

19222/2022

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AE 629307

Certified that the Document is admitted for Registration. The Signatures and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY

30 NOV 2022

THIS DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY is made on this 28th day of SEPTEMBER, Two Thousand and Twenty-Two.

not men

*05 COHEN
01/10/2022
05 PM*

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

N.K. Agarwal

DIRECTOR

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

Rashmi Basak
DIRECTOR

020199

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

05 AUG 2022

05 AUG 2022

BASAB CHATTOPADHYAY
Advocate
High Court, Calcutta

Ashwin Tewari



16054

Ashwin Tewari



16055

M.K. Agarwal



16056

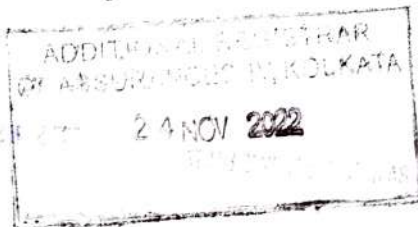
Rashmi Basak



16057

Subhas Basak

←
SOUMITRA CHANDA -
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1











Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19042002852354/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	ASHWIN TEKRIWAL P 227 LAKE TOWN, BLOCK B, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700089	Represent ative of Developer [AARIT INFRA DEVELOP ERS]		16054 	Ashwin Tekriwal 24/11/22
2	Mr NARESH KUMAR AGARWAL 35/1C HARI GHOSH STREET, City:- Kolkata, P.O:- COSSIPORE, P.S:- Jorabagan, District:- Kolkata, West Bengal, India, PIN:- 700002	Represent ative of Land Lord [SHRI SHYAM INFRA REALTOR S PRIVATE LIMITED]		16055 	N.K. Agarwal 24/11/2022
3	Mrs RASHMI BASAK . 6D BHIM GHOSH LANE, City:- Kolkata, P.O:- BEADON STREET, P.S:-Jorabagan, District:- Kolkata, West Bengal, India, PIN:- 700006	Represent ative of Land Lord [SHRI SHYAM INFRA REALTOR S PRIVATE LIMITED]		16056 	Rashmi Basak 24/11/2022

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	SNEHASHIS BOSE Daughter of Late SANKAR BOSE , ALIPORE COURT, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027	ASHWIN TEKRIWAL, Mr NARESH KUMAR AGARWAL, Mrs RASHMI BASAK		16057 	 24/11/2022

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



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

GRN Details

GRN:	192022230128160431	Payment Mode:	Online Payment
GRN Date:	24/09/2022 19:48:40	Bank/Gateway:	Central Bank of India
BRN :	CBI240922932708	BRN Date:	24/09/2022 19:49:20
Payment Status:	Successful	Payment Ref. No:	2002852354/1/2022

[Query No * Query Year]

Depositor Details

Depositor's Name:	AARIT INFRA DEVELOPERS
Address:	18 GOALGHATA ROAD 700048
Mobile:	8777517170
Depositor Status:	Others
Query No:	2002852354
Applicant's Name:	Mr S GHOSH
Identification No:	2002852354/1/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002852354/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	20070
2	2002852354/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	20098

IN WORDS: TWENTY THOUSAND NINETY EIGHT ONLY.

-BETWEEN-

1. **1) M/S. SHRI SHYAM INFRA REALTORS PRIVATE LIMITED**, a Company Incorporated under the Companies Act, 1956, PAN No. **AAPCS6699M**, having its registered office at 18, Rabindra Sarani, Gate No. 1, 5th Floor, Room No. 502, Kolkata - 700001, represented by its Director **Mr. Naresh Kumar Agarwal**, Son of Preamsukh Das Agarwal, **PAN No. AGAPA1118R, AADHAR NO. 6673 9143 5992**, by occupation – Business, by Religion – Hindu, by Nationality – Indian, residing at 35/1C, Hari Ghosh Street, Beadon Street S.O., Kolkata, West Bengal - 700006 **(2) MRS. RASHMI BASAK**, Daughter of Naresh Kumar Agarwal, **PAN NO. BJPPB9745N, AADHAR NO. 5113 9379 6598**, Occupation – Business, by Religion – Hindu, by Nationality – Indian, residing at 6D, Bhim Ghosh Lane, Beadon Street, Kolkata, West Bengal – 700006 hereinafter identified, called and referred to as the **“Owner/Grantor”**, (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include his heirs, heiresses, executors, successors, legal representatives, nominees and/or successors-in-interest/office) of the **FIRST PART**

And

M/S. AARIT INFRA DEVELOPERS, PAN NO. ABUFA3005A a partnership firm, having its office at Premises No. 18, (Holding – 30) Golaghata Road, Ground Floor, Post Office – Sreebhumi, Police Station – lake Town, Kolkata – 700048 (24 PGNS North), represented by its Partner namely, **ASHWIN TEKRIWAL (PAN No. ABMPT0199C) (AADHAR NO. 9524 2611 5582)** Son of Mr. Dwarika Prasad Tekriwal, by Religion – Hindu, by occupation – Business, by Nationality – Indian, , residing at P-227, Lake Town, Block-‘B’, Post Office & Police Station – Lake Town, Kolkata – 700 089 hereinafter referred to as the **“Developer/Attorney”**(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, legal representatives, nominees, successor or successors-in-interest/office) of the **OTHER PART**

WHEREAS:

- A. By a registered deed of sale dated 22nd September, 1960 made between Smt. Sudha Ghosal, Smt. Shila Ghosal and Smt. Sujata Dutta, described therein as the Vendors of the One Part and Madhab Chandra Kundu, described therein as the Purchaser of the Other Part, the Vendors therein for the consideration therein mentioned, sold, conveyed and transferred the said Entire Property to the

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED
N. K. Agarwal
 DIRECTOR

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED
Rashmi Basak
 DIRECTOR

Purchaser therein free from all encumbrances, liens, lispens, charges, mortgages, acquisitions, requisitions whatsoever and howsoever and in vacant condition which was registered at the office of Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 102, Pages from 171 to 180, Being Deed No. 7633 for the year 1960.

