

by such banks, institutions and entities Provided That there is no monetary liability for repayment of such loans or interest upon them or any of them nor any charge or lien on the Project/Subject Property except the Unit and appurtenances under Transfer and save those occasioned due to cancellation of the agreement with the Transferee.

11.7

The Owners hereby agree and permits the Developer to obtain loans and financé for development of the subject property from any Banks and/or the Financial Institutions and/or Non-Banking Financial Companies and/or Recognized Foreign Direct Investors charging the Developer's Allocation share of realizable amount from the intending purchaser after the Sanction Plan and without creating any financial obligation upon the owners. The entire repayment obligation along with the obligation to pay interest in respect of the same shall be that of the Developer only and the Owners shall be kept fully indemnified by the Developer. The Owners agree from time to time to provide consents, confirmation and no objections or other documents as may be required for such charge to be created by the Developer and also agree to sign necessary documents and other agreements with the bankers or financiers in connection with the above. Since owners are not liable to pay or effected by such loan obtain by Developer from Bank and owners can only grant NOC and other supporting document for mortgage or charge the amount payable to the Developer in terms of this Agreement out of sale proceeds.

11.8

**DEFAULTS OF OWNERS:** In case the Owners fail and/or neglect to make out a marketable title to the Subject Property or any part thereof or in case the Owners fail to comply with any of their obligations mentioned in this Agreement in the manner or within the period stipulated therefor, the Developer shall give a notice, in writing, to the Owners giving time of **60 days** to remedy the default or breach and in case the Owners remedy the

same within such **60 days**, the Developer will settle the same on account of the owners.

**11.9 MODUS OF DISTRIBUTION:**

- 11.9.1** The Developer will open a separate Bank Account for this Project and all the amounts to received from the intending Purchaser will be deposited in the said account.
- 11.9.2** From the said account the Developer shall be entitled to receive the Realizations (including booking amounts, earnest money, part payments, consideration), Extras, Deposits and other amounts on any account receivable from the Transferees and other persons in respect of the Building Complex.
- 11.9.3** The entire Goods and Service Tax shall be transferred to a bank account of the Developer for the Developer to comply out the formalities. In case the Goods and Service Tax is superseded or replaced by any other tax or any additional taxes are imposed, then the same shall also be transferred to the specified bank account of the Developer and the Owners will not be responsible in any manner to this regard before any authorities.
- 11.9.4 EXTRAS AND DEPOSITS:** All Extras and Deposits that may be agreed to be charged by the Developer directly from any Transferee shall be taken and deposited by the Developer in the Bank account. The Developer shall be free to add or alter the particulars of Extras and Deposits as mentioned in the **SCHEDULE** hereunder written and owners have no claim over the same.
- 11.10 ACKNOWLEDGMENTS:** The Developer shall be and is hereby authorized to issue receipts on behalf of itself and the Owners for the amounts so received which shall fully bind both the Owners and the Developer.
- 11.11 MONTHLY REPORTS:** The Developer shall prepare and maintenance monthly account statements in respect of debits and credits pertaining to Transfer of Transferable Areas relating



to the accounts maintained by the Developer and the Special Account as contemplated above.

- 11.12 ERRORS AND OMISSIONS:** All payments made by the parties to each other shall be subject to any errors or omissions and the consequent accounting and settlement when detected.
- 11.13 ACCOUNTS:** The Developer shall maintain proper separate accounts pertaining to all the transactions relating to Transfer of the Building Complex and the Extras, Deposits and other amounts received by the Developer in connection therewith.
- 11.14 RECORDS AND INSPECTION:** The records of Transfer (including Marketing Costs) of the Complex shall be kept at the place of business of the Developer at its office at 9A, Lord Sinha Road. The Owners shall have at all times full and free access and liberty to inspect such separate Books of Accounts of the Developer relating to transactions for Transfer of the Complex.
- 11.15 FINAL ACCOUNTS:** After fulfillment of this Agreement or at such time as the parties mutually agree, the final accounts pertaining to the entire period of continuance of this Agreement shall be made and finalized by the parties.
- 11.16 ACCEPTANCE OF ACCOUNTS:** The accounts as on any given date shall be deemed to be final and accepted (save for any errors or omissions on the face of the record) if no objection from any party is received in respect thereon within **60 days** of such given date.
- 11.17 ADDITIONAL BANK ACCOUNTS:** In case the Developer so requires, one or more additional bank accounts may be opened in the same or any other bank.
- 11.18 OWNERS' LIABILITIES TOWARDS EXTRAS AND DEPOSITS:** The Owners shall not be liable to make any contribution on account of Extras and Deposits in respect of the Transferable Areas that are agreed to be sold/transferred in as much as the same would be collected from the Transferees thereof.



