

Ref: _____

Date:

To,

ALLOTMENT LETTER

Dear Sir,

This has reference to your Application dated _____ for booking of an Apartment in "DREAM WORLD CITY", Pailan, Kolkata.

We are pleased to allot you Flat No. _____ on the _____ Floor in Block _____, Precinct 1 at Dream World City along with _____ car parking.

We take this opportunity to congratulate you for being a part of "DREAM WORLD CITY".

Please find enclosed the "Schedule of Payments" for the captioned property. You are requested to kindly remit the payments as per the schedule. Also note that the payment has to be remitted in the favour of "DREAM GATEWAY HOTELS LTD".

Thanking you and assuring you the best of our services at all times.

Property Details Information:

Project : Dream World City

Carpet Area : _____ sq.ft

Tower Name : _____

Basic Rate : _____

Type : _____

Precinct : 1

Floor : _____

Purchase Price

Cost of apartment (Including _____ car parking) Rs _____

Extra Charges (PLC + FLC + Extra Charges) Rs _____

Total Purchase Price (excluding taxes) Rs _____

GST and other taxes if any as applicable will be extra.

Thanking you and assuring you the best of our services at all times.

Authorized Signatory

For Dream Gateway Hotels Ltd.

Agreement for sale

This Agreement for Sale (Agreement) executed on this _____ (Date) day of June, 2018,

DREAM GATEWAY HOTELS LIMITED. (Previously known as DREAM GATEWAY HOTELS PRIVATE LIMITED (PAN. AADCD0692H) a company incorporated within the meaning and under the provisions of the Companies Act, 1956, having registered office at 44/2A, Hazra Road, Kolkata-700019, represented by its _____, working for gain at 44/2A, Hazra Road, Kolkata-hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns)

Mr. _____, (Aadhaar no _____) son of _____
aged about for self and _____

as the Karta of the Hindu Joint Mitakshara Family known as HUF, having its place
of business residence at _____

(PAN _____), hereinafter referred to as the "Allottee" (which expression shall unless
repugnant to the context or meaning thereof be deemed to mean the members or
member for the time being of the said HUF, and their respective heirs, executors,
administrators and permitted assigns).

The Promoter and Allottee shall hereinafter collectively be referred to as the Parties" and
individually as a "Party"

DEFINATION:

For (The purpose of this Agreement for Sale, unless the context otherwise requires,-

- a) "Act" means the West Bengal Housing Industry Regulation Act, 2017 (West Ben.
Act XU of 20 17);
- b) "Rules" means the West Bengal Housing Industry Regulation Rules, 2018 made
under the West Bengal Housing Industry Regulation Act, 2017;
- c) "Regulations" means the Regulations made under the West Bengal Housing Industry
Regulation Act, 2017;
- d) "section" means a section of the Act.

WEREAS:

A] PALANHARE BUILDTECH PRIVATE LIMITED (PAN. AAGCP6630C) and other 15
nos of Companies including LLP incorporated under the provisions of the Companies Act, 1956
and LLP Act 2008, all having its registered office at 44/2A, Hazra Road, Kolkata-700019,
represented by its _____ are the absolute lawful owner of all that piece
and parcel of land measuring 159 DCML more or less comprised in R.S/L.R Dag Nos. 263, 265,
266 & 266/692 and recorded in R.S/L.R Khatian Nos. 10899, 10901, 10900, 10910, 10909,
10908, 10904, 10902, 10903, 10905, 10906, 10907, 11117, 11123, 11122 and 9875 under P.S. &

Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, District South 24 Parganas, details of which are more particularly described in "SCHEDULE-A" mentioned herein below. The Owner and the promoter have entered into a development agreement dated 17.09.2015, registered before the District Sub- Registrar-IV, Alipore South 24 Parganas, recorded in Book No-I, volume no 1604-2015, Pages from 75164 to 75210, being no. 160406907 for the year 2015.

B] The Said Land is earmarked for the purpose of building a residential project comprising multistoried apartment buildings and car parking and the said project shall be known as "DREAM WORLD CITY PRECINCT- I".

C] The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed.

D] The Promoter has got a building plan sanctioned by the South 24 Parganas, Zilla Parishad being plan no 396/526/KMDA dated 02.02.2017 for construction of the said complex, details of which are more particularly described in "SCHEDULE-A" mentioned herein below.

E] The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment, plot or building, as the case may be from [Please insert the name of the concerned competent authority]. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable.

DEED OF CONVEYANCE

This Deed of Conveyance executed on this _____ (Date) day of June, 2018,

DREAM GATEWAY HOTELS LIMITED. (Previously known as DREAM GATEWAY HOTELS PRIVATE LIMITED (PAN. AADCD0692H) a company incorporated within the meaning and under the provisions of the Companies Act, 1956, having registered office at 44/2A, Hazra Road, Kolkata-700019, represented by its _____, working for gain at 44/2A, Hazra Road, Kolkata-hereinafter referred to as the "Owner" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns)