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 No. 1136857
 Additional Registrar of
 Assurances-IV, Kolkata

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

Additional Registrar of
 Assurances-IV, Kolkata

DEVELOPMENT AGREEMENT

1. Date: 11/05/2023
2. Nature of document: Development Agreement
3. Parties

11 MAY 2023



2023/0223

10 MAY 2023

2170

NO.

DATE

RS

100

NAME

M/S Dream Gateway Hotel Ltd

ADDRESS

44/2A Hazra Road 70219

ALIPORE JUDGES COURT
A. K. SAMAJPATI

SIGNATURE



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OF ASSURANCES-IV, KOLKATA
11 MAY 2023

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



192023240046229478

GRN Details

GRN:	192023240046229478	Payment Mode:	SBI Epay
GRN Date:	10/05/2023 10:24:01	Bank/Gateway:	SBlePay Payment Gateway
BRN :	4095384717435	BRN Date:	10/05/2023 10:24:49
Gateway Ref ID:	231303086389	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	100520232004622946	Payment Init. Date:	10/05/2023 10:24:01
Payment Status:	Successful	Payment Ref. No:	2001157070/5/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr DREAM GATEWAY HOTELS LIMITED
Address:	44/2A HAZRA ROAD KOLKATA - 19
Mobile:	9830858259
E-Mail:	banking@thejaingroup.com
Period From (dd/mm/yyyy):	10/05/2023
Period To (dd/mm/yyyy):	10/05/2023
Payment Ref ID:	2001157070/5/2023
Dept Ref ID/DRN:	2001157070/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001157070/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	2001157070/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				74941

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

PAID

3.1.1 **Arun Infracon and Commercial LLP** (Formerly known as **Arun Investments and Commercial Private Limited**) an existing company under the Companies Act, 2013, having PAN-ABDFA1572F, having its registered office at 44/2A, Hazra Road, Ballygunge, Police Station: Ballygunge, Kolkata - 700 019, represented through its Authorize Representative Mr. Santosh Kumar , son of Late NarasingSah , residing at 2/76 A 2nd Floor, Regent colony, Tollygunge, Regent Park, Kolkata, West Bengal-700040having PAN- BOUPK4051C having Adhaar - 875164327922 and authorized vide Board Resolution dated 21.04.2023.

3.1.2 **Dubson Dealcom Private Limited-** an existing company under the Companies Act, 2013, having PAN-AABCD 1971B,having its registered office at 44/2A,Hazra Road, Ballygunge, Police Station: Ballygunge, Kolkata - 700 019, represented through its Authorize Representative Mr. Santosh Kumar , son of Late NarasingSah , residing at 2/76 A 2nd Floor, Regent colony,Tollygunge, Regent Park, Kolkata, West Bengal-700040having PAN- BOUPK4051C having Adhaar - 875164327922and authorized vide Board Resolution dated 21.04.2023.

3.1.3 **Pinku Sonu Investments And Properties Private Limited-** an existing company under the Companies Act, 2013, having PAN-AABCP 6980A,having its registered office at 44/2A,Hazra Road, Ballygunge, Police Station: Ballygunge, Kolkata - 700 019, represented, by its Authorize Representative Mr. Santosh Kumar son of Late NarasingSah, residing at 2/76 A 2nd Floor, Regent colony,Tollygunge, Regent Park, Kolkata, West Bengal-700040 having PAN - BOUPK4051C, having Adhaar - 875164327922,and authorized vide Board Resolution dated 21.04.2023.

3.1.4 **JFC Hire Purchase Private Limited-** an existing company under the Companies Act, 2013, having PAN-AAACJ 6819R,having its registered office at 44/2A,Hazra Road, Ballygunge, Police Station: Ballygunge, Kolkata - 700 019, represented through its Authorize Representative, MrSatosh Kumar, son of Late LateNarasingSah , residing at 2/76 A 2nd Floor, Regent colony,Tollygunge, Regent Park, Kolkata, West Bengal-700040 having PAN - BOUPK4051C, having Adhaar - 875164327922 ,and authorized vide Board Resolution dated 21.04.2023.

3.1.5 **Nortel Dealcom Private Limited-** an existing company under the Companies Act, 2013, having PAN-AABCN 6151B,having its registered office at 44/2A,Hazra Road, Ballygunge, Police Station: Ballygunge, Kolkata - 700 019, represented



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through its Authorize Representative Mr. Santosh Kumar, son of Late NarasingSah , residing at 2/76 A 2nd Floor, Regent colony,Tollygunge, Regent Park, Kolkata, West Bengal-700040, having PAN- BOUPK4051C , having Adhaar - 875164327922 ,and authorized vide Board Resolution dated 21.04.2023.

3.1.6 Dolphin Agents Private Limited- an existing company under the Companies Act, 2013, having PAN-AABCD 1177D,having its registered office at 44/2A,Hazra Road, Ballygunge, Police Station: Ballygunge, Kolkata - 700 019, represented through its Authorize Representative Mr. Santosh Kumar , son of Late NarasingSah , residing at 2/76 A 2nd Floor, Regent colony,Tollygunge, Regent Park, Kolkata, West Bengal-700040, having PAN - BOUPK4051C , having Adhaar - 875164327922,and authorized vide Board Resolution dated 21.04.2023.

3.1.7 Dream Application Software Private Limited,- an existing company under the Companies Act, 2013, having PAN-AADCD 35278,having its registered office at 44/2A,Hazra Road, Ballygunge,Police Station: Ballygunge, Kolkata - 700 019, represented through its Authorize Representative Mr. Santosh Kumar , , son of Late NarasingSah , residing at 2/76 A 2nd Floor, Regent colony,Tollygunge, Regent Park, Kolkata, West Bengal-700040, having PAN - BOUPK4051C, having Adhaar - 875164327922,and authorized vide Board Resolution dated 21.04.2023.

3.1.8. Biswapita Properties Private Limited- an existing company under the Companies Act, 2013, having PAN- AACCB 7272,having its registered office at 44/2A,Hazra Road, Ballygunge, Police Station: Ballygunge, Kolkata - 700 019, represented through its Authorize Representative Mr. Santosh Kumar , son of Late NarasingSah, residing at 2/76 A 2nd Floor, Regent colony,Tollygunge, Regent Park, Kolkata, West Bengal-700040, having PAN - BOUPK4051C , having Adhaar - 875164327922and authorized vide Board Resolution dated 21.04.2023.

3.1.9 Jaimata Creations Private Limited- an existing company under the Companies Act, 2013, having PAN-AABCJ 6049G,having its registered office at 44/2A,Hazra Road, Ballygunge, Police Station: Ballygunge, Kolkata - 700 019, represented through its Authorize Representative Mr. Santosh Kumar , son of Late NarasingSah , residing at 2/76 A 2nd Floor, Regent colony,Tollygunge, Regent Park, Kolkata, West Bengal-700040having PAN- BOUPK4051C having Adhaar - 875164327922and authorized vide Board Resolution dated 21.04.2023



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- 3.1.10 **U.S. Creation Private Limited-** an existing company under the Companies Act, 2013, having PAN- AAACU 7820P, having its registered office at 44/2A, Hazra Road, Ballygunge, Police Station: Ballygunge, Kolkata - 700 019, represented through its Authorize Representative Mr. Santosh Kumar , son of Late Narasing Sah , residing at 2/76 A 2nd Floor, Regent colony, Tollygunge, Regent Park, Kolkata, West Bengal-700040 having PAN- BOUPK4051C having Adhaar - 875164327922 and authorized vide Board Resolution dated 21.04.2023.
- 3.1.11 **Bajrang Creations Private Limited-** an existing company under the Companies Act, 2013, having PAN-AACCB 7273K, having its registered office at 44/2A, Hazra Road, Ballygunge, Police Station: Ballygunge, Kolkata - 700 019, represented through its Authorize Representative Mr. Santosh Kumar , son of Late Narasing Sah , residing at 2/76 A 2nd Floor, Regent colony, Tollygunge, Regent Park, Kolkata, West Bengal-700040 having PAN- BOUPK4051C having Adhaar - 875164327922 and authorized vide Board Resolution dated 21.04.2023.
- 3.1.12 **Risu Impex Private Limited-** an existing company under the Companies Act, 2013, having PAN-AADCR 1403N, having its registered office at 44/2A, Hazra Road, Ballygunge, Police Station: Ballygunge, Kolkata - 700 019, represented through its Authorize Representative Mr. Santosh Kumar , son of Late Narasing Sah , residing at 2/76 A 2nd Floor, Regent colony, Tollygunge, Regent Park, Kolkata, West Bengal-700040 having PAN- BOUPK4051C having Adhaar - 875164327922 and authorized vide Board Resolution dated 21.04.2023.
- 3.1.13 **Symphonic Vanijya Private Limited-** an existing company under the Companies Act, 2013, having PAN-AAJCS 4763L, having its registered office at 44/2A, Hazra Road, Ballygunge, Police Station: Ballygunge, Kolkata - 700 019, represented through its director Mr. Santosh Kumar , son of Late Narasing Sah , residing at 2/76 A 2nd Floor, Regent colony, Tollygunge, Regent Park, Kolkata, West Bengal-700040 having PAN- BOUPK4051C having Adhaar - 875164327922 and authorized vide Board Resolution dated 21.04.2023.
- 3.1.14 **Damodar Trading Private Limited-** an existing company under the Companies Act, 2013, having PAN-AACCD 4213M, having its registered office at 44/2A, Hazra Road, Ballygunge, Police Station: Ballygunge, Kolkata - 700 019, represented through its Director Mr. Santosh Kumar , son of Late Narasing Sah ,



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residing at 2/76 A 2nd Floor, Regent colony, Tollygunge, Regent Park, Kolkata, West Bengal-700040having PAN- BOUPK4051C having Adhaar - 875164327922and authorized vide Board Resolution dated 21.04.2023.

3.1.15 Dream Enclave Private Limited- an existing company under the Companies Act, 2013, having PAN-AACCD 4217D,having its registered office at 44/2A,Hazra Road, Ballygunge, Police Station: Ballygunge, Kolkata - 700 019, represented through its Authorize Representative **Mr. Santosh Kumar** , son of Late Narasing Sah , residing at 2/76 A 2nd Floor, Regent colony, Tollygunge, Regent Park, Kolkata, West Bengal-700040having PAN- BOUPK4051C having Adhaar - 875164327922and authorized vide Board Resolution dated 21.04.2023.

3.1.16 Dream Tower Kolkata Private Limited- an existing company under the Companies Act, 2013, having PAN-AACCD 4214A,having its registered office at 44/2A,Hazra Road, Ballygunge, Police Station: Ballygunge, Kolkata - 700 019, represented through its Authorize Representative **Mr. Santosh Kumar** , son of Late Narasing Sah , residing at 2/76 A 2nd Floor, Regent colony, Tollygunge, Regent Park, Kolkata, West Bengal-700040having PAN- BOUPK4051C having Adhaar - 875164327922and authorized vide Board Resolution dated 21.04.2023

3.1.17 Growwell Vyapaar Private Limited- an existing company under the Companies Act, 2013, having PAN-AACCG 8455A,having its registered office at 44/2A,Hazra Road, Ballygunge, Police Station: Ballygunge, Kolkata - 700 019, represented through its Authorize Representative **Mr. Santosh Kumar** , son of Late Narasing Sah , residing at 2/76 A 2nd Floor, Regent colony, Tollygunge, Regent Park, Kolkata, West Bengal-700040having PAN- BOUPK4051C having Adhaar - 875164327922and authorized vide Board Resolution dated 21.04.2023

3.1.18 Dream Developers Private Limited- An existing company under the Companies Act, 2013, having PAN-AACCG 8455A, having its registered office at 44/2A,Hazra Road, Ballygunge, Police Station: Ballygunge, Kolkata - 700 019,represented through its Director **Mr. Santosh Kumar** , son of Late Narasing Sah , residing at 2/76 A 2nd Floor, Regent colony,Tollygunge, Regent Park, Kolkata, West Bengal-700040having PAN- BOUPK4051C having Adhaar - 875164327922and authorized vide Board Resolution dated 21.04.2023.



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INSURANCE COMPANIES, KERALA
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3.1.19 **Jain Plaza Private Limited**- an existing company under the Companies Act, 2013, having PAN-AABCJ71220, having its registered office at 44/2A, Hazra Road, Ballygunge, Police Station: Ballygunge, Kolkata - 700 019, represented through its Authorize Representative Mr. Santosh Kumar , son of Late Narasing Sah , residing at 2/76 A 2nd Floor, Regent colony, Tollygunge, Regent Park, Kolkata, West Bengal-700040 having PAN- BOUPK4051C having Adhaar - 875164327922 and authorized vide Board Resolution dated 21.04.2023.

3.1.20 **Jain Group Projects Private Limited**-an existing company under the Companies Act, 2013, having PAN-AACCJ1203D, having its registered office at 44/2A, Hazra Road, Ballygunge, Police Station: Ballygunge, Kolkata - 700 019, represented through its Authorize Representative Mr. Santosh Kumar , son of Late Narasing Sah , residing at 2/76 A 2nd Floor, Regent colony, Tollygunge, Regent Park, Kolkata, West Bengal-700040 having PAN- BOUPK4051C having Adhaar - 875164327922 and authorized vide Board Resolution dated 21.04.2023

And 3.1.1 to 3.1.20 are collectively hereinafter referred to as the "Owners" (which expression shall unless repugnant to the context or meaning thereof be deemed mean and include their respective successors, successors-in-interest and assigns)

AND

3.2 **M/s - Dream Gateway Hotels Limited**, an existing company under the Companies Act, 2013, CIN- U55101WB2009PLC132430, PAN- AADCD0692H, registered office at No. 44/2A, Hazra Road, Ballygunge, Kolkata - 700 019, represented through its Authorised Signatory Mr. Gyan Prakash Sah, son of Mr. Shankar Sah, having PAN - ALHPS2997N, having Adhaar - 4871 5677 9678, working for gain at 44/2A, Hazra Road, Ballygunge, Kolkata - 700 019 and authorized vide board resolution dated 20.04.2023, hereinafter referred to as the "PROMOTER" (which expression shall unless repugnant to the context or meaning thereof be deemed mean and include their respective successors, successors-in-interest and assigns)

Owners and Developer Collectively Parties and individually Party.



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11.5.2023

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

Subject Matter of Agreement

4.1 **Development and Commercial Exploitation of Said Property:** understanding between the Owners and the Developer with regard to development and commercial exploitation (in the manner specified in this Agreement) of land measuring **281.98 Decimal**, be the same to be a little more or less, situated and comprised in R.S. Dag Nos. 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2570, 2571(P), 2572(P), 2573, 2576/5176(P), 2576(P), 2577(P) and corresponding L.R Dag No. 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2472, 2473(P), 2475(P), 2474, 2480 (P), 2479(P) 2481(P), recorded in L.R. Khatian Nos. 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3156, 3157, 3158, 3159, 3165, 3166, 3168, 3169, 3170 and 3171, J.L. No 58, Police Station Kanksa, under Gopalpur Gram Panchyat, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District: Burdwan, West Bengal -713212[Said Property], morefully described in the Schedule- 1 below, by construction of several separate and distinct clusters of new buildings thereon comprising of primarily residential buildings, Row house or Villa and ancillary facilities and other areas (Said Complexes). Plan attached to this Agreement forms the part of this Agreement.

5. Representations, Warranties and Background

5.1 **Owners' Representations:** The Owners have represented and warranted to the Developer as follows:

5.1.1 **Ownership of Owners:** By virtue of the events and in the circumstances described in the Schedule 2 below (Devolution Of Title of Mother Land), the Owners are the absolute owners of land measuring **736 Decimal**, be the same to be a little more or less, situated and comprised in R.S. Dag Nos. 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2570, 2571, 2572, 2573, 2574, 2575,



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2576/5177, 2576, 2576/5176, 2577, 2578, 2579, 2580, 2581, 2582, 2584, 2585, 2586, 2587, 2486/4951, 2588, 2589, 2590, 2591 and corresponding L.R Dag No. 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496 recorded in L.R. Khatian Nos. 789, 2815, 2816, 1361, 231, 457, 635, 316, 638, 234, 1745, 1867, 424, 15, 636, 328, 847, 803, 531, 55, 1943, 133, 572/1, 831/1, 16/1, 1942, 2050, 842, 357, 158, 627, 234, 801, 761, 172 and 4, J.L. No 58, Police Station Kanksa, under Gopalpur Gram Panchyat, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District: Burdwan, West Bengal -713212 Police Station: Kanksa, within the jurisdiction of Gopalpur Gram Panchayat Sub Registration District Durgapur, District Burdwan, **[Mother Land]** and the right, title and interest of the Owners in the Mother Land is free encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien, charge, reversionary right, testamentary right, covenant for maintenance, right of residence, lis pendens etc.

5.1.2 **Specific Representation of the Owners:** Although the Owners are absolute owners of the motherland, they are desirous to commercially exploit on land measuring **281.98 Decimal**, be the same to be a little more or less, situated and comprised in R.S. Dag Nos. 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2570, 2571(P), 2572(P), 2573, 2576/5176(P), 2576(P), 2577(P) and corresponding L.R Dag No. 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2472, 2473(P), 2475(P), 2474, 2480 (P), 2479(P) 2481(P), recorded in L.R. Khatian Nos. 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3156, 3157, 3158, 3159, 3165, 3166, 3168, 3169, 3170 and 3171, J.L. No 58, Police Station Kanksa, under Gopalpur Gram Panchyat, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District: Burdwan., West Bengal -713212, **[Said Property]**, morefully described in the **Schedule-I** below, being the part of the **Mother Land**.



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- 5.1.3 **Owners to Ensure Continuing Marketability:** The Owners ensure that Owners' title to the Said property shall remain marketable and free from all encumbrances till the completion of development of the Said Property.
- 5.1.4 **No Previous Agreement:** The Owners have not entered into any mortgage agreement, Agreement for sale, transfer, lease or development of the Said Property with any person or persons.
- 5.1.5 **No Requisitions or Acquisitions:** The Said property is at present not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise.
- 5.1.6 **Owners have Authority:** The Owners have full authority to enter into this Agreement and appropriate Resolutions/ Authorizations to that effect exist.
- 5.1.7 **No Prejudicial Act:** The Owners have not done nor permitted to anything whatsoever that would in any way impair, hinder and or restrict the rights of the Developer under this Agreement.
- 5.2 **Developer's Representations:** The Developer has represented and warranted to the Owners as follows.
- 5.2.1 **Infrastructure and Expertise of developer:** The Developer is carrying on business in the real estate sector and having compatible infrastructure and expertise in this field.
- 5.2.2 **No Abandonment:** The Developer shall not abandon, delay or neglect the project of development of the Said Property and shall accord the highest priority, financial as well as infrastructural, to the development of the Said Property.
- 5.2.3 **Developer has Authority:** The Developer has full authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.



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5.3 Decision to Develop: The Owners and the Developer, of the Said Property, decided to jointly develop the Said Property wherein the Land Owners will offer land & Developer will put in his expertise and major funds needed for the project. Pursuant thereto, preliminary discussions were between the Parties for 'taking up the development of the Said Property by constructing the Said Complexes and commercial exploitation of the Said Complexes (collectively Project). The salient terms of the understanding between the Parties were that **the Developer shall have 90% share of the revenue (Receivable) in the Project and the Owners shall have 10% share in the Revenue (Receivable).**

5.4 Finalization of Terms Based on Reliance on Representations: Pursuant to the above and relying on the representations made by the Parties to each other as stated above, final terms and conditions [superseding correspondences and agreements (oral or written) between the Project are being recorded by this Agreement.

6. Basic Understanding

6.1 Development of Said Property by Construction and Commercial Exploitation of Said Complexes: The Parties have mutually decided to take up the Project, i.e. the development of the Said Property by way—O/S construction of the Said Complexes thereon and commercial exploitation of the Said Complexes with (1) specified inputs and responsibility sharing by the Parties and (2) exchange with each other of their specified inputs.

