemed to have granted their consent to such additional construction hereunder.

- 8.2 In event of any such additional F.A.R being availed, the Sale Proceeds from selling the Saleable Areas of these additional areas shall be shared between the Parties in the same manner as hereinbefore mentioned.

ARTICLE IX – ADDITIONAL LAND

9.1 If the Owners purchase any further lands adjacent to the Land, then such lands will be deemed to be included in the Complex for all purposes, the Project deemed to be extended to such areas as well and the Sale Proceeds to be received from the sale of the Saleable Areas from the additional constructions made thereat will be distributed in the same manner as if Additional FAR had been obtained.

9.2 In the event the Developer buys any lands adjacent to the Land and/or the Connecting Land or enters into any development arrangement with the owner(s) of any land(s) adjacent to the Land and/or the Connecting Land, then and in such an event, the Owners and the Connecting Land Owners shall grant transferable and heritable right of way for ingress and egress over the Connecting Land and the Land in perpetuity to such land, purchased by the Developer or developed by it, as the case may be.

ARTICLE X - MANAGEMENT COMPANY

10 Though initially the Developer shall manage the affairs of the Complex, but for ultimately managing the affairs of the Complex on a regular basis, it shall form the Management Company under such Act as it may deem fit and proper. The Developer shall make the initial rules and regulation and also the various provisions for the Management Company and the same shall be binding upon all the Transferees till such time the Developer hands over the management charge upon the Management Company.

ARTICLE XI – OBLIGATIONS OF THE OWNERS

11 The Owners hereby covenant with the Developer not to:

11.1 Enter into any other arrangement or agreement for development of the Land.

11.2 Cause any interference or hindrance to the Developer in execution of the Project.

11.3 Do any act, deed, matter and/or thing whereby the marketing agents or professional brokers appointed for the sale of the Saleable Areas are or may be prevented from

selling, and/or disposing of any of these.

11.4 Let out, mortgage, and/or charge the Land and/or the Connecting Land or any portion thereof.

11.5 Sell any of their undivided interest in the Land or the Connecting Land, as the case may be, without this Agreement being a covenant running with such sale.

ARTICLE XII – DEVELOPER'S OBLIGATIONS

12 The Developer shall:

12.1 Execute the Project in phases, the first of which shall be within 36 (thirty-six) months from the date of commencement of the construction of the particular Block, which may be extended by a grace period of 6 (six) months, and the subsequent phases will be developed as per planning as be mutually decided.

12.2 Not violate or contravene the provisions of any Acts and/or Rules applicable in executing the Project.

12.3 Sell make best efforts to sell all the Saleable Areas within 5 (five) years from the grant of the Completion Certificate and/or Occupancy Certificate, as the case may be, in respect of any part of the Project or, if such Certificate is granted after completion of the entire Project, all the Saleable Areas within the above period.

12.4 Shall be treated to have become the de-facto owner of all the Saleable Areas in the event any remain unsold even upon completion of construction of the entire Complex and, in such an event, the Parties shall mutually estimate an amount as the Sale Proceeds of the unsold Saleable Areas and thereafter the Developer shall remit to all the Owners their respective shares of the Sale Proceeds, including the share of the estimated Sale Proceeds, as if the Project is completed.

ARTICLE XIII – OWNERS' INDEMNITY

13 All the Owners hereby jointly and severally undertake to keep the Developer saved, harmless and indemnified against all actions, suits, costs, proceedings and/or claims arising due to any fault of any of the Owners with regards to the title of the Land and/or the Connecting Land or for any defect therein.

ARTICLE XIV – DEVELOPER'S INDEMNITY

14 The Developer hereby undertakes to keep each of the Owners saved, harmless and indemnified against all actions, suits, costs, proceedings and/or claims that may arise out of any act of commission or omission by the Developer in execution of the Project and/or in

the matter of construction of the Complex and/or for any defect therein.