12. **DEVELOPMENT OF THE SAID PREMISES IN ACCORDANCE WITH LAW:**

12.1 The Developer shall, at its own costs and expenses, develop the said Premises in conformity with the sanctioned plans, with all modifications and/or additions and/or alterations thereto made in terms hereof as also all extensions and/or renewals thereof, and in conformity with the terms and conditions as may be imposed by any governmental authority or any other statutory authority relating to the said Premises.

12.2 The Developer will only be solely responsible for the Compliance of the provisions of Real Estate (Regulation and Development) Act, 2016 and West Bengal Real Estate (Regulation and Development) Rules, 2021.

13. **MISCELLANEOUS**

13.1 This Development Agreement shall not be construed as a partnership and this agreement shall be construed as an agreement between two principals i.e. between the Owners on the one hand and the Developer on the other hand presently for the development of the said Premises and construction and transfer of building/buildings on the terms conditions and consideration herein stated.

13.2 Each party shall pay and discharge their respective liabilities and obligations including the capital gains tax / income tax liabilities that may arise or be derived, or received by them. The Owners and the Developer will indemnify and keep indemnified the other from and against any such liability on account of income tax and other liabilities for direct and/or indirect taxes.

13.3 It is further expressly clarified that notwithstanding any thing contrary, this agreement as well as the Power/s of Attorney to be executed by the Owners in pursuance hereof shall remain valid and effective and automatically bind all the heirs, executors, administrators, legal representatives, members and successors of





the Owners as if they were parties hereto and to the said Power/s of Attorney.

- 13.4 It is expressly agreed that the Certificate of the Architects as regards the areas of the flat/units, the common areas and installations, etc shall be final conclusive and binding upon the parties hereto.
- 13.5 The Developer shall have lien on the undivided share in the Premises and also on the constructed areas in the building for all money paid brought incurred invested and/or introduced by the Developer in relation to this agreement and/or the development of the said Property and constructions of buildings and all connected purposes including obtaining sanction of the building plans and electricity connection and water connection supply till all the units jointly sold by the parties and/or balance comprised in the Owner's Allocation is delivered to owners and the Developer's Allocation are fully transferred by the Developer and the Owners have executed the conveyances transferring the undivided share in Developer's share in the land in favour of the Developer or the persons appointed or nominated by the Developer.
- 13.6 The Owners shall not be liable or called upon to pay or contribute either in the development of the Said Premises or towards the stamp duty and registration charges in respect of these presents or the conveyance(s) or lease(s) or transfer(s) to be made either in favour of the Developer and/or its nominee or nominees including the society or condominium or any other body or association/s which might be formed by intending purchasers of units, flats, shops, showrooms and other saleable and constructed areas and rights at the Premises.
- 13.7 The Developer shall have the liberty to advertise and invite buyers, negotiate with the prospective buyers/purchasers and take booking of any constructions, units, flats, shops, showrooms and other

saleable and constructed areas and rights with or without parking space and other areas and enter into all agreement and other documents for sale and disposal as may be mutually agreed by the Developer with the prospective buyers/purchasers and to receive earnest money or other sums from time to time and/or consideration money and other amounts against such sale and/or disposal and appropriate the same.