6.2 Nature and Use of Said Complexes: The Said Complexes shall be constructed in accordance with the sanction plan duly sanctioned by **Zilla Parishad through Gopalpur Gram Panchayat Being No. 3966/ESIT/PSBZP dated 11/11/2022**, as a complex comprising of primarily residential unit/Bungalow and ancillary facilities and other areas, with specified areas, amenities and facilities to be enjoyed in common.



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6.3 Appointment of Contractors etc: The Developer shall in consultation with the owners appoint contractors, sub-contractors, agents, sub-agents etc. for the development of the Said Complexes on the Said Property, at their own costs and expenses.

6.4 The developer as well as the Owners shall meet together at least once in every month to discuss all the matters relating to the project such as cost of project, status of construction, quality of material used, sales strategy and status and/or other finance matter.

6.5 The Owners shall not be liable for any income tax, wealth tax in respect of amount of revenue received by Developers towards his share and vice-versa the Developer is also not liable for the amount of revenue received by owners towards his share.

7. **Development and Commencement**

7.1 Development: The Parties hereby accept the Basic Understanding between them as recorded in Clause 6 above and all other terms and—condition' concomitant thereto including those mentioned in this Agreement.

7.2 Commencement and Tenure: This Agreement commences and shall deemed to have commenced on and with effect from the date of execution mentioned above (**Commencement Date**) and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed and all saleable spaces in the Said Complexes are transferred and sold or till this Agreement is terminated in the manner stated in this Agreement.

8. **Construction**



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- 8.1 Construction of Said Complexes:** The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owners, cause construction, erection and completion the Said Complexes in accordance with the sanctioned Building Plans. In this regard it is clarified that (1) the Said Complexes may, at the option of the Developer, be constructed and delivered in phased manner and Said Complexes may be separate and distinct clusters of new build some common amenities.
- 8.2 Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties that the Developer shall cause construction, erection and completion the Said Complexes by the Owners **within five years extendable on mutual consent (Completion Date)**.
- 8.3 Building Materials:** The Developer shall be authorized in the name of the Owners to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of the Said Complexes but under no circumstances the Owners shall be responsible for the price/ value, storage and quality of the building materials.
- 8.4 Temporary Connections:** The Developer shall be authorized in the name of the Owner to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the Said Property, upon payment of all usage charges.
- 8.5 Modification of Building Plans:** Any amendment or modification to the Building Plans may be made or caused to be made by the Developer within the permissible limits of the Planning Authorities.



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8.6 Responsibility of Owners: The Owners will be involved in all major matters but shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of the Parties. The Owners shall provide all cooperation that may be necessary for successful completion of the Project, without undertaking any financial obligation, unless such financial obligation relates to the title of the Said Property.

9. Powers and Authorities

9.1 Power of Attorney for Construction and Sale: Simultaneously herewith, the Owners have granted to the Developer and/or its no a Power of Attorney for construction of the Said Complexes and sale of the residential unit/ bungalows and receiving consideration therefore.

9.2 Further Acts: Notwithstanding grant of the aforesaid Powers of Attorney, the Owners hereby undertake that it shall execute unconditionally, without any dispute as and when necessary (1) agreements for sale and conveyances for sale, if required (2) all papers, documents, plans etc. for the Developer to perform all obligations under this Agreement.

10. Financials

10.1 Project Finance: The Developer, for the' purpose of achieving financial closure of the Project, may arrange for financing of the Project (**Project Finance**) by a Bank/ Financial Institution (Banker). Such Project Finance can be secured on the strength of the security of the land/ construction work-in-progress/ receivables. For this purpose, the Owners shall execute necessary documents



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through its delegated authority or Power of Attorney in favour of the Developer and the Owners shall join as consenting party (if required by the Banker) to create a charge in favour of Banker for availing the Project Finance.

11. Dealing with Constructed Area

11.1 It has been agreed that the project will be marketed mainly through marketing agent to be appointed by Developer or by developers himself.

11.2 Accounting with owners will be done on completion of project.

12. Municipal Taxes and Outgoings

12.1 Relating to Prior Period: All Municipal rates and taxes and (collectively Rates) on the Said Property relating to the period p date of this agreement shall be borne, paid and discharged by the is made specifically clear that all Rates outstanding as on date shall remain the liability of the Owners and such dues shall be borne and paid by the Owners as and when called upon by the Developer, without raising any objection thereto.

12.2 Relating to Subsequent Period: As from the date of sanction of the Building Plans, both the parties shall be liable for Rates in respect of the Said Property in proportionate to their revenue sharing ratio, till such time the Said Complexes are ready for occupation, after which, the Transferees shall become liable and responsible for the Rates in respect of their respective Units.

13. Obligation of Developer

13.1 Completion of Development within Completion Time: The Developer shall complete the entire process of development of the Said Property within the Completion Time.

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- 13.2 Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure compliance.
- 13.3 Planning, Designing and Development:** The Developer shall be responsible for planning, designing and development of the Said Complexes with the help of the Architect, professional bodies; contractors, etc. All the planning, designing are to be done in consultation with owners.
- 13.4 Specifications:** The Developer shall use standard quality building materials with prior approval of owners and the decision of the Architect as to the quality and standard of materials used shall be final and— binding on the Parties.
- 13.5 Commencement of Project:** The development of the Said Pro commences as per the Specifications, Building Plans, scheme regulations, bye-laws and approvals of the Planning Authorities, ether sole and responsibility of the Developer.
- 13.6 Strict Adherence by Developer:** The Developer has assured the Owner that they shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without default.
- 13.7 Construction at Developer's Cost:** The Developer shall construct the Said Complexes and he will look after the day to day matters and his decision in this regard will be final and binding.
- 13.8 Responsibility for Marketing and Advertising:** The Developer shall be solely responsible for marketing and advertising of the Project. The marketing strategy, budget, selection of publicity



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material, media etc. shall be decided and formulated by the Developer in consultation with Owners. All costs and expenses towards marketing and advertising of the Project shall be borne by the developer.

13.9 Pricing: The Developer in consultation with the Owner shall determine the first basic price for sale or disposal of the Units in the Project. Keeping in view the market economics and such basic price may be revised from time to time by the Developer.

13.10 No Violation of Law: The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions of the rules applicable to construction of the Said Complexes.

14. Obligations of Owners

14.1 Co-operation with Developer: The Owners undertake to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.

14.2 Act in Good Faith: The Owners undertake to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.

14.3 Documentation and Information: The Owners undertake to Developer with any and all documentation and relating to the Said Property as may be required by the Developer from time to time.

14.4 No Obstruction in Dealing with Developer' Functions:
The Owner covenants not to do any act, deed or thing whereby Developer may be prevented from discharging its functions under this Agreement.



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- 14.5 **No Obstruction in Construction:** The Owners hereby covenant not to cause any interference or hindrance in the construction of the Said Complexes. It is clearly understood by the Owners that the Said Complexes shall be constructed in phases and hence, the realization of the sale proceeds of the Owners' Allocation shall also come to the Owners in phases.
- 14.6 **No Dealing with Said Property:** The Owners hereby covenant not to let out, grant lease, mortgage and/or charge the Owners' Share in the Said Property or any portions thereof save in the manner envisaged by this Agreement.
- 14.7 **Making out Marketable Title:** The Owners hereby covenant that it shall make out a good, bankable and marketable title of the said land of the Said Property, to the satisfaction of advocate of Developer (**Said Advocates**) and all original title related papers and documents shall be kept with Developer.
- 14.8 Co- Operate in planning discusses all major policy matter and other act as referred in this joint development agreement.

15. Indemnity

- 15.1 **By Developer:** The Developer hereby indemnifies and agrees to keep the Owners saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owners in relation to the construction of the Said Complexes and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants and employees and any be resulting in any successful claim by any third party or violation permission, rules regulations or bye-laws or arising out of any ci4e or otherwise.
- 15.2 **By Owners:** The Owners hereby indemnify and agree to keep the Developer saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered



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by Developer in the course of implementing the Project include marketing thereof for any successful claim by any third party for any defect in title of the Said Property or any of the Representations of the Owners being incorrect.

16. **Limitation of Liability**

16.1 No Indirect Loss: Notwithstanding anything to the contrary herein, neither the Developer nor the Owners shall be liable in any circumstances whatsoever to each other for any indirect or consequential loss suffered or incurred.

17. **Miscellaneous**

17.1 Parties Acting under Legal Advice: Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts done in pursuance hereof and the other Party shall not be responsible for the same.

17.2 Essence of Contract: In addition to time, the Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.

17.3 No Implied Waiver: Failure or delay by either Party to enforce any right under this Agreement shall not amount to an implied waive rights.

17.4 Additional Authority: It is understood that from time to time to facilitate the uninterrupted construction of the Said Complexes by the Developer, various deeds, matters and things not herein specified required to be done by the Developer and for which the Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not



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have been made herein. The Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owners and/or go against the spirit of this Agreement.

17.5 Further Acts: The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

17.6 Name of Said Complexes: The name of the Said Complexes shall be prefixed with the word 'Dream' or as decided by the Developer.

18. Defaults

18.1 No Cancellation: None of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration. In the event of any default on the part of either Party, the other Party shall be entitled to sue the Party in default for specific performance of this Agreement and also for damages. However, if there is any delay in implementing the Project except due to force majeure (explained in Clause 21 below), the same shall be justified by the Developer to the Owners to its total satisfaction or otherwise a penalty shall be imposed, which shall be decided by arbitration.

19. Force Majeure

19.1 Meaning: Force Majeure shall mean and include an event preventing either Party from performing any or all of their obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omission



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accidents which are beyond the reasonable control of the Party so prevented does not arise out of a breach by such Party of any of its obligations Agreement, including, without limitation, any abnormally inclement weather flood, lightening, storm, fire, explosion, earthquake, subsidence, damage, epidemic or other natural physical disaster, failure or supply, war, military operations, riot, crowd disorder, strike, lock-Outs labor unrest or other industrial action, terrorist action, civil commotion, of construction material, hike in prices of construction maternal and legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders.

19.2 Reasonable Endeavour's: The Party claiming to be prevented or delayed in the performance of any of their/its obligations under this Agreement by reason of an event of Force Majeure shall use all reasonable endeavors to bring the event of Force Majeure to a close or to find a solution by which this Agreement may be performed despite the continuance of the event of Force Majeure.

20. Entire Agreement

20.1 Supersession: This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions/correspondence and agreements between the Parties, oral or implied.

21. Counterparts

21.1 All Originals: This Agreement is being executed simultaneously in two counterparts, each of which shall be deemed to be an original and all of which shall constitute one instrument and agreement between the Parties. The copy retained by the Developer shall be



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the property of the Developer, with full right of creation of mortgage, charge and other form of encumbrance on the said copy.

22. Severance

22.1 Partial Invalidity: If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement application of such provision to circumstance other than those held invalid or unenforceable shall not be affected there provision of this Agreement shall be valid and enforceable the fullest extent permitted by law.

22.2 Deletion of Invalid Provision: If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable some part of the provision was deleted, the provision in question shall apply with such modifications as may be necessary to make it valid and enforceable.

22.3 Reasonable Endeavour for Substitution: The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.

23. Reservation of Rights



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- 23.1 Right to Waive:** Any term or condition of this Agreement may be waived at any time by the Party who is entitled to the benefit thereof such waiver must be in writing and must be executed by such Party.
- 23.2 Forbearance:** No forbearance, indulgence or relaxation or inaction by any Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision.
- 23.3 No Waiver:** Any waiver or acquiescence by any Party of any breach of any of the provisions of this Agreement shall not be construed as a waiver or acquiescence to or recognition of any right under or arising out of this Agreement or acquiescence to or recognition of rights and/or position other than as expressly stipulated in this Agreement.
- 23.4 No Continuing Waiver:** A waiver on occasion shall not be deemed to be waiver of the same or any other breach or non-fulfillment on a future occasion. No omission or delay on the part of either Party to require due and punctual performance of any obligation by the other Party shall constitute a waiver of such obligation of the other Party or the due and punctual performance thereof by such other Party and it shall not in any manner constitute a continuing waiver and/or as a waiver of other breaches of the same or other (similar or otherwise) obligations hereunder or as a any right or remedy that such Party may otherwise have in law or equity.

24 Amendment Modification

- 25. Express Documentation:** No amendment or modification of this A or any part hereof shall be valid and effective unless it is by an instruction



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writing executed by both the Parties and expressly referring to the relevant provision of this Agreement.

26 Notice

- 25.1 Mode of Service:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or by facsimile transmission, or sent by prepaid recorded delivery, or registered post with acknowledgement due or through courier service to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each Party from time to time). The Owners shall address all such notices and other written communications to the Director of the Developer and the Developer shall address all such notices and other written communications to the Owners.
- 25.2 Time of Service:** Any such notice or other written communication shall be deemed to have been served:
- 25.2.1 Personal Delivery:** if delivered personally, at the time of delivery
- 25.2.2 Registered Post:** if sent by prepaid recorded delivery or registered post or courier service, on the 4th day of handing over the same to the postal authority's/ service provider.
- 25.2.3 Facsimile:** if sent by facsimile transmission, at the time of transmission (if sent during business hours) or (if not sent during business hours) at the beginning of business hours next following the time of transmission, in the place to which the facsimile was sent.
- 25.3 Proof of Service:** In proving such service it shall be sufficient to prove that personal delivery was made or in the case of prepaid recorded delivery, registered post or courier, that such notice or other written communication was properly addressed and delivered to the postal authorities/ service provider or in the case of a facsimile message, that an activity or other report from the



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senders facsimile machine can be produced in respect of the notice or other written communication showing the recipient's facsimile and the number of pages transmitted.

26. Arbitration

26.1 Disputes and Pre-Referral Efforts: The Parties shall attempt disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) by way of negotiation. To this end, each of the Parties shall use its reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.

26.2 Referral to Arbitration: If the Parties have not settled the Disputes by negotiation within 90 (ninety) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 1996.

26.3 Arbitration Tribunal: The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following three Arbitrators:

26.3.1 Appointment by Owners: 1 (one) Arbitrator to be appointed by the Owner.

26.3.2 Appointment by Developer: 1 (one) Arbitrator to be appointed by the Developer.

26.3.3 Chairman: The Chairman of the Arbitration Tribunal to be jointly appointed by the other 2 (two) Arbitrators

26.4 Conduct of Arbitration Proceeding: The Parties irrevocably agree that:

26.4.1 Place: The place of arbitration shall be Kolkata only.



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26.4.2 Language: The language of the arbitration shall be English.

26.4.3 Interim Directions: The Arbitration Tribunal shall be entitled to give interim awards/ directions regarding the Disputes.

26.4.4 Procedure: The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.

26.4.5 Binding Nature: The directions and interim/ final award of the A Tribunal shall be binding on the Parties.

27. Jurisdiction

27.1 Court: In connection with the aforesaid arbitration proceedings, the courts at Kolkata only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

28. Rules of Interpretation

28.1 Presumptions Rebutted: It is agreed that all presumptions which may arise in law at variance with the express provisions of this Agreement stand rebutted and that no presumptions shall arise averse to the right, title and interest of Parties to the Said Property.

28.2 Statutes: In this Agreement, any reference to a statute, statutory provision or subordinate legislation shall be construed as referring to that statute, statutory provision or subordinate legislation as amended, modified, consolidated, re-enacted or replaced and in force from time to time, whether before or after the date of this Agreement and shall also be construed referring to any previous



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statute, statutory provision or sub ordinate legislation amended, modified, consolidated, re-enacted or replace by such statute, statutory provision or subordinate legislation. Any to a statutory provision shall be construed as including references to all statutory instruments, orders, regulations or other subordinate legislation n made pursuant to that statutory provision.

- 28.3 **Number:** In this Agreement, any reference to singular includes plural an vice-versa.
- 28.4 **Gender:** In this Agreement, words denoting any gender including all other genders.
- 28.5 **Party:** In this Agreement, any reference to a Party is to a party to this Agreement.
- 28.6 **Clause or Paragraph:** In this Agreement, any reference to a clause or paragraph or schedule (other than to a schedule to a statutory provision) is a reference to a clause or paragraph or schedule (as the case may be) of this Agreement and the schedules form part of and are deemed to be incorporated in this Agreement.
- 28.7 **Including:** In this Agreement, any phrase introduced by the terms "including", "include", "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words proceeding those terms.
- 28.8 **Headings:** In this Agreement, the heading are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.
- 28.9 **Definitions:** In this Agreement, the words put in brackets and in bold prints define the word, phrase and expression preceding.



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Schedule - 1
(Said Property)

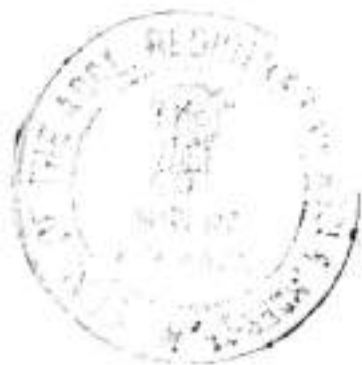
Land in Mouza: Bamunara, in aggregate land measuring **281.98 Decimal**, be the same to be a little more or less, situated and comprised in R.S. Dag Nos. 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2570, 2571(P), 2572(P), 2573, 2576/5176(P), 2576(P), 2577(P) and corresponding L.R Dag No.2463, 2464, 2465, 2466, 2467, 2468, 2469, 2472, 2473(P), 2475(P), 2474, 2480 (P), 2479(P) 2481(P), recorded in L.R. Khatian Nos. 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3156, 3157, 3158, 3159, 3165, 3166, 3168, 3169, 3170 and 3171, J.L. No 58, Police Station Kanksa, under Gopalpur Gram Panchyat, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District: Burdwan, West Bengal -713212, West Bengal -713212, and butted and bounded as follows:

On the North	..Vacant Land of Bamunara Mouza
On the East	..Vacant Land of Khatpukur Mouza
On the South	..Vacant Land of Bamunara Mouza
On the West	.. Dag Nos. 2599 & 2592

Schedule - 2

(Devolution of Title of Mother Land)

1. **Ownership of Kamrup Real Estates Private Limited:** One Kamrup Real Estates Private Limited was absolutely seized and possessed and otherwise well sufficiently entitled to **ALL THAT** piece and parcel of land admeasuring 736 Decimal, comprised in R.S Dag No. 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2570, 2571, 2572, 2573, 2574, 2575, 2576/5177, 2576, 2576/5176, 2577, 2578, 2579, 2580, 2581, 2582, 2584, 2585, 2587, 2586/4951, 2588, 2590, 2591 and 2589, corresponding LR Dag No. 2563, 2464.2565, 2466, 2467, 2468, 2469, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2488, 2489, 2491, 2492, 2493, 2494, 2495, 2496 recorded in L.R. Khatian Nos. 789, 2815, 2816, 1361, 231, 457, 635, 316, 638, 234, 1745, 1867, 424, 15, 636, 328, 847, 803, 531, 55, 1943, 133, 572/1, 831/1, 16/1, 1942, 2050, 842, 357, 158, 627, 234, 801, 761, 172 , 4, 99, 698, 772, 806



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263 and 313 Mouza: Bamunara, J.L. No.58, Police Station: Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District Burdwan.