- B. In the premises, after purchase of the said Entire Property as aforesaid, the said Madhab Chandra Kundu became absolute owner of the said Entire Property and divided the said Entire Property into number of plots of different sizes and different numbers with the intention to sell the same to the intending purchasers.
- C. By a registered deed of sale dated 30th January, 1962 made between Madhab Chandra Kundu, described therein as the Vendor of the One Part and Dipak Kumar Roy, described therein as the Purchaser of the Other Part, the Vendor therein for the consideration therein mentioned, out of the said Entire Property sold, conveyed and transferred to the Purchaser therein **ALL THAT** piece and parcel of Bastu land measuring an area of 5 Cottah 1 Chittack 3 square feet be the same a little more or less, together with structure standing thereon comprising of rooms, Toilets, electric connection and 16 feet wide Common Passage at North East situate lying at and being **Plot Nos. 6 and 7**, comprised in R.S. Dag No. 747, recoded under R.S. Khatian No. 207, J.L. No. 25, lying and situated at Mouza Dakshindari, Division 2, Sub Division 6, Re Sa No. 6, Holding No. 10, Premises No. 228/1/2, S.K. Deb Road, Dihi Panchannagram, Touzi No. 1298/2833, Police Station Dum Dum, (now Lake Town), office of Sub Registrar Cossipore Dum Dum, now Additional District Sub Registrar Bidhannagar, District 24 Parganas, more particularly described in the Schedule hereunder written hereinafter referred to as the "said property" free from all encumbrances, liens, lispens, charges, mortgages, acquisitions, requisitions, whatsoever and howsoever and in vacant condition which was registered at the office of Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 123, Pages from 268 to 273, Being Deed No. 658 for the year 1962.
- D. As there was an error in the said registered deed of conveyance dated 30th January, 1962, a registered deed of Declaration dated 9th April, 1962 was executed by the said Madhab Kundu rectifying the said error in the said deed of conveyance which was registered at the office of the Sub-Registrar,

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

N.K. Agarwal

DIRECTOR

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

Rashmi Basak

DIRECTOR

Cossipore, Dum Dum and recorded in Book No. I, Volume No. 40, Pages from 288 to 289, Being Deed No. 2936 for the year 1962.

- E. In the premises, by virtue of the purchase of the said property as aforesaid, the said Dipak Kumar Roy was absolutely seized and possessed of and sufficiently entitled to the said property fee simple free from all encumbrances, liens, lispendens, charges and was in khas possession of the said property and enjoyed the same as an absolute owner thereof until the time hereinafter mentioned.
- F. By a registered deed of Mortgage dated 13th September, 1962, the said Dipak Kumar Roy mortgaged the said property which was registered at the office of the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 68, Pages from 273 to 282, Being Deed No. 3845 for the year 1962.
- G. By a registered deed of Release which was executed in the year 1978 by the said Dipak Kumar Roy, the said Dipak Kumar Roy got the said property released which was registered at the office of the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. I, Volume No. 156, Pages from 15 to 20, Being Deed No. 6423 for the year 1978.
- H. By a registered deed of sale dated 6th February, 1980 made between Dipak Kumar Roy, described therein as the Vendor of the One Part and Annapurna Banerjee alias Annapurna Debi, described therein as the Purchaser of the Other Part, the Vendor therein for the consideration therein mentioned sold, conveyed and transferred the said property free from all encumbrances, liens, lispendens charges whatsoever and howsoever and in vacant condition which was registered at the office of Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. I, Volume No. 21 Pages from 193 to 201, Being Deed No. 750. for the year 1980.
- I. In the premises, the said Annapurna Banerjee alias Annapurna Debi was absolutely seized and possessed of and sufficiently entitled to the said property as an absolute owner thereof free from all encumbrances and was in khas possession of the same and enjoyed the same without any obstructions, interferences whatsoever and howsoever until the time hereinafter mentioned.

FOR SHRI CHYAM INFRA REALTORS PRIVATE LIMITED
N.K. Agusmaal
 DIRECTOR

FOR SHRI CHYAM INFRA REALTORS PRIVATE LIMITED
Rashmi Basak
 DIRECTOR

- J. The said Annapurna Banerjee alias Annapurna Debi prior to her death executed her last Will and Testament dated 20th day of September 1988 whereby and whereunder she appointed Debopriya Bandopadhyay and Santipriya Bandopadhyay as the Executors to her said last Will and Testament with the directions to apply and obtain Probate of her said Last Will and Testament after her demise from any Court of Competent Jurisdiction and bequeathed the said property in the manner that **ALL THAT** Northern portion of the said property unto and in favour of her second son Debapriya Bandopadhyay and **ALL THAT** Southern Portion with a piece and parcel of vacant land to her third son Santipriya Bandopadhyay with right to construct the First Floor on his portion at his own cost who will enjoy the same the same as an absolute owner thereof.
- K. The said Annapurna Banerjee alias Annapurna Debi who was governed by the Dayabhaga School of Hindu Law died testate on 11th May, 1992 leaving behind her and surviving her two sons namely Debapriya Bandopadhyay and Santipriya Bandopadhyay as her only heirs and legal representatives under the Hindu Succession Act, 1956 as the husband of the said Annapurna Banerjee alias Annapurna Debi predeceased her.
- L. After the death of the said Annapurna Banerjee alias Annapurna Debi, the executors named in the last Will and Testament dated 20th day of September 1988 in the year Two Thousand and One of the said Annapurna Banerjee alias Annapurna Debi filed an application for grant of probate of the last Will and Testament dated Twentieth day of August in the year Two Thousand One of the said Annapurna Banerjee alias Annapurna Debi in the Hon'ble High Court at Calcutta under its Testamentary and Intestate Jurisdiction which is marked as P.L.A. No. 237 of 2001 and the Hon'ble High Court at Calcutta granted probate of the said last Will and Testament dated 20th day of September 1988 of Annapurna Banerjee alias Annapurna Debi on 7th September, 2001.
- M. In the premises, by virtue of the grant of probate of the last Will and Testament dated 20th September, 1988 of the said Annapurna Banerjee alias Annapurna Debi, the said Debapriya Bandopadhyay and Santipriya Bandopadhyay became owners of their allocations together with the right to use common areas and facilities of the said property as mentioned in the last Will and Testament of the said Annapurna Banerjee alias Annapurna Debi.

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

N. K. Agastya
DIRECTOR

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

Rashmi Basak
DIRECTOR

- N. The said Debapriya Bandopadhyay who was governed by the Dayabhaga School of Hindu Law died intestate on 2nd December, 1996 leaving behind him and surviving his wife namely Smt. Deepa Banerjee and two sons namely Sri Devraj Banerjee and Sri Devjeet Banerjee as his only heirs and legal representatives under the Hindu Succession Act, 1956 and in the premises, after the death of the said Debapriya Bandopadhyay his aforesaid legal heirs became joint owners having undivided one third share each of the said Northern Portion of the said property as left by him and as mentioned in the last Will and Testament dated 20th September 1988 of the said Annapurna Banerjee alias Annapurna Debi which was bequeathed to the said Debapriya Bandopadhyay by Smt. Annapurna Banerjee alias Annapurna Debi.
- O. By a registered Deed of Gift dated 15th December, 2009 made between Deepa Banerjee and Devraj Banerjee, described therein as the Donors of the One Part and Debjit Banerjee, described therein as the Donee of the Other Part, the Donors therein in consideration of love and affection towards the Donee gifted, transferred and conveyed to the Donee therein ALL THAT undivided 2/3rd share of the Northern portion of the said property mentioned hereinabove which was registered at the office of the Additional Registrar of Assurances-II, Kolkata and recorded in Book No. I, CD Volume No. 28, Pages from 549 to 562, Being Deed No. 13723 for the year 2009.
- P. In the premises, the said Devjeet Banerjee, became the absolute owner of said Northern Portion of the said property as mentioned hereinabove free from all encumbrances and is enjoying the same without any obstructions, interferences whatsoever.
- Q. The said Santipriya Bandopadhyay who was governed by the Dayabhaga School of Hindu Law died intestate on 18th September, 2015 leaving behind him and surviving his wife namely Smt. Satarupa Banerjee and only daughter namely Smt. Protitee Banerjee, as his only heirs and legal representatives of the said Santipriya Bandopadhyay under the Hindu Succession Act, 1956 and by virtue of law of inheritance the said Satarupa Banerjee and Protitee Banerjee became the absolute joint owners of the Southern Portion with the vacant land with right to construct the First Floor on the said property which was allotted to the said Santipriya Bandopadhyay having undivided equal share.

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

N.K. Agarwal

DIRECTOR

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

Rashmi Basak

DIRECTOR

- R. The Vendors recorded their names in the records of Block Land and Land Reforms Office under L.R. Khatian Nos. 1140, 1142 and 1141 as well as in the records of the South Dum Dum Municipality in respect of the said property and paying taxes regularly.
- S. The said Devjeet Banerjee recorded his name in the records of Block Land and Land Reforms Office under L.R. Khatian Nos. 1140, in respect of land area 0.0282 Acre and the said Satarupa Banerjee recorded her name in the records of Block Land and Land Reforms Office under L.R. Khatian Nos. 1142, in respect of land area 0.0278 Acre and Protitee Banerjee recorded her name in the records of Block Land and Land Reforms Office under L.R. Khatian Nos. 1141, in respect of land area 0.0277 Acre of land, equivalent to land 5 Cottah 1 Chittack 3 Square Feet be the same a little more or less.
- T. The said Devjeet Banerjee recorded his name in the records of South Dum Dum Municipality under Holding No. 3/A and the said Santipriya Banerjee recorded his name in the records of South Dum Dum Municipality under Holding No. 3/B, relating to the said property.
- U. By virtue of Deed of Conveyance dated 08.09.2022, registered at the office of the A.R.A I, recorded in Book No. I, Volume No. 1901-2022, Pages from 364875 to 364906, Being No. 190108149 for the year 2022, the said Devjeet Banerjee, Satarupa Banerjee and Protiti Banerjee sold, transferred and conveyed **SAID PROPERTY** being **ALL THAT** piece and parcel of Bastu land measuring an area of 5 Cottah 1 Chittack 3 square feet be the same a little more or less, together with ground plus one storied building standing thereon measuring an area of 3200 square feet be the same a little more or less i.e. on the ground floor measuring an area of 2000 square feet be the same a little more or less and on the first floor measuring an area of 1200 square feet be the same a little more or less, comprising rooms, Toilets, electric connection and 16 Feet wide Common Passage at North East situate lying at and being Plot Nos. 6 and 7, comprised in R.S. Dag No. 747, recoded under R.S. Khatian No. 207, corresponding to L.R. Khatian Nos. 1140, 1142 and 1141, J.L. No. 25, lying and situated at Mouza- Dakshindari, Division 2, Sub Division 6, Re Sa No. 6, Holding No. 10, now premises Nos. 3A and 3B (previously premises No. 228/1/2), S.K. Deb Road, Post Office Sreebhumi, Police Station Lake Town, Ward No. 34, within the limit of South Dum Dum Municipality, DihiPanchannagram, Touzi No. 1298/2833, office of Sub Registrar Cossipore Dum Dum, now Additional

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

N.K. Agarwal

DIRECTOR

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

Rashmi Basak

DIRECTOR

District Sub Registrar Bidhannagar, District North 24 Pargnanas unto and in favour of the Owner herein and thus the Owner became the absolute owner of the Said Property.