- 13.8 There is neither now nor hereafter shall be any privity of contract between the Owners on the one hand and the prospective buyers/acquirers of construction, units, flats, shops, showrooms and other saleable and constructed areas and rights on the other hand the Owners shall not be responsible in any way whatsoever to such prospective purchasers either in respect of any agreement which may be entered into by the Developer with any prospective purchasers or parties or for any payment which the Developer may receive from such nominee or assignee and/or prospective purchaser or party under any agreement or otherwise which may be entered into between the Developer and such purchaser.
- 13.9 It is expressly agreed that in case any of the purchaser of units, flats, shops, showrooms and other saleable and constructed areas and rights in and upon the said Premises or any part thereof commits any default or breach of their respective agreement then in such event the Developer shall be at liberty to deal with the said situation and shall be entitled to terminate such agreement and to deal with such units, flats, shops, showrooms and other saleable and constructed areas and rights of such defaulting purchaser or party in such manner as the Developer may deem fit and proper.
- 13.10 The Owners shall not create any encumbrance or charge or third party right / interest or impediment of any nature whatsoever or enter into any agreement which shall have the effect of causing





impediment for the development of the Said Premises. The Owners shall not enter into any agreement or contract for sale, lease, mortgage, charge or otherwise in respect of the Said Premises at any time during the continuation of this Development Agreement, unless so required by the Developer for its own benefit.

14. Each of the parties hereto shall do and execute all further acts, deeds, writings, matters and things as may be reasonably required to carry out and implement the terms and provisions of this Development Agreement.

15. The incidence of Goods and Service Tax(GST) or other levy or tax, if and as applicable, will be the obligation of the Purchaser/Lesseees/ Transferees of units, flats, shops, showrooms and other saleable and constructed areas and rights at the said Premises. In any event the Owners shall not have any responsibility for the same save for the Owners Allocation, if applicable.

16. It is expressly agreed between the parties hereto that -

- (a) All matters relating to the selection, appointment dismissals of contractors labourers engineers architectures and procurements of building materials shall be handled only by the Developer alone. The Owners shall not have any responsibility in that behalf to the contractors labourers and other persons employed by the Developer and the suppliers of building materials as aforesaid, and the privity shall remain confined only between the said persons employed and the Developer only. The Developer shall be solely responsible for salaries pension remuneration and other amounts to be paid to them and for observance and compliance of all applicable provisions of law in connection

with the employment of the said labourers and contractors and others.

(b) The day to day operation and management of the development and construction of work shall be under the control of the Developer without any interference of the Owners. However the owners are entitled to inspect the said constructions work and give suggestion if any to the Developer.

17. The Owners do and each of them doth hereby also empower and authorize the Developer to do all other acts deeds and things that shall be required to be done for the purpose of smooth and hassle-free development of the said Premises and construction of building/buildings, even though such acts deeds or things may not have been expressly hereby granted, and the said authority of the Developer shall extend to all such matters **it being expressly understood** that the acts of the Developer shall not cause any monetary obligation upon the Owners.

18. **ARBITRATION**

18.1 All disputes and differences between the parties hereto regarding the constructions or interpretation of any of the terms and conditions herein contained or touching these presents and/ or the said Property or determination of any liability shall be referred to the arbitration of an arbitral tribunal (the "**Tribunal**"), consisting of three arbitrators one to be nominated by Owner, one by the Developer and the third one by the first two arbitrators. The arbitration shall be conducted in accordance with the Arbitration and Conciliation Act 1996 or any other statutory modification or enactment for the time being in force and the award of the Tribunal shall be final and binding on the parties hereto. In connection with



the said arbitration, the parties have agreed and declared as follows:-

18.1.1 The Tribunal shall have summary powers and will be entitled to lay down their own procedure.

18.1.2 The Tribunal will be at liberty to give interim orders and/or directions.

18.1.3 The Tribunal shall be entitled to rely on oral submissions made by the parties and to pass awards and/or directions based on such oral submissions.

18.1.4 The place of arbitration shall be at Kolkata and shall be conducted in English.

#### 19. **BINDING EFFECT**

This Development Agreement and its provisions will be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns, affiliates, heirs and personal representatives.

#### 20. **ENTIRE AGREEMENT**

This Development Agreement together with the schedules contains the entire agreement of the parties hereto with respect to the subject matter hereof. No other agreements or understandings shall survive on the execution and delivery of this Development Agreement by the parties. This Development Agreement shall not be amended, modified and supplemented except in writing signed by the parties hereto.

#### 21. **FURTHER ASSURANCES**

Each of the parties will take such action and co-operate with each other in executing and delivering any document or instrument reasonably necessary or convenient from time to time to give effect to the provisions of this Development Agreement, including, without limitation, any and all actions

necessary or appropriate to effectuate the transfer of the said Premises and constructions to be made thereon.

22. **JURISDICTION**

The Courts having territorial jurisdiction over the said Premises and/or the Hon'ble High Court at Calcutta alone shall have the jurisdiction to entertain, try and determine all actions and suits (including the arbitration proceedings) arising out of this Development Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**  
**(said Premises)**

**ALL THAT** the amalgamated piece and parcel of Bastu land measuring 72 Decimals equivalent to 2913.71 Sq.Mtrs., be the same a little more or less at Mouza-Kochpukur, J.L. No. 2, Touzi No. 173, P.S. Bhangore within the local limits of Bamanghata Gram Panchayat, District - South 24 Paraganas in Dag No. 251 & 252, L.R. Khatian No. 1119, 1120, 1122, 1123, 1124, 1125 (previously R.S. Khatian No. 154, 136 and 27.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
**Owner's Allocation**

**ALL THAT** the total an aggregate 15000 Sq.ft. Super built up the constructed area together common area and facilities together with proportionate share the land morefully described in the First Schedule hereinabove written in the six owners companies as follows :-

<b><u>Sl. Nos.</u></b>		<b><u>Constructed area allotted in Sq.ft. Super Built up.</u></b>
1.	HAPPY HOME HIGH RISE PRIVATE LIMITED	4140
2.	B.C.N. PROMOTERS & DEVELOPERS PRIVATE LIMITED	2925
3.	DREAMLAND HIGHRISE PRIVATE LIMITED	3542
4.	RED ROSE HIGHRISE PRIVATE LIMITED	3541






5.	ANUPAMA PROMOTERS PRIVATE LIMITED	426
6.	B.C.N. BUILDERS & PROMOTERS PRIVATE LIMITED	426
	<b>TOTAL AREA</b>	<b>15000 Sq.ft. Super Built up</b>

The Developer after sale the same jointly with Owner's and Developer's Allocation will pay the sale proceeds to the Owners in respect of Owners's Allocation. In case of unsold area then either the Developer will allot the demarcated area and/or the Owners must execute and Registered partition Deed amongst themselves after receiving the Owner's Allocation.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**(Developer's Allocation)**

All that the balance remaining constructed area together with balance of all Open Space and Common area and facilities Car Parking Space and roof with right to further construction in the proposed building together with balance share in the land morefully described in the First Schedule hereinabove written.

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**

**(Specifications of Construction)**

**(Fittings and fixtures to be provided in the Unit)**

- (I) **FOUNDATION & STRUCTURE:** The building is designed and will be built on R.C.C. foundation resting on bored piles and R.C.C. frame structure with necessary brick work and wood work as per the drawings and specification provided by the Architecture.
- (II) **DOORS:** Salwood door frame with 35mm thick flush shutters having spirit polish teak veneer finished on one side of the door except for Kitchen, Bedrooms, and toilet doors which will have commercial faced, inner sides painted with matching enamel paint. Entrance door shall have night latch, and a magic eye.

Bedroom and kitchen doors shall have mortice lock and doorstopper and the toilet doors will have bathroom latch.

- (III) **WINDOWS:** All windows will be standard section Aluminum / UPVC window with glass insert in each shutter fitted with matching fittings.
- (IV) **FLOORING:** The flooring of the entire flats will be finished in vitrified tiles of approved make.
- (V) **TOILETS:**
- (a) - Designer ceramic tiles on the walls upto door height.
  - (b) Water closets - European type commode with low level cistern.
  - (c) Standard hand basin.
  - (d) Sunk bathing tray.
  - (e) All the piping shall be in the concealed system.
  - (f) Hot and cold water line with provision for installation of geysers.
  - (g) Sleek C.P. fittings.
  - (h) Glass mirror and Shelf, nickled soap tray and towel rail.
- (VI) **KITCHEN:**
- (a) Granite top cooking platform with one stainless steel sink.
  - (b) Wall of Kitchen will be covered with ceramic tiles upto a height of two feet above the counter.
- (VII) **DECORATION WORK:** Inside wall will be finished with plaster of paris punning and exterior surface of wall will be finished with combination of texturous paint / glazing as per architectural drawings.