ARTICLE XV – CRITICAL DECISIONS AND OPERATIONS

15.1 All important decisions related to the Project shall be taken jointly by the Owners and the Developer which will include but not be limited to the following:

15.1.1 Appointments of Architects.

15.1.2 Designing of the Project.

15.1.3 Appointments of Landscaping Consultants for the Project.

15.1.4 Appointment of Marketing Consultants.

15.1.5 Appointment of Media Planner.

15.1.6 Specifications of the Project, if any not be specifically mentioned in **Schedule-C**.

15.1.7 Sales and Pricing Policy.

15.1.8 Marketing Strategy.

15.2 The regular day to day management of the Project shall be done by the Developer. A system of reporting and co-ordination between the Owners and the Developer shall be framed and decided mutually by the Parties and further reporting shall be done adhering to such framework as decided.

ARTICLE XVI– MISCELLANEOUS

16.1 All presentations, technical know-how, reports, plans and any other documentation and material prepared by the Developer and received by the Owners under this Agreement and all information, concepts, ideas and other results of whatsoever nature including any intellectual property right with respect thereto, which in any way relate to the execution of the Project or the works to be performed by the Developer for the Owners under this Agreement, shall be the exclusively property of the Developer.

16.2 On and from the date of completion of the Complex, the Transferees shall be liable to pay and bear charges on account of property tax and/or any other taxes payable in respect of their respective Saleable Areas.

ARTICLE XVII - FORCE MAJEURE

17.1 None of the Parties shall be liable for any obligation hereunder to the extent the

performance whereof is prevented by the existence of any Force Majeure and shall be suspended from the obligation during the duration of the Force Majeure.

17.2 Force Majeure shall mean:

- 17.2.1 War (whether declared or undeclared), invasion, armed conflict or act of foreign enemy in each case involving or directly affecting the Development.
- 17.2.2 Riot, insurrection or other civil commotion, in each case in around the Land and/or the Connecting Land and affecting Development.
- 17.2.3 Any effect due to natural calamities, including but not limited to, lightning, fire, earthquake, tidal wave, flood, storm, cyclone, tempest, typhoon or tornado, in or around the Land or the Connecting Land and affecting Development.
- 17.2.4 Labour Unrest or their non-availability.
- 17.2.5 Abnormal Increase in prices or non-availability of building materials or shortage in supply thereof.
- 17.2.6 Non-performance by contractors.
- 17.2.7 Acts of God.
- 17.2.8 Recession in economy or in the industry.
- 17.2.9 Prohibitory orders from any Court of Law or Judicial or Quasi - Judicial Authorities, Statutory Bodies or Departments, Municipalities, Governments.
- 17.2.10 Delay in obtaining any sanction, permission, approval, consent and/or certificates relating to the Project from the Government, Central or State and/or any statutory authorities.

ARTICLE XVIII-CONFIDENTIALITY

18 No party shall, without the prior written consent of the other, at any time divulge or disclose or suffer or permit any of its servants or agents to divulge or disclose to any person any information which is by its nature or is marked as proprietary material or "confidential" concerning the other (including any information concerning the contents of this Agreement) except to its officers, directors, employers, agents, representatives and/or professional advisors or as may be required by any law, rule regulation and/or any judicial process, provided however, that a party, with the written consent of the other Party, may issue press releases containing non-sensitive information in relation to the progress of the Project. This provision shall not apply to information:

- 18.1 Already in the public domain, otherwise than by breach of this Agreement.
- 18.2 Already in the possession of the receiving Party on a lawful basis before it was received from the other Party in connection with this Agreement and which was not obtained under any obligation of confidentiality.

18.3 Obtained from a third party who is free to divulge the same and which was not obtained under any obligation of confidentiality.

18.4 Which are required to be disclosed by judicial, administrative or stock exchange process in any enquiry, investigation, action suit, proceeding or claim or otherwise by or under any Applicable Law or by any government authority.