2. **Sale by Kamrup Real Estates Private Limited:** By virtue of a (I) Registered Deed of Conveyances being **Deed No. 7780 for the year 2010** dated 4th November, 2010 duly registered with the Office of the Additional District Sub-Registrar office at Durgapur, recorded in Book No. I, CD Volume No. 18, Pages 5154 to 5172, the said **Kamrup Real Estates Private Limited**, being the Vendor on One Part sold for a valuable consideration absolutely unto and in favour of **Jain Plaza Private Limited**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 1 Ganesh Chandra Avenue, Kolkata-700013 being the Purchaser on Other Part. **ALL THAT Piece and Parcel of undivided land admeasuring 35.76 Decimal** comprised in R.S Dag No. 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2570, 2571, 2572, 2573, 2574, 2575, 2576/5177, 2576, 2576/5176, 2577, 2578, 2579, 2580, 2581, 2582, 2585, 2587, 2586/4951, 2588, 2590, 2591 and 2589, corresponding LR Dag No. 2563, 2464, 2565, 2466, 2467, 2468, 2469, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2488, 2489, 2491, 2492, 2493, 2494, 2495, 2496 recorded in L.R. Khatian Nos. 789, 2815, 2816, 1361, 231, 457, 635, 316, 638, 234, 1745, 1867, 424, 15, 636, 328, 847, 803, 531, 55, 1943, 133, 572/1, 831/1, 16/1, 1942, 2050, 842, 357, 158, 627, 234, 801, 761, 172 and 4, Mouza: Bamunara, J.L. No.58, Police Station: Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District: Burdwan, West Bengal -713212, (II) Registered Deed of Conveyances being **Deed No. 7781 for the year 2010** dated 4th November, 2010 duly registered with the Office of the Additional District Sub-Registrar office at Durgapur, recorded in Book No. I, CD Volume No. 18, Pages 5173 to 5191, the said **Kamrup Real Estates Private Limited**, being the Vendor on One Part sold for valuable consideration absolutely unto and in favour of **Jain Group Projects Private Limited**, being the Purchaser on Other Part **ALL THAT Piece and Parcel of undivided land admeasuring 35.76 Decimal** comprised in R.S Dag No. 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2570, 2571, 2572, 2573, 2574,



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2575, 2576/5177, 2576, 2576/5176, 2577, 2578, 2579, 2580, 2581, 2582, 2584, 2585, 2587, 2586/4951, 2588, 2590, 2591 and 2589, recorded in L.R. Khatian Nos. 789, 2815, 2816, 1361, 231, 457, 635, 316, 638, 234, 1745, 1867, 424, 15, 636, 328, 847, 803, 531, 55, 1943, 133, 572/1, 831/1, 16/1, 1942, 2050, 842, 357, 158, 627, 234, 801, 761, 172 and 4, Mouza: Bamunara, J.L. No.58, Police Station: Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District: Burdwan, West Bengal -713212, (III) Registered Deed of Conveyances being **Deed No. 7782 for the year 2010** dated 4th November, 2010 duly registered with the Office of the Additional District Sub-Registrar office at Durgapur, recorded in Book No. I, CD Volume No. 18, Pages 5192 to 5210, the said **kamrup Real Estates Private Limited**, being the Vendor on One Part sold for valuable consideration absolutely unto and in favour of **Dream Developers Private Limited**, being the Purchaser on Other Part **ALL THAT Piece and Parcel of undivided land admeasuring 35.76 Decimal** comprised in R.S Dag No. 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2570, R.S Dag No. 2571, 2572, 2573, 2574, 2575, 2576/5177, 2576, 2576/5176, 2577, 2578, 2579, 2580, 2581, 2582, 2584, 2585, 2587, 2586/4951, 2588, 2590, 2591 and 2589, corresponding LR Dag No. 2563, 2464, 2565, 2466, 2467, 2468, 2469, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2488, 2489, 2491, 2492, 2493, 2494, 2495, 2496 recorded in L.R. Khatian Nos. 789, 2815, 2816, 1361, 231, 457, 635, 316, 638, 234, 1745, 1867, 424, 15, 636, 328, 847, 803, 531, 55, 1943, 133, 572/1, 831/1, 16/1, 1942, 2050, 842, 357, 158, 627, 234, 801, 761, 172 and 4, Mouza: Bamunara, J.L. No.58, Police Station: Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District Burdwan, West Bengal -713212, (IV) Registered Deed of Conveyances being **Deed No. 1876 for the year 2012** dated 14th May, 2012 duly registered with the Office of the Additional Registrar of Assurances III Kolkata, recorded in Book No. I, CD Volume No. 4, Pages 814 to 850, the said **Kamrup Real Estates Private Limited**, being the Vendor on One Part sold for valuable consideration absolutely unto and in favour of 1. Arun Infracon & Commercial LLP, 2. Dubson Dealcom Private Limited, 3. Pinku Sonu Investments And Properties Private Limited, 4. JFC Hire Purchase Private Limited, 5. Nortel Dealcom Private Limited, 6. Dolphin Agents Private Limited,



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7. Dream Application Software Private Limited, 8. Biswapita Properties Private Limited, 9. Jaimata Creations Private Limited, 10. U.S. Creation Private Limited, 11. Bajrang Creations Private Limited, 12. Risulmpex Private Limited, 13. Symphonic Vanijya Private Limited, 14. Damodar Trading Private Limited, 15. Dream Enclave Private Limited, 16. Dream Tower Kolkata Private Limited, 17. Growwell Vyapaar Private Limited being the Purchasers therein on Other Part. **ALL THAT Piece and Parcel of undivided land admeasuring 619.988 Decimal** comprised in 2561, 2562, 2563, R.S 2564, 2565, 2566, 2567, 2570, 2571, 2572, 2573, 2574, 2575, 2576/5177, 2576, 2576/5176, 2577, 2578, 2579, 2580, 2581, 2582, 2584, 2585, 2586, 2587, 2586/4951, 2588, 2590, 2591 and 2589, corresponding LR Dag No. 2563, 2464, 2565, 2466, 2467, 2468, 2469, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2488, 2489, 2491, 2492, 2493, 2494, 2495, 2496 recorded in L.R. Khatian Nos. 789, 2815, 2816, 1361, 231, 457, 635, 316, 638, 234, 1745, 1867, 424, 15, 636, 328, 847, 803, 531, 55, 1943, 133, 572/1, 831/1, 16/1, 1942, 2050, 842, 357, 158, 627, 234, 801, 761, 172 4, 99, 698, 772, and 806 Mouza: Bamunara, J.L. No.58, Police Station: Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District: Burdwan, West Bengal -713212, **and (V) Registered Deed of Conveyances being Deed No. 2351 for the year 2012** dated 18th June, 2012 duly registered with the Office of the Additional Registrar of Assurance-III, recorded in Book No. 1, CD Volume No. 05, Pages 2107 to 2123, the said **Kamrup Real Estates Private Limited**, being the Vendor on One Part sold for valuable consideration absolutely unto and in favour of **Jain Group Projects Private Limited**, being the Purchaser on Other Part **All That Piece and Parcel of undivided land admeasuring 8.72 Decimal** comprised in R.S Dag No. 2570, corresponding to L.R Dag No. 2472, recorded in L.R. Khatian Nos. 263 and 313, Mouza: Bamunara, J.L. No.58, Police Station: Kanksa, within the jurisdiction of Gopalpur Gram Panchayat, Sub Registration District Durgapur, District: Burdwan, West Bengal -713212,.

3. **Absolute Ownership of Owner-cum-Developer herein and owner nos. 3.1 to 3.21:** In the manner stated above the owner nos. 3.2 to 3.21 are the absolute owners of **ALL THAT PIECE AND PARCEL** of land measuring 736



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MUMBAI
11 MAY 2023

Decimal, be the same to be a little more or less, situated and comprised R.S. Dag Nos. 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2570, 2571, 2572, 2573, 2574, 2575, 2576/5177, 2576, 2576/5176, 2577, 2578, 2579, 2580, 2581, 2582, 2584, 2585, 2587, 2486/4951, 2588, 2590, 2591 2589 and corresponding L.R Dag No.2463, 2464, 2465, 2466, 2467, 2468, 2469, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2488, 2489, 2491, 2492, 2493, 2494, 2495 recorded in L.R. Khatian Nos. 789, 2815, 2816, 1361, 231, 457, 635, 316, 638, 234, 1745, 1867, 424, 15, 636, 328, 847, 803, 531, 55, 1943, 133, 572/1, 831/1, 16/1, 1942, 2050, 842, 357, 158, 627, 234, 801, 761, 172 and 4, J.L. No 58, Police Station Kanksa, under Gopalpur Gram Panchyat, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District: Burdwan, West Bengal -713212.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
11 MAY 2023

30. Execution and Delivery

30.1 In Witness Whereof the Parties have executed this Agreement on mentioned above.

31.) Sign and Execution by Vendors:

- 1) ARUN INVESTMENTS AND COMMERCIAL PRIVATE LIMITED
- 2) DUBSON DEALCOM PRIVATE LIMITED
- 3) PINKU SONU INVESTMENTS AND PROPERTIES PRIVATE LIMITED
- 4) JFC HIRE PURCHASE PRIVATE LIMITED
- 5) NORTEL DEALCOM PRIVATE LIMITED
- 6) DOLPHIN AGENTS PRIVATE LIMITED
- 7) DREAM APPLICATION SOFTWARE PRIVATE LIMITED
- 8) BISWAPITA PROPERTIES PRIVATE LIMITED
- 9) JAIMATA CREATIONS PRIVATE LIMITED
- 10) U.S. CREATION PRIVATE LIMITED
- 11) BAJRANG CREATIONS PRIVATE LIMITED
- 12) RISU IMPEX PRIVATE LIMITED
- 13) SYMPHONIC VANIJYA PRIVATE LIMITED
- 14) DAMODAR TRADING PRIVATE LIMITED
- 15) DREAM ENCLAVE PRIVATE LIMITED
- 16) DREAM TOWER KOLKATA PRIVATE LIMITED
- 17) GROWWELL VYAPAAR PRIVATE LIMITED
- 18) DREAM DEVELOPERS PRIVATE LIMITED
- 19) JAIN PLAZA PRIVATE LIMITED
- 20) JAIN GROUP PROJECTS PRIVATE LIMITED



Authorized Signatory



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
11 MAY 2023

32.) Sign and Execution by Developer:**DREAM GATEWAY HOTELS LIMITED**

DREAM GATEWAY HOTELS LIMITED

Ujjwal Prakash Sinha
 Authorised Signatory

Authorised Signatory
Witness:

