

22038/25

IV-1012/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Witnessed that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

AW 248770

21/11/25
3149204/25

District Sub-Register-III
Alipore, South 24-parganas

This Joint Management Agreement is made and executed in Kolkata on this 21st day of November 2025, between

21 NOV 2025

- 1) Mr. Nikhil Parekh(Aadhaar No.5559 5130 1540 and PAN AKJPP5964B), son of Mr. Hasmukh Parekh, by faith: Hindu, by Occupation: Business, residing at 3A, Upper Wood Street, 6th Floor, Kolkata 700017, hereinafter referred to as the "Lead Member"(which expression shall unless repugnant to the context thereof include his heirs and heiresses,executors, nominees, and assigns)of the "First Part".
- 2) Mr. Hasmukh Parekh (Aadhaar No.842477855582 and PAN AFTPP2385R), son of Late Shantilal Haribhai Parekh, by Faith: Hindu, by Occupation: Business, residing at 3A, Upper Wood Street, 6th Floor, Kolkata 700017 working for gain at 118 Rash Behari Avenue Kolkata 700029 and

21 NOV 2025

24264

No.....Rs.100/- Date.....

Name : Nikhil Daxekh

Address : 3A, Upper Wood Street

Vendor : Kol-700 017

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
21 NOV 2025

Ranjit Hatri
S/O - Ranekanta Hatri
Ull - Birebari, P.O. - Panchari
P.S. - Egga, Dist. - Purba Midnapur
B.N. - 721446

- 3) Mr. Mehul Jaysukh Parekh, (Aadhaar No.8330 0311 3118 and PAN AIDPP5714F), son of Late Jaysukh Shantilal Parekh, by faith: Hindu, by Occupation: Business, residing at 1A Upper Wood Street, Kolkata 700017.

Both hereinafter individually and jointly referred to Members, (which expression shall unless repugnant to the context thereof include their respective heirs, heiresses, executors, nominees, successors, and assigns) of the "**Second Part**".

WHEREAS:

- A) The Lead Member together with the Parties of the Second Part are the joint Co-owners of All That Group Housing Plot No. GH-1A bearing an area of 16345.44 square meter boundaries whereof is shown and marked in red colour in the attached map hereto this document at Ratan Khand, Saleh Nagar, Sharda Nagar Scheme, Bangla Bazar Road, Lucknow and hereinafter referred to as "the said Property" and more fully described in **Schedule** attached hereto.
- B) The shares of the Lead Member and the Parties of the Second Part in the said Property in the following Ratio:
- i) Mr. Hasmukh Parekh: 25%
 - ii) Mr. Nikhil Parekh: 25%
 - iii) Mr. Mehul Jaysukh Parekh: 50%
- C) Accordingly, the Parties hereto are well and sufficiently entitled to and is absolutely seized and possessed of their respective undivided in the said Property.
- D) The Parties hereto intended to develop the said Property by converting the same into a gated community complex consisting of plots of various sizes along with proper amenities including properly planned and maintained road, power supply, drainage systems with STP plants, supply of pure drinking water along with water treatment plans etc. herein after referred to as "the Project".
- E) The Parties hereto have now developed the said Property after having converted the said Property into a gated community complex consisting of plots of various sizes along with proper amenities including carefully planned and maintained road, power supply, drainage systems with STP plants, supply of pure drinking water along with water treatment plans etc.
- F) The Parties hereto now intend to sell the said plots to intending buyers, collect the sale proceeds in the name of the respective Parties share directly and then execute conveyance



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and hand over possession thereof to the prospective buyers and hence they are signing this Joint Marketing Agreement.