ARTICLE XIX- NOTICES

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

ARTICLE XX-DISPUTE RESOLUTION

20.1 If any dispute or difference or claims of any kind arises between the Parties in connection with construction, interpretation or application of any of the terms and/or conditions or any matter or thing in any way connected with or in connection with or arising out of this Agreement, whether before or after the termination of this Agreement, the Parties shall meet together promptly, at request of any Party, in an effort to resolve such dispute, difference or claim by discussion between them.

20.2 All disputes arising out of or in connection with this development agreement shall be referred to the sole arbitrator to be appointed with the consent of the parties. If there is no consent on a common name of a person to be appointed as sole arbitrator, the dispute shall be referred to arbitration in terms of the provision of the Arbitration and Conciliation Act, 1996 and rules and regulation made there under. Both the parties shall be entitled to nominate one arbitrator each and the nominated arbitrator shall appoint the umpire to form the arbitral tribunal.

20.3 The place of arbitration shall be Kolkata, the arbitration hearings, if required, can be held elsewhere from time to time by mutual agreement of the Parties.

20.4 The request for arbitration, the answer to the request, the terms of reference, all written submissions, orders and rulings shall be in English and, if oral hearings take place,

English shall be the language to be used in the hearings.

- 20.5 The fees and expenses of the arbitrators and all other expenses for holding the arbitration shall be initially borne and paid by the respective Parties subject to determination by the arbitrators.
- 20.6 Pending the submission of and /or decision on dispute, difference or claim or until the Arbitral award is published the Parties shall continue to perform all of their obligations under this Agreement without prejudice to a final adjustment in accordance with such award.

ARTICLE XXI – WAIVER

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

ARTICLE XXII – SEVERABILITY

- 22 If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

ARTICLE XXIII- MODIFICATIONS

- 23 This Agreement together with its Schedules constitutes the entire agreement between the Parties and no modifications, amendments or waiver of any of the provisions hereof shall be effective unless made in writing, specifically referring to this Agreement and duly signed by all the Parties hereto.

ARTICLE XXIV- JURISDICTION

- 24 This Agreement is being executed in Kolkata and the Courts of Kolkata shall have exclusive jurisdiction to try and entertain all suits proceedings arising out of this Agreement.

ARTICLE XXV- ENTIRE AGREEMENT

- 25 This Agreement supersedes all documents and/or writing and/or correspondence exchanged between the Parties hereto. Any addition alteration or amendment to any of the terms mentioned herein shall not be capable of being enforced by any of the Parties unless the same is recorded in writing and signed by all the Parties.

Schedule-A**[The Land]**

ALL THAT the piece or parcel of Sali Land containing an area of 932 Decimals (9 Acres and 32 Decimals), be the same a little more or less, comprised in several R.S. Dag Nos. and R.S. Khatian Nos. mentioned below in **Mouza Daulatpur**, currently recorded in **L.R. Khatian Nos.** 3028, 3029, 3065, 3051, 3025, 3035, 3067, 3094, 3036, 3034, 3039, 3070, 3023, 3081, 3038, 3033, 3042, 3044, 3020, 3043, 3037, 3031, 3030, 3032, 3048, 3064, 3019, 3021, 3092, 3026, 3060, 3082, 3050, 3087, 3024, 3093, 3089, 3056, 3083, 3084, 4111, 3047, 3045, 3052, 3046, 3091, 3049, 3090, 3053, 3054, 3055, 3063, 3057, 3058, 3085, 3059, 3086, 3062, 3040, 3088, 3041, 3061, 3075, 3078, 3077, 3080, 3068, 3069, 3073, 3072, 3079, 3074, 3076, 3066, 3071, 3027 (previous L.R. Khatian No. 2323 and before this 2231), J.L. No. 79, R.S. No. 341, Touzi Nos. 1299, 1774 and 1775, P.S. Bishnupur, under Gram Panchayat Kulerdari, District South 24 Parganas comprised in:-

R.S. and L.R. Dag No.	R.S. Khatian No.	Land (in Acres)
12 (part)	134 (part)	0.06
13 (part)	466, 467 & 285 (part)	1.75
18 (part)	571 (part)	0.09
19 (part)	363 (part)	0.12
21 (part)	439 & 239 (part)	0.23
24 (part)	439 & 239 (part)	0.67
25	470, 318, 468, 472, 467	2.72
26	96	1.48
56 (part)	134 (part)	0.75
55 (part)	268 (part)	1.45
Total:		9.32

TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the Plan annexed hereto and bordered **RED** thereon.