- V. The Developer herein on being approached and requested by the Owners and also relying on the various representations and assurances given by the Owners with respect to the marketable title of the Said Property, has agreed to undertake and carry out development of the Said Property, morefully described in the **First Schedule** written hereunder, and it has been decided and agreed by the Parties that, the Developer shall develop the Said Property by constructing the G+6 storied Building, hereinafter referred to as the **SAID BUILDING** in accordance to the Sanctioned Plan (**Project**) comprising of various units, etc. capable of being held and enjoyed independently, on the agreed terms and conditions.
- A. The Parties hereto have agreed to record in writing the various terms and conditions for Joint Development of the "Said Property" and construction of the proposed Project at or upon the land comprised therein and upon amalgamation of the balance undivided 4/5th share of the other legal heirs of Kartick Chandra Sardar, as hereinafter contained.

NOW THIS AGREEMENT WITNESSETH and it is hereby mutually agreed and declared by and between the Parties hereto as follows: -

1. **DEFINITIONS:** In these presents, unless it be contrary or repugnant to the subject or context, the under mentioned terms or expressions shall have meanings as follows: -
- 1.1 "**Applicable Law**" shall mean all applicable laws, by-laws, rules, regulations, orders, ordinances, notifications, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directive of any Governmental Authority or person acting under the authority of any Governmental Authority and/or of any statutory authority in India, whether in effect on the date of this Agreement or thereafter;
- 1.2 "**Approvals**" shall mean and include any approvals, authorizations, permissions, no objection certificates, clearances, permits, sanctions, licenses, etc., in any form, whatsoever, including all renewals, revalidations, rectifications, revisions thereof and irrespective of its nomenclature which may be required under any Applicable Law from any Government Authority for sanction of Plans, construction, development, Ownership, management,

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

N.K. Agarwal

DIRECTOR

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

Rashmi Basak

DIRECTOR

operation, implementation and completion of the Project, including any Completion Certificate and any Occupancy Certificate;

- 1.3 **"Association"** shall mean any association, syndicate, committee, body, society or company which would comprise one representative from each Units of the Complex as its members and which shall be formed or incorporated at the instance of the Developer for the Common Purposes with such rules and regulations as shall be framed by the Developer for the purpose of common use and enjoyment of the Common Areas, Installations and Facilities and otherwise;
2. **"Owners"** shall mean and include **1) M/S. SHRI SHYAM INFRA REALTORS PRIVATE LIMITED**, a Company Incorporated under the Companies Act, 1956, PAN No. **AAPCS6699M**, having its registered office at 18, Rabindra Sarani, Gate No. 1, 5th Floor, Room No. 502, Kolkata - 700001, represented by its Director **Mr. Naresh Kumar Agarwal**, Son of Premsookh Das Agarwal, PAN No. **AGAPA1118R**, AADHAR NO. **6673 9143 5992**, by occupation - Business, by Religion - Hindu, by Nationality - Indian, residing at 35/1C, Hari Ghosh Street, Beadon Street S.O., Kolkata, West Bengal - 700006 **(2) MRS. RASHMI BASAK**, Daughter of Naresh Kumar Agarwal, PAN NO. **BJPPB9745N**, AADHAR NO. **5113 9379 6598**, Occupation - Business, by Religion - Hindu, by Nationality - Indian, residing at 6D, Bhim Ghosh Lane, Beadon Street, Kolkata, West Bengal - 700006 of the **FIRST PART**
- "Developer"** shall mean **M/S. AARIT INFRA DEVELOPERS**, PAN NO. **ABUFA3005A** a partnership firm, having its office at Premises No. 18, (Holding - 30) Golaghata Road, Ground Floor, Post Office - Sreebhumi, Police Station - lake Town, Kolkata - 700048 (24 PGNS North), represented by its Partner namely, **ASHWIN TEKRIWAL (PAN No. ABMPT0199C) (AADHAR NO. 9524 2611 5582)** Son of Mr. Dwarika Prasad Tekriwal, by Religion - Hindu, by occupation - Business, by Nationality - Indian, , residing at P-227, Lake Town, Block-'B', Post Office & Police Station - Lake Town, Kolkata - 700 089 hereinafter referred to as the **"Developer/Attorney"**(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, legal representatives, nominees, successor or successors-in-interest/office) of the **OTHER PART**
3. **"Said Property"** shall mean and include **ALL THAT** piece and parcel of Bastu land measuring an area of 5 Cottah 1 Chittack 3 square feet be the same a little more or less, together with ground plus one storied building standing thereon measuring an area of 3200 square feet be the same a little more or less i.e. on the ground floor measuring an area of 2000 square feet be the same a little more or less and on the first floor measuring an area of 1200 square feet be the same a little more or less, comprising rooms, Toilets, electric connection and 16 Feet wide Common Passage at North East situate lying at and being