NOW THIS JOINT MANAGEMENT AND ITS TERMS AND CONDITIONS ARE WITNESSETH AS UNDER:

- 1) **LEAD MEMBER:** The parties hereto have jointly decided and requested Mr. Nikhil Parekh to become the Lead Member in order to give effect to the objective of the Parties to jointly market and sell the plots and collect the revenue therefrom and deposit in the name of the individual parties hereto in the ratio as mentioned above and accordingly authorise him to work, take decision, handle financial inflow and outflow or otherwise as a sole entity, in the interest of all the Parties.
- 2) **AIM AND SCOPE OF THE JOINT MANAGEMENT AGREEMENT:**
 - a) The sole aim of this agreement is to develop, market, sell the plots at the said Project and collect the revenue therefrom and deposit the same directly into the accounts of the Owners in proportion of their ownership located the said Property.
 - b) The Lead member shall be absolutely authorised by the other parties to submit applications, representations, and declarations on their behalf before concerned authorities for taking approvals, conducting development and completion of the said Property and the Project.
 - c) The Lead Member is also authorised to make any arrangement/agreement with any third party for construction/development of the Project if necessary.
 - d) The Lead Member shall be responsible to obtain all permissions, no objections and sanctions of building plan, layout plans, revised layout plans required for development and completion of the project as well as revised plans for development and construction from all government authorities and/or departments.
 - e) The Lead Member shall deal with all government authorities for obtaining requisite permissions, approvals, sanctions etc for the commencement and completion of the building said Project.
 - f) The Lead Member shall be responsible for making payments for all fees, charges, costs, and expenses in connection with the projects.
 - g) The Lead Member shall solely or jointly at its discretion be authorised to negotiate and transfer the developed units of all the consortium members upon sanction of the project from the UPSIDA or any concern competent authority.



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SOUTH 2nd P.S., ALIPORE
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- h) All the liability of obtaining the necessary permissions sanctions and licences for developing the project including residential commercial and institutional development etc on the project land shall be on the lead member at his own cost. In case of any claim/suit, consumer complaint, criminal complaint, or any other legal proceedings are preferred by the prospective buyers in any court including but not limited in UPRERA, the Parties hereto including the Lead Member shall be liable and responsible for the same.
- i) The Lead Member shall be entitled to issue valid receipts on behalf of the all the Parties on the payments received by them and execute agreement for sale and deeds of conveyance in favour of the prospective buyers for and on behalf of all the Parties hereto.

3) **DURATION:**

- a) This Joint Marketing Agreement shall come into effect on as of the date of signing of this Agreement by the Parties.
- b) This Joint Marketing Agreement shall remain effective until the complete discharge of all obligations by the members concerning the completion of the project in all aspects.

4) **COORDINATOR:**

- a) The Parties hereto understand and agree that Lead Member shall be the sole point of contact for the purpose of the Project.
- b) It is hereby also agreed by the members that for the purpose of this Agreement that the Lead Member is specifically authorised by the Parties to make all representations and declarations on their behalf.
- c) For the purpose of this agreement the Lead Member shall be the single point of contact for the Authority and shall have the overall responsibility of the management of the project and sell have single point responsibility for ensuring that all Parties hereto are complying with the terms and conditions set out in this agreement.
- d) All instructions communications from the authority to the Lead Member shall be deemed to have been duly provided to all the Parties herein.
- e) For the avoidance of doubt, it is hereby clarified that all the Parties to this Agreement shall be held individually responsible and liable for any defect in right, title or interest in the project land related to them unless and until they transferred their land in favour of Lead Member or its nominee.



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- f) For the avoidance of doubt, it is hereby clarified that all the Parties hereto shall be held individually responsible and liable for any defect in right, title or interest in the project land related to them unless and until they transferred their land in favour of Lead Member or its nominee.

5) **FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION:**

- a) All cost borne until date until the signing of this Agreement all cost incurred in relation to the Project shall be borne by Lead Member solely.
- b) Upon completion of the Project, the entire sale proceeds from the saleable area and/or built-up area shall be shared among all the Parties hereto in the ratio of their Ownership of the said Property, or any subsequent variations thereto.

6) **GENERAL TERMS AND CONDITIONS:**

- a) **GOVERNING LAW:** This Agreement shall in respect be construed in accordance with the laws of India as amended from time to time and in the event of conflict between the provisions of this Agreement and the state laws the latter shall prevail.
- b) **FORCE MAJEUR:** None of the Parties hereto shall be held in default in the performance of the obligation under this agreement, in such circumstances of force majeure, which is to say, circumstances shall include, but without any limitation to war, civil commotion, riots, Act of God, and Government action. In the event of force majeure, the Parties to this Agreement undertake to consult each other to resolve the event.
- c) **SETTLEMENT OF DISPUTES:** All members agree to settle amicably all disputes arising out of or concerning this Consortium agreement. In the event of the members failing to amicably resolve any dispute in the foregoing manner, the matter shall be referred to the arbitrator to be decided mutually, whose decision shall be binding.
- d) **WAIVER:** The waiver by any Party to this Agreement of any breach of any terms of this Agreement shall not prevent the subsequent enforcement of that term and shall not be deemed to be waiver of the subsequent breach.
- e) **TOTALITY:** This Agreement embodies the entire understanding of the members and there are no promises, Terms, conditions, or obligations, oral or written, expressed or implied other than those contained herein, and variation, modification or alternation of any of the provisions of this Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorised representative as amendment of this consortium agreement this agreement also supersedes all previous communications and other agreement between the members written or oral for this Project any



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supplementary agreement or any other document executed between Lead Member and other Parties be treated as part and parcel of this Agreement.

- f) **CONFIDENTIALITY:** All members shall be under obligation not to disclose any information of terms of this Consortium Agreement to any Third Party. All documents and information exchange between the Parties, for the purpose of this project, shall be treated strictly confidential by the other Parties and shall not be shared by any other outside agency except the Government of Uttar Pradesh.
 - g) **NOTICES:** Any notice be pursuant to this agreement shall be given in writing and shall be delivered by hand under acknowledgement or sent by facsimile to the party at the addresses appearing in the beginning of the Agreement.
 - h) **MODIFICATION AMENDMENT:** The terms and conditions of this Agreement may be modified/amended as me be stipulated by the Government of Uttar Pradesh and mutually agreed by the Parties to this Agreement.
- 7) **VALIDITY:** This Agreement shall be terminated upon the arrival of the first of the following events:
- a) Rejection of our proposal by the Government of Uttar Pradesh or any other competent authority.
 - b) Upon Completion of the project.
 - c) The Agreement shall be valid and enforceable till the completion of the Project.
- 8) **MISCELLANEOUS/ LIABILITY:** Nothing in this shall be construed providing for the sharing of profit and losses arising out of the efforts of any of the members, except as may be provided for in any resultant subcontract or Agreement between the Parties. In no event shall the Parties to this Agreement have any obligation or liability to the other nor shall any remedy be available to the other Parties, except as expressly written herein. No party shall be liable for any financial compensation arising out of the termination of this Agreement, to other parties to this Agreement. No party shall be liable to the other party members for any indirect, incidental, special or consequential damages however caused, whether as a consequence of the negligence of the one member or otherwise.

SCHEDULE ABOVE REFERRED TO

All That Group Housing Plot No. GH-1A bearing an area of 16345.44 square meter boundaries whereof is shown and marked in red colour in the attached map hereto this document at Ratan



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Khand, Saleh Nagar, Sharda Nagar Scheme, Bangla Bazar Road, Lucknow and butted and bounded as follows:

NORTH : Abadi.
SOUTH : Plot No. GH-1.
EAST : LDA Land.
WEST : 45 meter wide road.

OR HOWSOEVER OTHERWISE butted bounded called known or numbered described and/or distinguished.

IN WITNESS WHEREOF the lead member and the consortium members have executed this Management /Consortium Agreement on this 21st day of November 2025 at KOLKATA and have caused this Management/Consortium Agreement to be signed with their thumb impression in the manner set out below

Witness

1. Fauzi Slem Khanlaker
3B Upper Wood Street
Kol-17
2. Vijay Chandel
Alipore Police Court
Kol-27

Nikhil Parekh
NIKHIL PAREKH

Hasmukh Parekh
HASMUKH PAREKH

Mehul Jaysukh Parekh
MEHULJAYSUKH PAREKH

DRAFTED BY

Aburag Meharia

ABURAG MEHARIA












ADV

HIGH COURT CALCUTTA

ENROLMENT NO : WB 1032/1995



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
21 NOV 2025

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					


Name NIKHIL PAREKH

Signature *Nikhil Parekh*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name Harshvardhan Parulkar

Signature *Harshvardhan Parulkar*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name MEHUL JAYSUKH PAREKH