**(VIII) ELECTRICAL WIRING & FITTINGS AND GENERATOR POWER:**

- (a) Total concealed wiring for all the rooms provided with electrolytic copper conductors.
- (b) Air-conditioning plug point in all bedrooms.
- (c) Geyser point in all toilets.
- (d) Light and plug point in dining/drawing and bedrooms as per architectural drawings.
- (e) Electric call bell at main entrance door.
- (f) Telephone point in living room and all bedrooms.
- (g) Compatible wiring which can be hooked up to a cable television network with connection thereof in living room and all bedrooms.
- (h) Connection of Intercom/EPAX in the building to each individual flat.
- (j) Through Generator power will be provided in the said Unit during power failure for lighting and other domestic purposes to the extent of 1(one) watt per Square foot of the built-up area of the said Unit controlled by electric circuit breaker.

**FIFTH SCHEDULE ABOVE REFERRED TO :**

- A. One Moharjan Bibi, wife of Bhinu Gaji and her only daughter Aoraji Bibi alias Saoraji Bibi, wife of Fajer Ali Mollah were the recorded owner of the land comprising in Dag No. 124, 120, 251, 252 and 191 in R.S. Khatian No. 154, 136 and 27 within Mouza - Kochpukur, J.L. No. 2, as their respective 8 (Eight) ana share by way of Corfa and Rayati.
- B. During peaceful possession of the respective land aforesaid Moharjan Bibi died intestate leaving behind her only daughter Aoraji Bibi alias Saoraji Bibi as her only legal heirs, successors and representatives



who also during her possession of the property in R.S. Khatian No. 154, 136 and 27 at Mouza - Kochpukur, comprising in Dag No. 124, 120, 251, 252 and 191 died intestate leaving her three sons namely Sukur Ali Mollah, Saheb Ali Mollah, Kasem Ali Mollah and six (6) daughters namely Sukarjan Bibi, Suklal Bibi, Sairan Bibi, Chapiran Bibi, Tachiran Bibi and Akliman Bibi as her only legal heirs successors and representatives who are being the absolute owner of the property in the above mentioned Khatian and Dags by way of inheritance is/are seized, possessed and acquired without interruption.

- C. In the L. R. of operation said legal heirs of Aoraji Bibi alias Saoraji Bibi respectively recorded their names as per their Mohammedan Faraji share of land in the personal L.R. Khatian being No. 895, 896, 897, 898, 899, 900, 901, 902 and 903 and paying rents and taxes up-to-date before the authority of Government.
- D. During the ejmal possession of the aforesaid legal heirs of deceased Aoraji Bibi alias Saoraji Bibi a portion of land about 34 Decimal in Dag No. 251 and land 86 Decimal in Dag No. 252 was acquired by the West Bengal Government in connection with L.A. Case No. 4/36/2004-2005 for New Town Project, Rajarhat.
- E. Thus the said Sukur Ali Mollah, Saheb Ali Mollah, Kasem Ali Mollah, Sukarjan Bibi, Suklal Bibi, Chhayran Bibi, Chhafiran Bibi, Tachhiran Bibi and Akliman Bibi have jointly become the absolute owners of land about 97 Decimal in Dag No. 124, land about 93 Decimal in Dag No. 120 land about 94 Decimal out of 128 Decimal in Dag No. 251 land about 107 Decimal out of 193 Decimal in Dag No. 252 in total 391 Decimal out of 511 Decimal and 45 Decimal in Dag No. 191 (hereinafter referred to as the said lands) by way of inheritance is/are seized, possessed and acquired, paying rents and taxes up-to-date



before the proper authority of Government free from all encumbrances, charges, lien etc..