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

N.K. Agarwal

DIRECTOR

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

Rashmi Basak

DIRECTOR

Plot Nos. 6 and 7, comprised in R.S. Dag No. 747, recoded under R.S. Khatian No. 207, corresponding to L.R. Khatian Nos. 1140, 1142 and 1141, J.L. No. 25, lying and situated at Mouza- Dakshindari, Division 2, Sub Division 6, Re Sa No. 6, Holding No. 10, now premises Nos. 3A and 3B (previously premises No. 228/1/2), S.K. Deb Road, Post Office Sreebhumi, Police Station Lake Town, Ward No. 34, within the limit of South Dum Dum Municipality, DihiPanchannagram, Touzi No. 1298/2833, office of Sub Registrar Cossipore Dum Dum, now Additional District Sub Registrar Bidhannagar, District North 24 Pargnanas hereinafter referred to as the **SAID PROPERTY, morefully and particularly described in the SCHEDULE**, written hereunder

4. **"Project"** shall mean and include **Multi Storied Building namely "Nirmala Vista"** consisting of Residential Units, commercial units, and car parking spaces to be constructed at or upon land comprised in the "Said Property".
5. **"Units"** shall mean and include Residential, Commercial Units and Car parking Spaces, which would be available for independent use and occupation at the said Project.
6. **"Commercial Units"** shall mean and include shops, show rooms, offices and other spaces meant for commercial use.
7. **"Car Parking Spaces"** shall mean and include car parking spaces both covered and open of the Project.
8. **"Development Work"** shall mean and include development of the "Said Property" comprised therein and construction of the proposed Project thereat by the Developer as per the Sanctioned Plan and also as per the Municipal laws and the Building Rules.
9. **"Sanctioned Plan"** shall mean and include the building Plan which shall be sanctioned and/or approved by the South Dum Dum Municipality, as also all other concerned government authorities for construction in one or more phases in respect of the proposed Project and also include the renewed, revised and/or modified and/or other Plans, elevations, designs, maps, drawings and other specifications.

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED
M. K. Agarwal *Rashmi Basak*
 DIRECTOR DIRECTOR

- 10. "Common Parts"** shall mean and include the common parts and areas of the Project including entrances, corridors, lobbies, landings, stairs, paths, passages, ways, underground and overhead water reservoirs, water pipes, water pump and motor, lifts, lift well, lift machine rooms and the sewerage and drainage connection pipes and other common areas, and spaces as may be meant for the common use and the same for the beneficial use and enjoyment of the units at the Project but shall not include the roof and the open spaces on the ground floor level of the Project which are not identified as Common Areas by the Developer.
- 11. "Owners' Allocation"** shall mean **50% (Fifty Percent) revenue sharing out of the sale proceeds of newly constructed residential, commercial units and car parking spaces of the Multi-Storied Building and wherever the context so permits or intends shall include like 50% (Fifty Percent) undivided share in the said land**
- 12. "Developer's Allocation"** shall mean **50% (Fifty Percent) revenue sharing out of the sale proceeds of newly constructed residential, commercial units and car parking spaces of the Multi-Storied Building and wherever the context so permits or intends shall include like 50% (Fifty Percent) undivided share in the said land**
- 13. "Architect"** shall mean the Architect/s who may be retained and/or appointed by the Developer for designing and planning of the said development work as also for supervising the carrying out of the said development work and construction of the proposed Project as per the Sanctioned Plan and also the Municipal laws and the Building Rules.
- 14. "Buyers"** shall mean and include the intending Buyers/Transferees of commercial units and other saleable spaces, at the Project.
- 15. "Competent Authority"** shall mean and include the South Dum Dum Municipality and also any other authorities empowered to approve and/or sanction the building plan by or under any law for the time being in force. And shall also include all other authorities as applicable for completion of the

FOR SHRI SHYAM INERA REALTORS PRIVATE LIMITED
N. K. Agarwal
 DIRECTOR

FOR SHRI SHYAM INERA REALTORS PRIVATE LIMITED
Rashmi Basak
 DIRECTOR

Project. The Project shall be registered under West Bengal Housing Regulation Act, 2017.

16. "Development Rights" shall mean the right, power, entitlement, authority, sanction and permission of or being hereby granted to the Developer to:

- (i) enter upon and take permissive possession of the Said Property from the Owners for the purpose of development and construction of the Project/Complex thereon in accordance with the terms of this Agreement;
- (ii) appoint, employ or engage Architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other persons to carry out the development and construction of the Project/Complex in accordance with the Approvals;
- (iii) to carry out all the infrastructure and related works/ constructions for the Complex, including water storage facilities, water mains, sewage lines, septic tank, storm water drains, recreation garden, electrical sub-stations and all other common areas and facilities for the total built-up area to be constructed on the Said Property as may be required by the Architects of the Project in view of any Approvals, layout plan, or order of any Governmental Authority;
- (iv) to launch the Project for booking and receive advances and all other receivables including deposits for sale and transfer or otherwise of all Units and/or saleable areas within the Developer's Allocation in the Project/Complex and the Said Property from the intending purchasers and transferees and to exercise full, exclusive and irrevocable marketing, leasing, licensing and sale rights in respect of all Units and/or saleable areas within the Developer's Allocation and related undivided interests in the Said Property and for that purpose to issue application kits, brochures, allotment letters, provisional allotment letters and other communications and also to enter into agreements of transfer with all intending purchasers in respect of all Units and/or saleable areas within the Developer's Allocation in the Project/Complex and the Said Property, to receive all receivables and proceeds as per the terms therein, give receipts and discharges therefore and transfer Ownership, possession, use or occupation of all Units and/or sealable areas within the Developer's Allocation comprised in the Project to the respective intending purchasers / transferees;