Signature *Mehul Parekh*



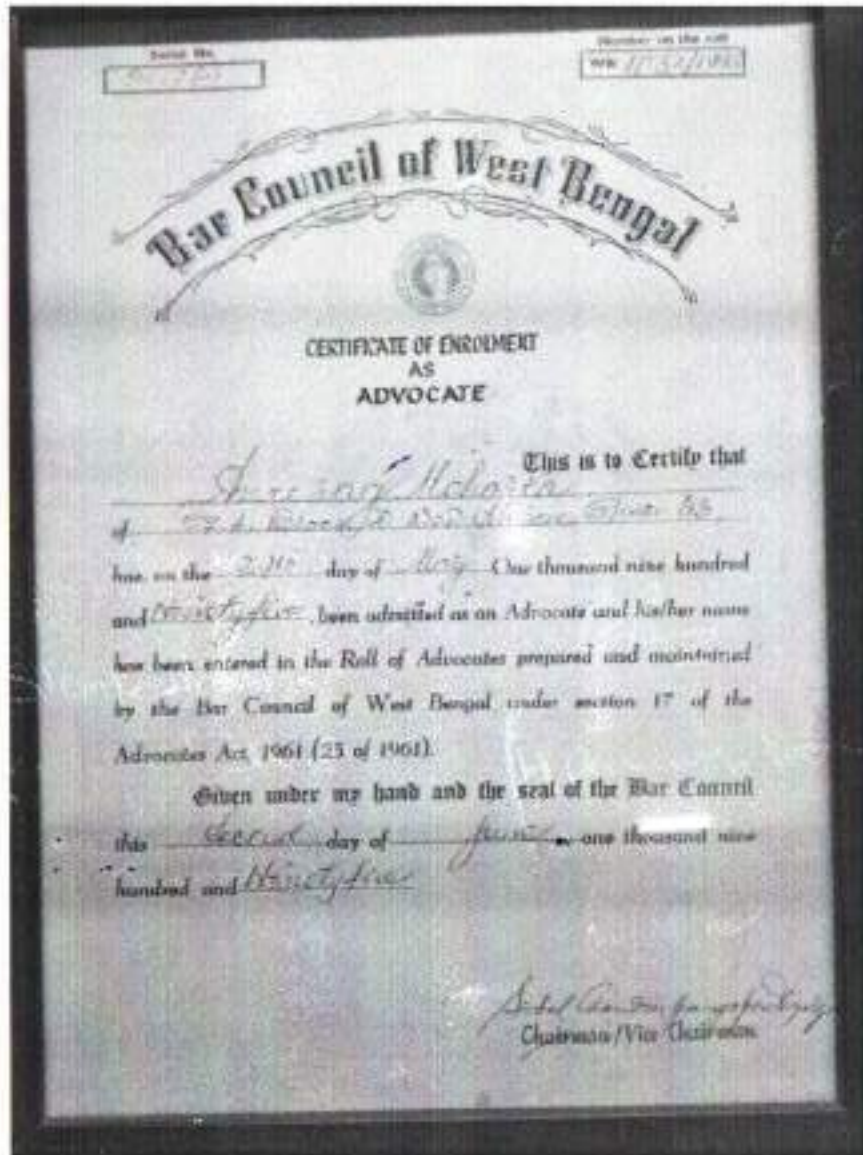
DISTRICT SUB-REGISTRAR-10
SOUTH 24 PGS. ALIPORE

21 NOV 2025



Anurag

Today at 11:12



[Handwritten mark]





DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS, ALIPORE
21 NOV 2025




भारत सरकार
Government of India

Aadhaar no. Issued: 251102012



NIKHIL PAREKH
 DOB: 01/07/1985
 Male



Aadhaar पहचान का प्रमाण है, नागरिकता या जन्मदिन का नहीं।
 इसका उपयोग संचयन (ऑनलाइन प्रमाणीकरण, या वसुधैव कुटुम्बकम्/ऑनलाइन वसुधैवकुम्बकी संकेति) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

5559 5130 1540

मेरा आधार, मेरी पहचान




भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Details as on 20/04/2024

Address: 3A, UPPER WOOD STREET, PARK
 STREET 3A UPPER WOOD STREET, Circle
 Avenue S O. PO. DIST Kolkata, West Bengal.
 700017