- F. As per the Muslim Law of inheritance, the said Sukur Ali Mollah, Saheb Ali Mollah, Kasem Ali Mollah all three being the sons of Late Aoraji Bibi alias Saoraji Bibi became entitled to their respective 1/6<sup>th</sup> share in the said lands, while the six daughters namely Sukarjan Bibi, Suklal Bibi, Chhayran Bibi, Chhafiran Bibi, Tachchiran Bibi and Akliman Bibi being the daughters became entitled to their respective 1/12<sup>th</sup> share in the said lands.
- G. By a registered Deed of Sale being No. 18336 dated 08.05.1998 said CHHAFIRAN BIBI, TACHHIRAN BIBI, SHUKLAL BIBI, CHHAYARAN BIBI, SOKARJAN BIBI AND AKLIMA BIBI conjointly transferred and delivered the possession of portion of their inherited land about 43 Decimal in Dag No. 252 and about 22.1/2 Decimal in Dag No. 191 under R.S. Khatian No. 154 & 27 corresponding to L.R. Khatian No. 903, 898, 902, 900, 899 and 901 at Mouza - Kochpukur, J. L. No. 2, unto and in favour of their full blooded brothers namely Sukurali Molla, Saheb Ali Molla, Kasem Ali Molla and the said Deed of Sale was registered at the office of D.R. Alipore, recorded in Book No. 1, Volume No. 16, Pages from 104 to 106, being No. 18336 for the year 1998.
- H. On execution of separate Sale Agreement executed by the said Sukur Ali Molla, Saheb Ali Molla and Kasem Ali Molla and Chhafiran Bibi, Tachchiran Bibi, Shuklal Bibi, Chhayaran Bibi, Sokarjan Bibi and Aklima Bibi in favour of one Mr. Bablu Naskar who represented the purchaser company therein, accordingly there after by separate Registered Deed of Sale said Chhapiran Bibi and other 5 have transferred their 1/12 undivided share of each in respect of land about 6 Bighas in Dag No. 120, 124, 251 & 252 at Mouza - Kochpukur, unto and in favour of several companies as follows :-

- a) Sokarjan Bibi alias Sakahrjan sold and transferred 32.7 Decimal of land unto and in favour of the Purchaser "RED ROSE HIGH RISE PVT. LTD. Book No. I, being Deed No. 4448, CD Volume No. 11, Pages from 609 to 620 registered at A.D.S.R.O. Bhangar South 24 Parganas on 21-08-2008/26-08-2008.
- b) Akhlima Bibi alias Aklima Bibi alias Aklima Molla sold and transferred 32.7 Decimal of land unto and in favour of the Purchaser "Happy Home High Rise Pvt. Ltd. being Deed No. 4508, CD Volume No. II, Book No. I, Pages from 1651 to 1661 registered at A.D.S.R.O. Bhangar South 24 Parganas on 26-08-2008/27-08-2008.
- c) Chhafiran Bibi alias Chapiran Bibi sold and transferred 32.7 Decimal of land unto and in favour of the Purchaser "(1) Dream Land High Rise Pvt. Ltd., (2) Happy Home High Rise Pvt. Ltd. being Deed No. 4692, CD Volume No. 12, Book No. I, Pages from 425 to 437 registered at A.D.S.R.O. Bhangar South 24 Parganas on 05-09-2008/08-09-2008.
- d) Chhayran Bibi alias Chhaira Bibi sold and transferred 32.7 Decimal of land unto and in favour of the Purchaser "(1) Anupama Promoters Pvt. Ltd. (2) Happy Home High Rise Pvt. Ltd. (3) Red Rose High Rise Pvt. Ltd. (4) BCN Builders & Developer Pvt. Ltd. (5) BCN Promoters & Developer Pvt. Ltd. being Deed No. 4744, CD Volume No. 12, Book No. I, Pages from 184 to 197 registered at A.D.S.R.O. Bhangar South 24 Parganas on 09-09-2008/11-09-2008.
- e) Tachhiran Bibi sold and transferred 32.7 Decimal of land unto and in favour of the Purchaser "(1) Happy Home High Rise Pvt. Ltd. (2) Dream Land High Rise Pvt. Ltd. (3) Red Rose High Rise Pvt. Ltd. (4) BCN Builders & Developer Pvt. Ltd. (5) BCN Promoters & Developer



Pvt. Ltd. being Deed No. 5745, CD Volume No. 12, Book No. I, Pages from 48 to 56 registered at A.D.S.R.O. Bhangar South 24 Parganas on 26-08-2008/27-08-2008.

f) Shuklal Bibi sold and transferred 32.7 Decimal of land unto and in favour of the Purchaser "(1) BCN Promoters & Developer Pvt. Ltd. (2) Dream Land High Rise Pvt. Ltd. being Deed No. 03773, CD Volume No. 11, Book No. I, Pages from 5497 to 5511 registered at A.D.S.R.O. Bhangar South 24 Parganas on 03-08-2009/04-08-2009.