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

N. K. Aggarwal

DIRECTOR

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

Rashmi Basak

DIRECTOR

- (v) Execute all necessary, legal and statutory writings, agreements and documentations including the declarations, affidavits and/or gift deeds for sanction of Plans, amalgamation, licensing or sale of all Units and/or saleable areas within the Developer's Allocation as envisaged herein and appear, admit execution of and present for registration before the jurisdictional Registrar or Sub-Registrar the documents for the same;
 - (vi) manage the Project and the Common Areas, Installations and Facilities constructed upon the Said Property and also to form the Association and thereafter, to transfer / assign such right of maintenance to the Association and to retain all benefits, consideration etc. accruing from such maintenance of the Project in trust for the Association and handover the same to the Association;
 - (vii) apply for and obtain any Approvals in its name or in the name of the Owners, as the case may be, including any temporary connections of water, electricity, drainage, sewerage and any other connection in the name of the Owners for the purpose of development and construction of the Project;
 - (viii) generally, any and all other acts, deeds and things incidental or ancillary for the development of the Project as more elaborately stated in this Agreement;
- b. "**Force Majeure**" shall mean any event preventing either Party from performing any or all of its obligations under this Agreement, which does not arise from and is not attributable to any acts, omission, breach or violation by such Party or any of its obligations under this Agreement but which arises from, or is attributable to acts of God, natural calamities, accidents, unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented, including, without limitation, any abnormally inclement weather, flood, lightning, cyclone, typhoon, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder or other industrial action, strike, terrorist action, civil commotion, delays due to political unrest, municipal, general or other elections, any legislation, regulation, ruling or omissions (including delay or failure to grant any necessary permission or sanctions for reasons outside the control of either Party) or any Government or Court Order;

1. INTERPRETATIONS:

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

N. K. Agrawal
DIRECTOR

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

Rashmi Basak
DIRECTOR

- (a) Any reference to statute shall include any statutory extension or modification and the re-enactment of such statute and the rules, regulations or orders made there under.
- (b) Any covenant by the Developer and/or the Owners not to do or commit any acts deed or thing shall mean and include their respective obligations not to permit such act or thing to be done or committed.
- (c) Reference to recitals, articles, clauses and the schedules shall be deemed to be reference for those in this Agreement.
- (d) The paragraph headings used in this Agreement are for convenience only and shall form part of this Agreement but not control the construction or interpretation of the clauses under the headings.
- (e) The recitals and the schedule and any other document referred to in this Agreement by reference shall form integral part of the Agreement.
- (f) In this Agreement, unless the context otherwise requires, any reference to words importing singular shall include the plural and vice versa and the words importing a gender shall include every gender and the references to persons shall include bodies corporate and unincorporated.

2. **PURPOSE, APPOINTMENT AND DATE OF COMMENCEMENT**

Purpose:

- 2.1 This Agreement is to set forth the terms and conditions with respect to and pertaining to the grant of the Development Rights by the Owners with respect to the Said Property in favour of the Developer, the nature of the Project to be developed and completed by the Developer and the respective rights and obligations of the Parties.
- 2.2 The Parties shall extend all cooperation to each other and do all such acts and deeds that may be required to give effect to and accomplish the purposes of this Agreement.
- 2.3 If, for any reason whatsoever, any term contained in this Agreement cannot be performed or fulfilled, then save and except any other rights the Parties respectively may have against the other under this Agreement or in law, the Parties shall meet explore and agree to any alternative solutions depending upon the changed circumstances, but keeping in view the spirit and objectives of this Agreement.

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

N.H. Aggarwal

DIRECTOR

Rashmi Basak

DIRECTOR

2.4 **Appointment:** The Parties hereby accept all other terms and conditions concomitant thereto including those mentioned in this Agreement. Pursuant to and in furtherance of the aforesaid confirmations, the Owners hereby appoints the Developer as the Developer of the Said Property with right to execute the Project and the Developer hereby accepts the said appointment by the Owners.

2.5 **Commencement:** This Agreement shall be deemed to have commenced on and with effect from the date of execution hereof and shall remain valid and binding till the completion of the Project (which shall mean and include development of the Said Property by constructing ready to use commercial building, complex comprising of various independent commercial units and dependent/independent car parking spaces, in habitable and useable condition) and also till the commercial exploitation of the Project either in full or as to be decided by and between the Parties, and as stated hereinafter.

3. **MUTUAL COVENANTS:**

- i. The Owners and the Developer jointly and severally represented covenant with each other as follows:
- (a) The Parties are competent and have undisputed authority to enter into this Agreement and both the Owners and Developer are competent to perform their respective obligations hereunder.
 - (b) This Agreement constitutes valid, legally binding and enforceable obligations;
 - (c) Both the Owners and the Developer shall take such further steps and do or commit such further acts, and also execute and deliver such further instruments and documents, and generally to do all such other things as may be reasonably necessary to accomplish the Development of the Said Property in such manner as contemplated in this Agreement; and
 - (d) The execution and/or performance of this Agreement will not conflict with or cause a breach of or constitute a default under any judgment, injunction, order, decree or any agreement or other instrument binding upon the Owners and/or the Developer. In other words, the mutual obligations and covenants as envisaged in this Agreement shall remain valid, undisturbed, binding on both the Parties, unless either of the Party is barred by any Order, Decree, Judgment of any court of

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

N.K. Agarwal

DIRECTOR

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

Rashmi Basak

DIRECTOR

competent jurisdiction which directly or indirectly affect the Said Property and/or this Agreement.

4. **OWNERS'S REPRESENTATIONS:** The Owners declare and confirm to have made the under-mentioned various representations and assurances to the Developer.
- a) The "Said Property" is free from all encumbrances, mortgages, charges, liens, lispensens, claims, demands, liabilities, attachments, leases, tenancies, debutter, wakf and trusts whatsoever created made done or suffered by the Owners or Owners' predecessors-in-title.
 - b) The Owners have full power and absolute authority to enter into the instant Development Agreement as also to entrust the Developer for the development of the "Said Property" and that there are no bar or restrain order of any Court of Law nor any other impediment of any nature for the Owners to entrust the development of the "Said Property" to the Developer as per the terms herein recorded.
 - c) The Owners have not entered into any other Agreement and/or Arrangement and/or Understanding with any other person or party for sale and/or development or otherwise disposal of the "Said Property" which is subsisting on the date of execution hereof.
 - d) The Land Revenue, South Dum Dum Municipality taxes and all other rates, taxes and outgoings whatsoever on account and in respect of the "Said Property" and the land comprised therein, have been paid up to date by the Owners and that in case of any amount being found to be lawfully due and payable on account of such rates and taxes for the period up to the date of this Agreement the Owners herein shall pay the same and in this regard.
 - e) The Developer herein shall also be at liberty to pay the same in the name and on behalf of the Owners, subject to the term that the Owners shall pay and/or reimburse the same to the Developer for the period it is liable in terms of this Agreement.
 - f) The "Said Property" is not affected by any acquisition or requisition proceeding nor is the same subject to any covenant, restriction, stipulation, easement or reservation or other such right, which may adversely affect the "Said Property" and/or the development thereof.

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

N. K. Agarwal

DIRECTOR

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

Rashmi Basak

DIRECTOR

- g) The "Said Property" is not adversely affected by any notice or proceeding under the provisions of the West Bengal Estates Acquisition Act 1953 and/or the West Bengal Land Reforms Act 1955.
- h) There are no subsisting agreement or arrangement entered into by the Owners concerning sale, mortgage, lease, tenancy or otherwise transfer of the "Said Property" or any part thereof nor is there subsisting any dealing of the Owners with the same in any manner whatsoever;
- i) The "Said Property" and/or the land comprised therein is not adversely affected by any provision of the West Bengal Estates Acquisition Act, 1953.

5. DEVELOPER'S REPRESENTATIONS:

- 5.1. The Developer has sufficient knowledge and expertise in the matter of development of immovable properties and construction of the new building.
- 5.2. The Developer has sufficient means of necessary finance for carrying out the development of the "Said Property" and/or construction of the said Project thereat.
- 5.3. The Developer shall carry out and complete the development in respect of the "Said Property" and/or construction of the said Project strictly in accordance with the Sanctioned Plan and as per the relevant South Dum Dum Municipality Laws as may be applicable and building Rules relating to the development of immovable properties and/or construction of new Project and further strictly as per the provisions contained in these presents.

6. DEVELOPMENT WORK:

- 6.1. The Owner being desirous of development of the Said Property has duly appointed and/or hereby appoints the Developer as the Developer and/or Builder and further entrusted to the Developer herein the exclusive right to undertake and carry out development of the "Said Property" and construction of the said Project thereat as per the Sanctioned Plan and on the terms and conditions herein recorded.
- 6.2. The Developer hereby accepts its appointment as the Builder and/or Developer in respect of the "Said Property" and further agree to undertake

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED
N-K. Agarwal
 DIRECTOR

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED
Rashmi Basak
 DIRECTOR

and carryout the said project of development of the "Said Property" and construction of the proposed Project as per the Sanctioned Plan thereat in the manner and within the time and on the terms and conditions herein recorded.

- 6.3. The Owner hereby agrees to allow the Developer to undertake development of the "Said Property" in accordance with the 'Sanctioned Plan'.
- 6.4. The Development contemplated in this Agreement is not in the nature of a Partnership or an Association of Persons as contemplated either under the Indian Partnership Act, 1932 or under the Income Tax Act, 1961 or an agency or a joint Ownership or any other legal relationship between the party hereto except as specifically provided herein.
- 6.5. It is hereby expressly agreed by and between the parties hereto that the possession of the "Said Property" for development is not being given nor intended to be given to the Developer in part performance as contemplated by Section 53A of the Transfer of Property Act, 1882.
- 6.6. The Parties hereby declare and confirm that by virtue of the Developer entering upon the "Said Property" for carrying out the works of development and construction, the same will not amount to taking over of possession of the "Said Property" for development. It is expressly agreed and declared that juridical possession of the "Said Property" for development shall vest in the Owners until such time the development is completed in all regards.

7. DEVELOPER'S OBLIGATIONS/COVENANTS:

- 7.1. In consideration of the Developer's Allocation aforesaid and subject to the provisions contained in these presents, the Developer hereby agrees and undertakes to carry out the Development Work of the "Said Property" and/or construction of the said Project in one or more phases and the same in accordance with the Sanctioned Plan and as per the **South Dum Dum Municipality** laws and building rules and upon observing fulfilling and performing all the terms and conditions of this Agreement.
- 7.2. The Developer shall duly apply for and obtain necessary plans duly sanctioned by the competent authority as also all necessary permissions, clearances, approvals and No objections from the competent authority and/or the concerned departments as may be required for carrying out and completing the development of the "Said Property" and/or construction of the said Project in one or more phases as per provision of Municipal Laws. The Developer may cause to be prepared the plans for construction of the said

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED. FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

N.K. Agarwal

DIRECTOR

Rashmi Basak

DIRECTOR

Project by causing and ensuring the consumption of maximum permissible Floor Area Ratio (FAR).