Schedule-B**[The Connecting Land]**

ALL THAT the piece or parcel of Sali Land containing an area of 20 Decimals, be the same a little more or less, comprised in R.S. Dag No. 506 (part), corresponding to L.R. Dag No. 709 and R.S. Khatian Nos. 581, 582, 583 (Part), L.R. Khatian No. 1682 (previously L.R. Khatian No. 721) J.L. No. 23, R.S. No. 36, Touzi Nos. 3, 4 and 5, in **Mouza Hanspukuria**, P.S. Thakurpukur, District South 24 Parganas TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the Plan annexed hereto and bordered **YELLOW** thereon.

Schedule-C**[Specifications]**

Foundation	Earthquake resistant Reinforced Concrete Cement structure
External Finish	Water proof Acrylic base paint
Interior Finish	POP
Flooring	<ul style="list-style-type: none"> (i) Interiors-Vitrified Tile (ii) Staircase Half landing-Marble & Decorative Stones (iii) Service staircase - Marble & Decorative stones (iv) Beautiful Entrance Lobbies of each Block – Marble & Decorative stones (v) Floor Lobby- Marble & Decorative stones (vi) Well decorated Lift Fascia – marble /granite
Kitchen	<ul style="list-style-type: none"> (i) Flooring–Ceramic Anti-skid tiles (ii) Granite counter with Stainless steel sink (iii) Dado of ceramic tiles up to 2 ft above the counter / platform (iv) Electrical point for Refrigerator, Water purifier, Microwave & Exhaust fan
Toilet	<ul style="list-style-type: none"> (i) Anti skid ceramic floor tiles (ii) Toilet Walls – Designer Glazed tiles on the walls upto door height (iii) Sanitary ware of reputed brand (iv) Chrome Platted fittings of reputed brand (v) Electrical Point for Geyser & Exhaust Fan (vi) Plumbing provision for Hot / Cold water line
Doors & Windows	<ul style="list-style-type: none"> (i) Main Door – Flush Door with teak finish on external side (ii) Internal Doors –Painted /Polished Flush doors (iii) Windows –Anodized aluminium sliding windows (iv) Grill optional at extra cost.
Electricals	<ul style="list-style-type: none"> (i) Provision for Split AC Points (ii) Provision for Cable TV, Telephone+Broadband wiring (iii) Plug Points in all bedrooms, Living / Dining, Kitchen & Toilets (iv) Concealed copper wiring with Central MCB of reputed brands (v) Door bell point at the main entrance door (vi) Modular switches of reputed brands
Lift	Of reputed make

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals to these presents on the day, month and year first above written.

SIGNED and DELIVERED by Mr. Sourav Seth on behalf of below names 76 companies in the presence of:

Sourav Seth.