- 1) Akash Ganguly.
44/2A Hazra Road, Kol-19.
- 2) Shristi Chakrabarti
44/2A Hazra Road Kol-19

Drafted By:

Bidisha Banerjee

**Bidisha Banerjee, Advocate
 High Court, Calcutta
 Enrolment: F/1024/1032/2008**



✓

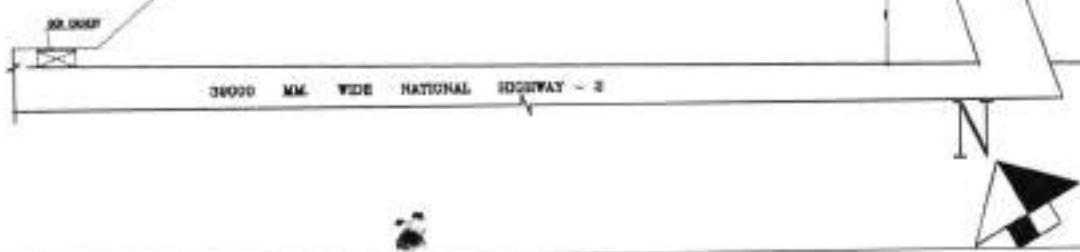
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
11 MAY 2023



- 0 ARUN INVESTMENTS AND COMMERCIAL PRIVATE LIMITED
- 1 DURSON DEALCOM PRIVATE LIMITED
- 2 JINKU SONU INVESTMENTS AND PROPERTIES PRIVATE LIMITED
- 3 JPC HIRE PURCHASE PRIVATE LIMITED
- 4 NORTEL DEALCOM PRIVATE LIMITED
- 5 DOLPHIN AGENTS PRIVATE LIMITED
- 6 DREAM APPLICATION SOFTWARE PRIVATE LIMITED
- 7 KISHAPITA PROPERTIES PRIVATE LIMITED
- 8 JADHATA CREATIONS PRIVATE LIMITED
- 9 U.S. CREATION PRIVATE LIMITED
- 10 RAJANG CREATIONS PRIVATE LIMITED
- 11 RISU IMPER PRIVATE LIMITED
- 12 SYMPHONIC VANIYA PRIVATE LIMITED
- 13 DAMODAR TRADING PRIVATE LIMITED
- 14 DREAM ENCLAVE PRIVATE LIMITED
- 15 DREAM TOWER KOLKATA PRIVATE LIMITED
- 16 GROWWELL VYAPAAR PRIVATE LIMITED
- 17 DREAM DEVELOPERS PRIVATE LIMITED
- 18 JAIN PLAZA PRIVATE LIMITED
- 19 JAIN GROUP PROJECTS PRIVATE LIMITED

[Signature]
 Authorized Signatory

DREAM GATEWAY HOTELS LIMITED
[Signature]
 Authorized Signatory





ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

11 MAY 2023

SPECIMEN FORM TEN FINGER PRINTS



<i>Enjolob</i>	L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Nguyen Phuc Nam Sinh</i>	L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



	L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
11 MAY 2023

Major Information of the Deed

Deed No :	I-1904-06582/2023	Date of Registration	11/05/2023
Query No / Year	1904-2001157070/2023	Office where deed is registered	
Query Date	08/05/2023 6:23:37 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUVANKAR DAM WEST CHANDIGARH, MADHYAMGRAM, KOLKATA -700130,Thana : Madhyamgram, District : North 24-Parganas, WEST BENGAL, PIN - 700130, Mobile No. : 9903788200, Status :Deed Writer		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 14/-		Rs. 3,11,36,850/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,020/- (Article:48(g))		Rs. 101/- (Article:E, E)	
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, JI No: 58, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2463 (RS :-2561)	LR-3145	Bastu	Bastu	41 Dec	1/-	44,28,000/-	Width of Approach Road: 30 Ft.,
L2	LR-2464 (RS :-)	LR-3146	Bastu	Bastu	4 Dec	1/-	4,32,000/-	Width of Approach Road: 30 Ft.,
L3	LR-2465 (RS :-)	LR-3147	Bastu	Bastu	6 Dec	1/-	6,48,000/-	Width of Approach Road: 30 Ft.,
L4	LR-2466 (RS :-)	LR-3148	Bastu	Bastu	2 Dec	1/-	2,16,000/-	Width of Approach Road: 30 Ft.,
L5	LR-2467 (RS :-)	LR-3149	Bastu	Bastu	8 Dec	1/-	8,64,000/-	Width of Approach Road: 30 Ft.,
L6	LR-2468 (RS :-)	LR-3150	Bastu	Bastu	7 Dec	1/-	7,56,000/-	Width of Approach Road: 30 Ft.,
L7	LR-2469 (RS :-)	LR-3151	Bastu	Bastu	6 Dec	1/-	6,48,000/-	Width of Approach Road: 30 Ft.,
L10	LR-2472 (RS :-)	LR-3152	Bastu	Bastu	31 Dec	1/-	33,48,000/-	Width of Approach Road: 30 Ft.,
L11	LR-2473 (RS :-)	LR-3153	Bastu	Bastu	126 Dec	1/-	1,36,08,000/-	Width of Approach Road: 30 Ft.,
L12	LR-2475 (RS :-)	LR-3154	Bastu	Bastu	14 Dec	1/-	15,12,000/-	Width of Approach Road: 30 Ft.,
L13	LR-2474 (RS :-)	LR-3156	Bastu	Bastu	6 Dec	1/-	6,48,000/-	Width of Approach Road: 30 Ft.,
L14	LR-2480 (RS :-)	LR-3157	Bastu	Bastu	12 Dec	1/-	19,76,850/-	Property is on Road
L15	LR-2481 (RS :-)	LR-3158	Bastu	Bastu	8 Dec	1/-	8,64,000/-	Width of Approach Road: 30 Ft.,

L16	LR-2479 (RS :-)	LR-3159	Bastu	Bastu	11 Dec	1/-	11,88,000/-	Width of Approach Road: 30 Ft.,
		TOTAL :			282Dec	14 /-	311,36,850 /-	
		Grand Total :			282Dec	14 /-	311,36,850 /-	

Land Lord Details :



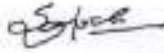


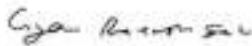
Sl No	Name,Address,Photo,Finger print and Signature
1	ARUN INFRACON AND COMMERCIAL LLP City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: ABxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	DUBSON DEALCOM PRIVATE LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	PINKU SONU INVESTMENTS & PROPERTIES PRIVATE LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	JFC HIRE PURCHASE PRIVATE LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	NORTEL DEALCOM PRIVATE LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	DOLPHIN AGENTS PRIVATE LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	DREAM APPLICATION SOFTWARE PRIVATE LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	BISWAPITA PROPERTIES PRIVATE LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	JAIMATA CREATIONS PRIVATE LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

10	US CREATION PRIVATE LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	BAJRANG CREATIONS PRIVATE LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	RISU IMPEX PRIVATE LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	SYMPHONIC VANIJYA PRIVATE LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
14	DAMODAR TRADING PRIVATE LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx3H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	DREAM ENCLAVE PRIVATE LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	DREAM TOWER KOLKATA PRIVATE LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	GROWWELL VYAPAAR PRIVATE LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
18	DREAM DEVELOPERS PRIVATE LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
19	JAIN PLAZA PRIVATE LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
20	JAIN GROUP PROJECTS PRIVATE LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DREAM GATEWAY HOTELS LIMITED City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr SANTOSH KUMAR Son of Late NARASING SAH Date of Execution - 11/05/2023, , Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>May 11 2023 4:40PM</p>	<p>Finger Print</p>  <p>LTI 11/05/2023</p>	<p>Signature</p>  <p>11/05/2023</p>
<p>City:- Not Specified, P.O:- REGENT PARK, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: BOxxxxxx1C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ARUN INFRACON AND COMMERCIAL LLP (as AUTHORISED SIGNATORY), DUBSON DEALCOM PRIVATE LIMITED (as AUTHORISED SIGNATORY), PINKU SONU INVESTMENTS & PROPERTIES PRIVATE LIMITED (as AUTHORISED SIGNATORY), JFC HIRE PURCHASE PRIVATE LIMITED (as AUTHORISED SIGNATORY), NORTEL DEALCOM PRIVATE LIMITED (as AUTHORISED SIGNATORY), DOLPHIN AGENTS PRIVATE LIMITED (as AUTHORISED SIGNATORY), DREAM APPLICATION SOFTWARE PRIVATE LIMITED (as AUTHORISED SIGNATORY), BISWAPITA PROPERTIES PRIVATE LIMITED (as AUTHORISED SIGNATORY), JAIMATA CREATIONS PRIVATE LIMITED (as AUTHORISED SIGNATORY), US CREATION PRIVATE LIMITED (as AUTHORISED SIGNATORY), BAJRANG CREATIONS PRIVATE LIMITED (as AUTHORISED SIGNATORY), RISU IMPEX PRIVATE LIMITED (as AUTHORISED SIGNATORY), SYMPHONIC VANIJYA PRIVATE LIMITED (as AUTHORISED SIGNATORY), DAMODAR TRADING PRIVATE LIMITED (as AUTHORISED SIGNATORY), DREAM ENCLAVE PRIVATE LIMITED (as AUTHORISED SIGNATORY), DREAM TOWER KOLKATA PRIVATE LIMITED (as AUTHORISED SIGNATORY), GROWWELL VYAPAAR PRIVATE LIMITED (as AUTHORISED SIGNATORY), DREAM DEVELOPERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), JAIN PLAZA PRIVATE LIMITED (as AUTHORISED SIGNATORY), JAIN GROUP PROJECTS PRIVATE LIMITED (as AUTHORISED SIGNATORY)</p>				
2	<p>Name</p> <p>Mr GYAN PRAKASH SAH (Presentant) Son of Mr SHANKAR SAH Date of Execution - 11/05/2023, , Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>May 11 2023 4:41PM</p>	<p>Finger Print</p>  <p>LTI 11/05/2023</p>	<p>Signature</p>  <p>11/05/2023</p>
<p>City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ALxxxxxx7N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DREAM GATEWAY HOTELS LIMITED (as AUTHORISED SIGNATORY)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr SUVANKAR DAM Son of Late HIMANGSHU DAM City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019</p>			