- 7.3. The Developer shall also be responsible for soil testing, ground leveling, construction of boundary walls and construction of approach road to the project at its own costs.
- 7.4. The Developer herein, shall be responsible to arrange all finances and/or funds and/or moneys as may from time to time be necessary or required for completing and/or carrying out development of the "Said Property" and/or construction of the said Project and in this respect, the Owners shall not in any manner be liable or responsible.
- 7.5. The Developer shall not require the Owners to provide finance for the project and/or to pay the costs of carrying out and/or completing the development of the "Said Property" and/or construction of the proposed Project.
- 7.6. The development of the "Said Property" and/or construction of the said Project shall be made in one or more phases and the same complete in all respect including installation of lifts, electrical connection and fittings, water pumps, municipal water, sewerage and drainage connections, plumbing and sanitary fittings as also overhead and under-ground water reservoirs and all other common parts. All the Commercial Units in the said Project shall be made habitable in accordance with the agreed Specifications mentioned in the *Second Schedule* hereunder written.
- 7.7. The development work and/or construction of the said Project shall be carried out and/or completed by use of standard building materials, sanitary and electrical fittings and the same as per the specifications mentioned in the *Second Schedule* hereunder written and also as may be approved and recommended by the Architect. In carrying out the construction of the said Project, the Developer shall use the steel and cement strictly as per the agreed Specifications and otherwise as per sizes and quality as may be recommended by the Architect. It is made clear that no sub-standard material shall be used for carrying out or completing the construction of the said Project.
- 7.8. The Developer herein shall solely be responsible for the structural stability of the building and for the soundness of the construction and be liable for all claims and actions, which may arise due to deviation from the Sanctioned Plan and/or infringement or violation of the municipal laws or other state laws and/or in respect of workmanship or quality of materials used and/or for any delay or default in respect of the construction and completion of the

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

N.K. Agarwal

DIRECTOR

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

Rashmi Basak

DIRECTOR

Project and/or for any delay or default pertaining to the Occupation Certificate and other clearances and permissions in respect of the Project.

- 7.9. The Developer shall keep the Owners indemnified and harmless against all third-party claims and actions arising out of any act of commission or omission on the part of the Developer in relation to its obligations towards the development of the "Said Property" and/or construction of the said Project.
- 7.10. The Developer shall duly apply for and obtain electricity, water, sewerage, drainage and other connections at the Project and the cost thereof shall be borne by the Developer and shall also obtain necessary occupation certificate from the South Dum Dum Municipality as be required under the statutes. However, applying for and obtaining electrical connection within each Unit shall not be the responsibility of the Developer.
- 7.11. The Developer herein shall, unless prevented by Force Majeure reasons, (a) carry out and complete the development of the "Said Property" and construction of the Project and (b) obtain completion certificate from the Architect of the Project and also (c) apply for occupation certificate in respect of the Project from South Dum Dum Municipality and/or the competent authority, all positively within 24 months from the from the date of Sanctioned Plan or starting of construction, whichever is later with a grace period of 6 (six) months (hereinafter referred to as the "Project Completion Date").
- 7.12. The Developer shall complete the construction work of the said Project within the period as contemplated hereinabove. In case the construction work is stopped owing to Force Majeure, the time so wasted will be excluded from the time limit of construction period.
- 7.13. The Developer herein shall not be considered to be liable for any default or breach of its obligations hereunder to the extent that the performance of such obligations is prevented by the existence of the force majeure causes. The obligations of the Developer shall remain suspended during the duration of the force majeure.
- 7.14. The Developer herein shall, notwithstanding anything to the contrary contained in this Agreement, solely be responsible for planning the project, development of the "Said Property" and construction of the proposed Project, making publicity and marketing the Project and also selling or otherwise disposing of the "Units", "Parking Spaces" and also "other saleable spaces" of the Project and for management, maintenance and administration of the

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

N.K. Agarwal

DIRECTOR

Rashmi Basak

DIRECTOR

Project and its Common Parts until handing over to the Association and to observe, fulfill and perform all the terms and conditions hereof in connection therewith

8. OPERATION OF THE ESCROW ACCOUNT:

8.1. All revenues to be received towards sale of the units and/or constructed spaces in the said Project Allocations shall be deposited in an Escrow Account (hereinafter said Escrow account) to be opened in any Scheduled/ Nationalised bank. The said escrow account shall be a no withdrawal account and shall be used only for the purpose of bifurcation of amounts credited therein. It being agreed that all amounts to be received and collected by the Developer as revenue collections shall be deposited into the said escrow account and all documents, pamphlets, project brochures shall specifically state the details of the said bank account and it shall be mandatory for all customers and/or financial institutions (who shall fund any purchase to be made by any individual customer) to draw all cheques/ drafts/negotiable instruments favouring the said account.

8.2 The Bank shall be jointly advised by the Parties herein as a standing advice pursuant to the terms of this Agreement whereby the revenues to be realised and collected by the Developer shall be bifurcated in the following ratio on weekly basis.

a) 50% of the sale proceeds shall be transferred to the Owners' dedicated bank account linked to the escrow account unless otherwise advised by the parties jointly in writing the said bifurcation of sale proceeds shall continue and the bank shall be specifically advised not to follow any individual advice by any of the parties herein.

b) 50% of the sale proceeds shall be transferred to the Developer's dedicated bank account linked to the escrow account unless otherwise advised by the parties jointly in writing the said bifurcation of sale proceeds shall continue and the bank shall be specifically advised not to follow any individual advice by any of the parties herein.

8.3 The parties shall jointly settle and finalise accounts mutually on a weekly basis.

8.4 The said Escrow account shall be operational till such time all the units in the project are sold and all revenues received. Landowners and the Developer shall pay the costs and charges for operation of the said account on the basis of the sharing ratio.

9. OWNERS' OBLIGATIONS/COVENANTS

9.1. The Owners herein shall mutate the names of them in the records of the South Dum Dum Municipality and others and bear and pay the land revenue, municipal taxes and all other rates, taxes and outgoings on account and in respect of the "Said Property" till the date of the Sanctioned Plan.

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

N.K. Agarwal

DIRECTOR

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

Rashmi Basale

DIRECTOR