Authorised Signatory

1. For Topmost Complex Pvt Ltd
2. For Linkplan Properties Pvt Ltd
3. For Bemishal Promoters Pvt Ltd
4. For Bhavsagar Niwas Pvt Ltd
5. For Anandmayee Housing Pvt Ltd
6. For Balkrishan Infracon Pvt Ltd
7. For WINSHER REALTORS PRIVATE LIMITED
8. For Parrot Complex Pvt. Ltd.
9. For AMRIT REALCON PRIVATE LIMITED
10. For Hillmill Infracon Pvt Ltd
11. For SEABIRD NIWAS PRIVATE LIMITED
12. For Premkunj Residency Pvt Ltd
13. For Dios Realtors Pvt Ltd
14. For Hardsoft Realtors Pvt Ltd
15. For Goodside Realtors Pvt Ltd
16. For Shivpariwar Developers Pvt Ltd
17. For Lucky Hirise Pvt Ltd
18. For Oversure Nirman Pvt Ltd
19. BALMUKUND MARKETING PVT. LTD
20. For Panchwati Infracon Pvt Ltd
21. For Zalijog Complex Pvt Ltd
22. For Mangalmayee Realtors Pvt Ltd
23. For Linkview Housing Pvt Ltd
24. For Namchi Devcon Pvt. Ltd.
25. For Likewise Construction Pvt Ltd
26. For Quality Residency Pvt Ltd
27. For Kush Residency Pvt Ltd
28. For Snowberry Buildtech Pvt Ltd
29. For Daava Realcon Pvt. Ltd.
30. For Jota Builders Pvt Ltd
31. For Circular Realcon Pvt Ltd
32. For Aakav Devcon Pvt Ltd
33. For PATTERN NIRMAN PRIVATE LIMITED
34. For Siddhibhumi Niwas Pvt Ltd
35. For Sarvlok Hirise Pvt Ltd
36. For Linton Towers Pvt. Ltd.
37. For Bhootnath Housing Pvt Ltd
38. For Amazing Residency Pvt Ltd
39. For Hence Promoters Pvt Ltd
40. For Everrise Realtors Pvt Ltd
41. For Prayas Residency Pvt Ltd
42. For Queencity Complex Pvt Ltd
43. For Katrina Real Tors Pvt. Ltd.
44. For Meantime Buildcon Pvt Ltd
45. For Elk Devcon Pvt Ltd
46. For Sagam Devcon Pvt Ltd
47. For Evertime Residency Pvt. Ltd.
48. For Everlink Residency Pvt Ltd
49. For Gajrup Complex Pvt Ltd
50. For Motilal Hirise Pvt Ltd
51. For Vedvani Residency Pvt Ltd
52. For Viewline Hirise Pvt Ltd
53. For Anju Promoters Pvt Ltd
54. For Butterfly Advisory Services Pvt. Ltd.
55. For Panther Management Services Pvt Ltd
56. For Daylight Distributors Pvt. Ltd.
57. MOUNT VIEW ADVISORY SERVICES PVT. LTD.
58. SUNLIGHT DEALTRADE PVT, LTD.
59. For ~~Indraloka~~ Tradelinks Pvt. Ltd
60. SMILE DEALCOM PVT. LTD.
61. For Everlink Vincom Pvt. Ltd
62. FAIR LAND SUPPLIERS PVT. LTD
63. CLOCK TRADELINK PVT, LTD
64. QUEEN DEALERS PVT, LTD
65. For Monopoly Tradelinks Pvt. Ltd
66. For Lords Dealers Pvt. Ltd.
67. For Welkin Dealers Pvt. Ltd
68. INTEGRITY CONSULTANCY SERVICE PVT.LTD.
69. MOONLIGHT DEALTRADE PVT, LTD.
70. For Octagon Tradelinks Pvt. Ltd
71. For ORCHID REALCON PVT. LTD
72. SUNFAST VINIMAY PVT. LTD.
73. DESIRE SALES PVT. LTD
74. For Jackpot Advisory Services Pvt. Ltd
75. For Parkaj Management Services Pvt Ltd
76. For ORCHID INFRACON PVT. LTD

SIGNED and DELIVERED by Mr. Ayush
Jalan being director of the Developer in the
presence of:

for DTC Projects Pvt. Ltd.



Director

1. Rakesh Kumar Lohia.
1 N.S. Road
KOLKATTA-700001.

2. Ranajit Saha.
1. N.S. Road.
Kolkata - 700001.

Drafted by Me:

Moloy Saha
Advocate
High Court, Calcutta
WB 1741A/01