11/05/2023

11/05/2023

11/05/2023

Identifier Of Mr SANTOSH KUMAR, Mr GYAN PRAKASH SAH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ARUN INFRACON AND COMMERCIAL LLP	DREAM GATEWAY HOTELS LIMITED-2.05 Dec
2	DUBSON DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-2.05 Dec
3	PINKU SONU INVESTMENTS & PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-2.05 Dec
4	JFC HIRE PURCHASE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-2.05 Dec
5	NORTEL DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-2.05 Dec
6	DOLPHIN AGENTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-2.05 Dec
7	DREAM APPLICATION SOFTWARE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-2.05 Dec
8	BISWAPITA PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-2.05 Dec
9	JAIMATA CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-2.05 Dec
10	US CREATION PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-2.05 Dec
11	BAJRANG CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-2.05 Dec
12	RISU IMPEX PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-2.05 Dec
13	SYMPHONIC VANIJYA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-2.05 Dec
14	DAMODAR TRADING PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-2.05 Dec
15	DREAM ENCLAVE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-2.05 Dec
16	DREAM TOWER KOLKATA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-2.05 Dec
17	GROWWELL VYAPAAR PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-2.05 Dec
18	DREAM DEVELOPERS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-2.05 Dec
19	JAIN PLAZA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-2.05 Dec
20	JAIN GROUP PROJECTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-2.05 Dec

Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	ARUN INFRACON AND COMMERCIAL LLP	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
2	DUBSON DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
3	PINKU SONU INVESTMENTS & PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
4	JFC HIRE PURCHASE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
5	NORTEL DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
6	DOLPHIN AGENTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
7	DREAM APPLICATION SOFTWARE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
8	BISWAPITA PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
9	JAIMATA CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
10	US CREATION PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
11	BAJRANG CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
12	RISU IMPEX PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
13	SYMPHONIC VANIJYA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
14	DAMODAR TRADING PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
15	DREAM ENCLAVE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
16	DREAM TOWER KOLKATA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
17	GROWWELL VYAPAAR PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
18	DREAM DEVELOPERS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
19	JAIN PLAZA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
20	JAIN GROUP PROJECTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-1.55 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	ARUN INFRACON AND COMMERCIAL LLP	DREAM GATEWAY HOTELS LIMITED-6.3 Dec

2	DUBSON DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-6.3 Dec
3	PINKU SONU INVESTMENTS & PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-6.3 Dec
4	JFC HIRE PURCHASE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-6.3 Dec
5	NORTEL DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-6.3 Dec
6	DOLPHIN AGENTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-6.3 Dec
7	DREAM APPLICATION SOFTWARE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-6.3 Dec
8	BISWAPITA PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-6.3 Dec
9	JAIMATA CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-6.3 Dec
10	US CREATION PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-6.3 Dec
11	BAJRANG CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-6.3 Dec
12	RISU IMPEX PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-6.3 Dec
13	SYMPHONIC VANIJYA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-6.3 Dec
14	DAMODAR TRADING PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-6.3 Dec
15	DREAM ENCLAVE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-6.3 Dec
16	DREAM TOWER KOLKATA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-6.3 Dec
17	GROWWELL VYAPAAR PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-6.3 Dec
18	DREAM DEVELOPERS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-6.3 Dec
19	JAIN PLAZA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-6.3 Dec
20	JAIN GROUP PROJECTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-6.3 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	ARUN INFRACON AND COMMERCIAL LLP	DREAM GATEWAY HOTELS LIMITED-0.7 Dec
2	DUBSON DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.7 Dec
3	PINKU SONU INVESTMENTS & PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.7 Dec

4	JFC HIRE PURCHASE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.7 Dec
5	NORTEL DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.7 Dec
6	DOLPHIN AGENTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.7 Dec
7	DREAM APPLICATION SOFTWARE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.7 Dec
8	BISWAPITA PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.7 Dec
9	JAIMATA CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.7 Dec
10	US CREATION PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.7 Dec
11	BAJRANG CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.7 Dec
12	RISU IMPEX PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.7 Dec
13	SYMPHONIC VANIJYA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.7 Dec
14	DAMODAR TRADING PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.7 Dec
15	DREAM ENCLAVE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.7 Dec
16	DREAM TOWER KOLKATA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.7 Dec
17	GROWWELL VYAPAAR PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.7 Dec
18	DREAM DEVELOPERS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.7 Dec
19	JAIN PLAZA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.7 Dec
20	JAIN GROUP PROJECTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.7 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	ARUN INFRACON AND COMMERCIAL LLP	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
2	DUBSON DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
3	PINKU SONU INVESTMENTS & PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
4	JFC HIRE PURCHASE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
5	NORTEL DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
6	DOLPHIN AGENTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec

7	DREAM APPLICATION SOFTWARE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
8	BISWAPITA PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
9	JAIMATA CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
10	US CREATION PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
11	BAJRANG CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
12	RISU IMPEX PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
13	SYMPHONIC VANIJYA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
14	DAMODAR TRADING PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
15	DREAM ENCLAVE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
16	DREAM TOWER KOLKATA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
17	GROWWELL VYAPAAR PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
18	DREAM DEVELOPERS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
19	JAIN PLAZA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
20	JAIN GROUP PROJECTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	ARUN INFRACON AND COMMERCIAL LLP	DREAM GATEWAY HOTELS LIMITED-0.6 Dec
2	DUBSON DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.6 Dec
3	PINKU SONU INVESTMENTS & PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.6 Dec
4	JFC HIRE PURCHASE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.6 Dec
5	NORTEL DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.6 Dec
6	DOLPHIN AGENTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.6 Dec
7	DREAM APPLICATION SOFTWARE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.6 Dec
8	BISWAPITA PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.6 Dec

9	JAIMATA CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.6 Dec
10	US CREATION PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.6 Dec
11	BAJRANG CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.6 Dec
12	RISU IMPEX PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.6 Dec
13	SYMPHONIC VANIJYA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.6 Dec
14	DAMODAR TRADING PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.6 Dec
15	DREAM ENCLAVE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.6 Dec
16	DREAM TOWER KOLKATA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.6 Dec
17	GROWWELL VYAPAAAR PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.6 Dec
18	DREAM DEVELOPERS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.6 Dec
19	JAIN PLAZA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.6 Dec
20	JAIN GROUP PROJECTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.6 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	ARUN INFRACON AND COMMERCIAL LLP	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
2	DUBSON DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
3	PINKU SONU INVESTMENTS & PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
4	JFC HIRE PURCHASE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
5	NORTEL DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
6	DOLPHIN AGENTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
7	DREAM APPLICATION SOFTWARE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
8	BISWAPITA PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
9	JAIMATA CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
10	US CREATION PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
11	BAJRANG CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec

12	RISU IMPEX PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
13	SYMPHONIC VANIJYA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
14	DAMODAR TRADING PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
15	DREAM ENCLAVE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
16	DREAM TOWER KOLKATA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
17	GROWWELL VYAPAAR PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
18	DREAM DEVELOPERS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
19	JAIN PLAZA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
20	JAIN GROUP PROJECTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	ARUN INFRACON AND COMMERCIAL LLP	DREAM GATEWAY HOTELS LIMITED-0.55 Dec
2	DUBSON DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.55 Dec
3	PINKU SONU INVESTMENTS & PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.55 Dec
4	JFC HIRE PURCHASE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.55 Dec
5	NORTEL DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.55 Dec
6	DOLPHIN AGENTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.55 Dec
7	DREAM APPLICATION SOFTWARE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.55 Dec
8	BISWAPITA PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.55 Dec
9	JAIMATA CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.55 Dec
10	US CREATION PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.55 Dec
11	BAJRANG CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.55 Dec
12	RISU IMPEX PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.55 Dec
13	SYMPHONIC VANIJYA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.55 Dec
14	DAMODAR TRADING PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.55 Dec

15	DREAM ENCLAVE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.55 Dec
16	DREAM TOWER KOLKATA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.55 Dec
17	GROWWELL VYAPAAR PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.55 Dec
18	DREAM DEVELOPERS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.55 Dec
19	JAIN PLAZA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.55 Dec
20	JAIN GROUP PROJECTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.55 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	ARUN INFRACON AND COMMERCIAL LLP	DREAM GATEWAY HOTELS LIMITED-0.2 Dec
2	DUBSON DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.2 Dec
3	PINKU SONU INVESTMENTS & PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.2 Dec
4	JFC HIRE PURCHASE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.2 Dec
5	NORTEL DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.2 Dec
6	DOLPHIN AGENTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.2 Dec
7	DREAM APPLICATION SOFTWARE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.2 Dec
8	BISWAPITA PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.2 Dec
9	JAIMATA CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.2 Dec
10	US CREATION PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.2 Dec
11	BAJRANG CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.2 Dec
12	RISU IMPEX PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.2 Dec
13	SYMPHONIC VANIJYA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.2 Dec
14	DAMODAR TRADING PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.2 Dec
15	DREAM ENCLAVE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.2 Dec
16	DREAM TOWER KOLKATA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.2 Dec

17	GROWWELL VYAPAAR PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.2 Dec
18	DREAM DEVELOPERS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.2 Dec
19	JAIN PLAZA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.2 Dec
20	JAIN GROUP PROJECTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.2 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	ARUN INFRACON AND COMMERCIAL LLP	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
2	DUBSON DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
3	PINKU SONU INVESTMENTS & PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
4	JFC HIRE PURCHASE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
5	NORTEL DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
6	DOLPHIN AGENTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
7	DREAM APPLICATION SOFTWARE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
8	BISWAPITA PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
9	JAIMATA CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
10	US CREATION PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
11	BAJRANG CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
12	RISU IMPEX PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
13	SYMPHONIC VANIJYA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
14	DAMODAR TRADING PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
15	DREAM ENCLAVE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
16	DREAM TOWER KOLKATA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
17	GROWWELL VYAPAAR PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
18	DREAM DEVELOPERS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
19	JAIN PLAZA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec

20	JAIN GROUP PROJECTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	ARUN INFRACON AND COMMERCIAL LLP	DREAM GATEWAY HOTELS LIMITED-0.1 Dec
2	DUBSON DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.1 Dec
3	PINKU SONU INVESTMENTS & PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.1 Dec
4	JFC HIRE PURCHASE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.1 Dec
5	NORTEL DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.1 Dec
6	DOLPHIN AGENTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.1 Dec
7	DREAM APPLICATION SOFTWARE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.1 Dec
8	BISWAPITA PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.1 Dec
9	JAIMATA CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.1 Dec
10	US CREATION PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.1 Dec
11	BAJRANG CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.1 Dec
12	RISU IMPEX PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.1 Dec
13	SYMPHONIC VANIJYA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.1 Dec
14	DAMODAR TRADING PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.1 Dec
15	DREAM ENCLAVE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.1 Dec
16	DREAM TOWER KOLKATA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.1 Dec
17	GROWWELL VYAPAAR PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.1 Dec
18	DREAM DEVELOPERS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.1 Dec
19	JAIN PLAZA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.1 Dec
20	JAIN GROUP PROJECTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.1 Dec

Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	ARUN INFRACON AND COMMERCIAL LLP	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
2	DUBSON DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
3	PINKU SONU INVESTMENTS & PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
4	JFC HIRE PURCHASE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
5	NORTEL DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
6	DOLPHIN AGENTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
7	DREAM APPLICATION SOFTWARE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
8	BISWAPITA PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
9	JAIMATA CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
10	US CREATION PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
11	BAJRANG CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
12	RISU IMPEX PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
13	SYMPHONIC VANIJYA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
14	DAMODAR TRADING PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
15	DREAM ENCLAVE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
16	DREAM TOWER KOLKATA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
17	GROWWELL VYAPAAR PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
18	DREAM DEVELOPERS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
19	JAIN PLAZA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
20	JAIN GROUP PROJECTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.4 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	ARUN INFRACON AND COMMERCIAL LLP	DREAM GATEWAY HOTELS LIMITED-0.35 Dec

2	DUBSON DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.35 Dec
3	PINKU SONU INVESTMENTS & PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.35 Dec
4	JFC HIRE PURCHASE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.35 Dec
5	NORTEL DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.35 Dec
6	DOLPHIN AGENTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.35 Dec
7	DREAM APPLICATION SOFTWARE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.35 Dec
8	BISWAPITA PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.35 Dec
9	JAIMATA CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.35 Dec
10	US CREATION PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.35 Dec
11	BAJRANG CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.35 Dec
12	RISU IMPEX PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.35 Dec
13	SYMPHONIC VANIJYA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.35 Dec
14	DAMODAR TRADING PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.35 Dec
15	DREAM ENCLAVE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.35 Dec
16	DREAM TOWER KOLKATA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.35 Dec
17	GROWWELL VYAPAAR PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.35 Dec
18	DREAM DEVELOPERS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.35 Dec
19	JAIN PLAZA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.35 Dec
20	JAIN GROUP PROJECTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.35 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	ARUN INFRACON AND COMMERCIAL LLP	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
2	DUBSON DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
3	PINKU SONU INVESTMENTS & PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec

4	JFC HIRE PURCHASE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
5	NORTEL DEALCOM PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
6	DOLPHIN AGENTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
7	DREAM APPLICATION SOFTWARE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
8	BISWAPITA PROPERTIES PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
9	JAIMATA CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
10	US CREATION PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
11	BAJRANG CREATIONS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
12	RISU IMPEX PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
13	SYMPHONIC VANIJYA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
14	DAMODAR TRADING PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
15	DREAM ENCLAVE PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
16	DREAM TOWER KOLKATA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
17	GROWWELL VYAPAAR PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
18	DREAM DEVELOPERS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
19	JAIN PLAZA PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec
20	JAIN GROUP PROJECTS PRIVATE LIMITED	DREAM GATEWAY HOTELS LIMITED-0.3 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, JI No: 58, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2463, LR Khatian No:- 3145	Owner:M/S Jain Plaza Pvt. Ltd., Gurdian:Dir. Ujjal Kumar Das, Address:Kolkata-19 , Classification:बारेण, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 2464, LR Khatian No:- 3146		Seller is not the recorded Owner as per Applicant.

L3	LR Plot No:- 2465, LR Khatian No:- 3147	Owner:M/S Dream Developers Pvt. Ltd., Gurdian:Dir. Shrayans Jain, Address:Kolkata-25 , Classification:बाईद,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 2466, LR Khatian No:- 3148	Owner:Biswapita Properties Pvt. Ltd., Gurdian:Prem Lal Jain, Address:S/o-Madanlal Ganesh Ch. Avnu. Kol-13, Classification:बाईद,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 2467, LR Khatian No:- 3149	Owner:Risu Impex Pvt.Ltd., Gurdian:Prem Lal Jani, Address:S/o Madanlal ganesh Ch. Avnu. Kol-13, Classification:बाईद, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 2468, LR Khatian No:- 3150		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 2469, LR Khatian No:- 3151	Owner:M/S Dolphin Agents Pvt. Ltd., Gurdian:Dir. Prem Lal Jain, Address:Kolkata-13 , Classification:बाईद,	Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 2472, LR Khatian No:- 3152	Owner:M/S Jain Group Projects Pvt. Ltd., Gurdian:Dir. Shrayans Jain, Address:Kolkata-25 , Classification:बाईद, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 2473, LR Khatian No:- 3153	Owner:M/S Jaimata Cre ations Pvt. Ltd., Gurdian:Dir. Shrayans Jain, Address:Kolkata-13 , Classification:बाईद, Area:0.06000000 Acre,	Seller is not the recorded Owner as per Applicant.
L12	LR Plot No:- 2475, LR Khatian No:- 3154	Owner:M/S Nortel Dealcom Pvt. Ltd., Gurdian:Dir. Prem Lal Jain, Address:Kolkata-13 , Classification:बाईद,	Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 2474, LR Khatian No:- 3156	Owner:M/S Dream Enclave Pvt. Ltd., Gurdian:Dir. Prem Lal Jain, Address:Kolkata-13 , Classification:बाईद, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L14	LR Plot No:- 2480, LR Khatian No:- 3157	Owner:M/S Dream Tower Kolkata Pvt. Ltd., Gurdian:Dir. Shrayans Jain, Address:Kolkata-13 , Classification:बाईद, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L15	LR Plot No:- 2481, LR Khatian No:- 3158	Owner:M/S Symphonic Vanijya Pvt. Ltd., Gurdian:Dir. Prem Lal Jain, Address:Kolkata-13 , Classification:बाईद, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L16	LR Plot No:- 2479, LR Khatian No:- 3159	Owner:M/S Damodar Trad ing Pvt. Ltd., Gurdian:Dir. Prem Lal Jain, Address:Kolkata-13 , Classification:बाईद, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 11-05-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 15:06 hrs on 11-05-2023, at the Office of the A.R.A. - IV KOLKATA by Mr GYAN PRAKASH SAH ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,11,36,850/-

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

Execution is admitted on 11-05-2023 by Mr SANTOSH KUMAR, AUTHORISED SIGNATORY, ARUN INFRACON AND COMMERCIAL LLP (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019; AUTHORISED SIGNATORY, DUBSON DEALCOM PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; AUTHORISED SIGNATORY, PINKU SONU INVESTMENTS & PROPERTIES PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; AUTHORISED SIGNATORY, JFC HIRE PURCHASE PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; AUTHORISED SIGNATORY, NORTEL DEALCOM PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; AUTHORISED SIGNATORY, DOLPHIN AGENTS PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019; AUTHORISED SIGNATORY, DREAM APPLICATION SOFTWARE PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; AUTHORISED SIGNATORY, BISWAPITA PROPERTIES PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; AUTHORISED SIGNATORY, JAIMATA CREATIONS PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; AUTHORISED SIGNATORY, US CREATION PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; AUTHORISED SIGNATORY, BAJRANG CREATIONS PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019; AUTHORISED SIGNATORY, RISU IMPEX PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; AUTHORISED SIGNATORY, SYMPHONIC VANIJYA PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; AUTHORISED SIGNATORY, DAMODAR TRADING PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; AUTHORISED SIGNATORY, DREAM ENCLAVE PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; AUTHORISED SIGNATORY, DREAM TOWER KOLKATA PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; AUTHORISED SIGNATORY, GROWWELL VYAPAAR PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; AUTHORISED SIGNATORY, DREAM DEVELOPERS PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; AUTHORISED SIGNATORY, JAIN PLAZA PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; AUTHORISED SIGNATORY, JAIN GROUP PROJECTS PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr SUVANKAR DAM, , , Son of Late HIMANGSHU DAM, P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Service

Execution is admitted on 11-05-2023 by Mr GYAN PRAKASH SAH, AUTHORISED SIGNATORY, DREAM GATEWAY HOTELS LIMITED (Private Limited Company), City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr SUVANKAR DAM, , Son of Late HIMANGSHU DAM, P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- , I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/05/2023 10:24AM with Govt. Ref. No: 192023240046229478 on 10-05-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 4095384717435 on 10-05-2023, Head of Account 0030-03-104-001-16

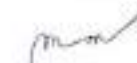
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 74,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2170, Amount: Rs.100.00/-, Date of Purchase: 10/05/2023, Vendor name: A K Samajpati

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/05/2023 10:24AM with Govt. Ref. No: 192023240046229478 on 10-05-2023, Amount Rs: 74,920/-, Bank: SBI EPay (SBlePay), Ref. No. 4095384717435 on 10-05-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 318807 to 318867

being No 190406582 for the year 2023.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.05.11 18:21:20 +05:30
Reason: Digital Signing of Deed.

mm
(Mohul Mukhopadhyay) 2023/05/11 06:21:20 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)