5559 5130 1540



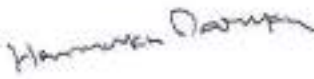



 1947
 help@uidai.gov.in
 www.uidai.gov.in

Major Information of the Deed

Deed No :	IV-1603-01012/2025	Date of Registration	21/11/2025
Query No / Year	1603-3003149204/2025	Office where deed is registered	
Query Date	21/11/2025 11:12:56 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RANJIT HATI ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9051166711, Status :Others		
Transaction	Additional Transaction		
[4305] Other than Immovable Property, Declaration	[4201] Partnersip, Partnership [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 800/- (Article:E, E, E)		
Remarks			

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	NIKHIL PAREKH Son of HASMUKH PAREKH Executed by: Self, Date of Execution: 21/11/2025 , Admitted by: Self, Date of Admission: 21/11/2025 ,Place : Office	 21/11/2025	 Captured LT 21/11/2025	 21/11/2025
, 3A, UPPER WOOD STREET, 6TH FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: AKxxxxxx4B, Aadhaar No: 55xxxxxxxx1540, Status :Individual, Executed by: Self, Date of Execution: 21/11/2025 , Admitted by: Self, Date of Admission: 21/11/2025 ,Place : Office				

	Name	Photo	Finger Print	Signature
2	HASMUKH PAREKH (Presentant) Son of Late SHANTILAL HARIBHAI PAREKH Executed by: Self, Date of Execution: 21/11/2025 , Admitted by: Self, Date of Admission: 21/11/2025 ,Place : Office	 21/11/2025	 Captured LT 21/11/2025	 21/11/2025
, 3A, UPPER WOOD STREET, 6TH FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: AFxxxxxx5R, Aadhaar No: 84xxxxxxxx5582, Status :Individual, Executed by: Self, Date of Execution: 21/11/2025 , Admitted by: Self, Date of Admission: 21/11/2025 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	MEHUL JAYSUKH PAREKH Son of Late JAYSUKH SHANTILAL PAREKH Executed by: Self, Date of Execution: 21/11/2025 , Admitted by: Self, Date of Admission: 21/11/2025 ,Place : Office	 21/11/2025	 Captured LT 21/11/2025	 21/11/2025
, 1A, UPPER WOOD STREET, 6TH FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: AIxxxxxx4F, Aadhaar No: 83xxxxxxxx3118, Status :Individual, Executed by: Self, Date of Execution: 21/11/2025 , Admitted by: Self, Date of Admission: 21/11/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
RANJIT HATI Son of RAMAKANTA HATI BILLBARA, City- Not Specified, P.O:- PANCHROL P.S:-Egra, District:-Purba Midnapore, West Bengal, India, PIN:- 721447	 21/11/2025	 Captured 21/11/2025	 21/11/2025
Identifier Of NIKHIL PAREKH, HASMUKH PAREKH, MEHUL JAYSUKH PAREKH			

Endorsement For Deed Number : IV - 160301012 / 2025

On 21-11-2025

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 : 4 of Indian Stamp Act 1899.

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

Presented for registration at 14:51 hrs on 21-11-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by HASMUKH PAREKH , one of the Executants.

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

Execution is admitted on 21/11/2025 by 1. NIKHIL PAREKH, Son of HASMUKH PAREKH, , 3A, UPPER WOOD STREET, 6TH FLOOR, P.O: SHAKESPEARE SARANI, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business, 2. HASMUKH PAREKH, Son of Late SHANTILAL HARIBHAI PAREKH, , 3A, UPPER WOOD STREET, 6TH FLOOR, P.O: SHAKESPEARE SARANI, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business, 3. MEHUL JAYSUKH PAREKH, Son of Late JAYSUKH SHANTILAL PAREKH, , 1A, UPPER WOOD STREET, 6TH FLOOR, P.O: SHAKESPEARE SARANI, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business

Indetified by RANJIT HATI, , Son of RAMAKANTA HATI, BILLBARA, P.O: PANCHROL, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 800.00/- (E = Rs 800.00/-) and Registration Fees paid by , by Cash Rs 800.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 24264, Amount: Rs.100.00/-, Date of Purchase: 21/11/2025, Vendor name: S Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1603-2025, Page from 18625 to 18639

being No 160301012 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.11.21 16:44:09 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 21/11/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.