I. The said Sukur Ali Molla, Saheb Ali Molla and Kasem Ali Molla were jointly entitled to the undivided eight anna share in the said lands measuring about 197.25 Decimals equivalent to 6 Bighas by way of inheritance out of total lands measuring 391 Decimals and by purchase about 43 Decimals in Dag No. 124, 120, 251 and 252 and lands measuring about 45 Decimals in Dag No. 191 (got partially by way of inheritance and partly by purchase), and their names in respect to the said undivided 285 Decimals of lands equivalent to 8 Bighas 12 Cottahs 11 Chittacks 12 Sq.ft. comprising in Dag No. 124, 120, 251, 252 and 191 is recorded in the L.R. record of rights in the following manner: -

R.S. Khatian No. 154, 136 and 27 corresponding to L.R. Khatian No. 895 (Sokar Ali Mollah), 897 (Kasem Ali Mollah) and 896 (Saheb Ali Mollah).

J. By an Indenture of Sale dated 8<sup>th</sup> June, 2010 and registered with the Office of the Additional District, Sub-Registrar at Bhangar in Book No.I, CD Volume No. 8, Pages No. 196 to 214 being Deed No. 02681 for the year 2010 made by and BETWEEN Shukur Ali Molla, Kashem Ali Molla and Saheb Ali Molla therein collectively referred to as the Owners/Vendors of the One Part and "(1) BCN Promoters & Developer

Pvt. Ltd. (2) Dream Land High Rise Pvt. Ltd. (3) Happy Home High Rise Pvt. Ltd. (4) Red Rose High Rise Pvt. Ltd. therein collectively referred to as the Vendee/Purchasers of the Other Part the Vendors therein for the consideration and on the terms and conditions as mentioned therein duly transferred, sold and conveyed unto the Purchasers ALL THAT the piece and parcel of undivided land measuring 285 Decimals equivalent to 8 Bighas 12 Cottahs 11 Chittacks 12 Sq.ft. more or less all situated at R.S. Dag No. 120, 124, 251 and 252 Dag No. 191, R.S. Khatian No. 154, 136 and 27, corresponding to L.R. Khatian No. 895, 896, 897, Mouza - Kochpukur, P.S. - Bhangore, A.D.S.R.O. - Bhangore, being J. L. No. 2, Touzi No. 173 District - South 24 Parganas, within the local limits of Bamanghata Gram Panchayat.

- K. The short details of the respective Owners' mutation of the said property is as follows :-

L.R. Khatian	Name	L.R. Dag No. 251	L.R. Dag No. 252
1119	Happy Home Pvt. Ltd.	0.24987	0.28997
1120	BCN Promoters & Developers Pvt. Ltd.	0.179998	0.219918
1122	Dreamland Highrise Pvt. Ltd.	0.229987	0.27006
1123	Red Rose Highrise Pvt. Ltd.	0.229987	0.239918
1124	Anupama Promoters Pvt. Ltd.	0.019991	0.029962
1125	BCN Builders & Developers Pvt. Ltd.	0.029998	0.019975
<b>Total</b>		<b>0.939831</b>	<b>1.069803</b>
		<b>Total 2.009634 Acres i.e., 201 Decimal</b>	

The conversion of the said land was also made.

IN WITNESS WHEREOF the parties have set and subscribe their respective hands, seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by  
the OWNERS at Kolkata in the presence of  
:

1. Partha Nandy  
10, K.S. Roy Road  
Kolkata - 700001
2. Hanar Roy Chowdhury  
10 K.S. Roy Road  
Kolkata - 700001

For Happy Home High Rise PVT. LTD.  
BCN PROMOTERS & DEVELOPERS PVT. LTD.  
For Dream Land High Rise PVT. LTD.  
For Red Rose High Rise PVT. LTD.  
For Anshams Promoters Pvt. Ltd.  
For BCN Builders & Developers PVT. LTD.

✓

Bhabu Nayak

Director

SIGNED, SEALED AND DELIVERED by  
the DEVELOPER at Kolkata in the  
presence of :

1. Partha Nandy
2. Hanar Roy Chowdhury

For RABINDRA NATH DEVELOPERS LLP

✓

Designated Partner

Drafted by me

Arun Kumar Roy  
Advocate.  
High Court  
Calcutta

WB/1927/1978



# SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Rashid Ramzan</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>✓</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



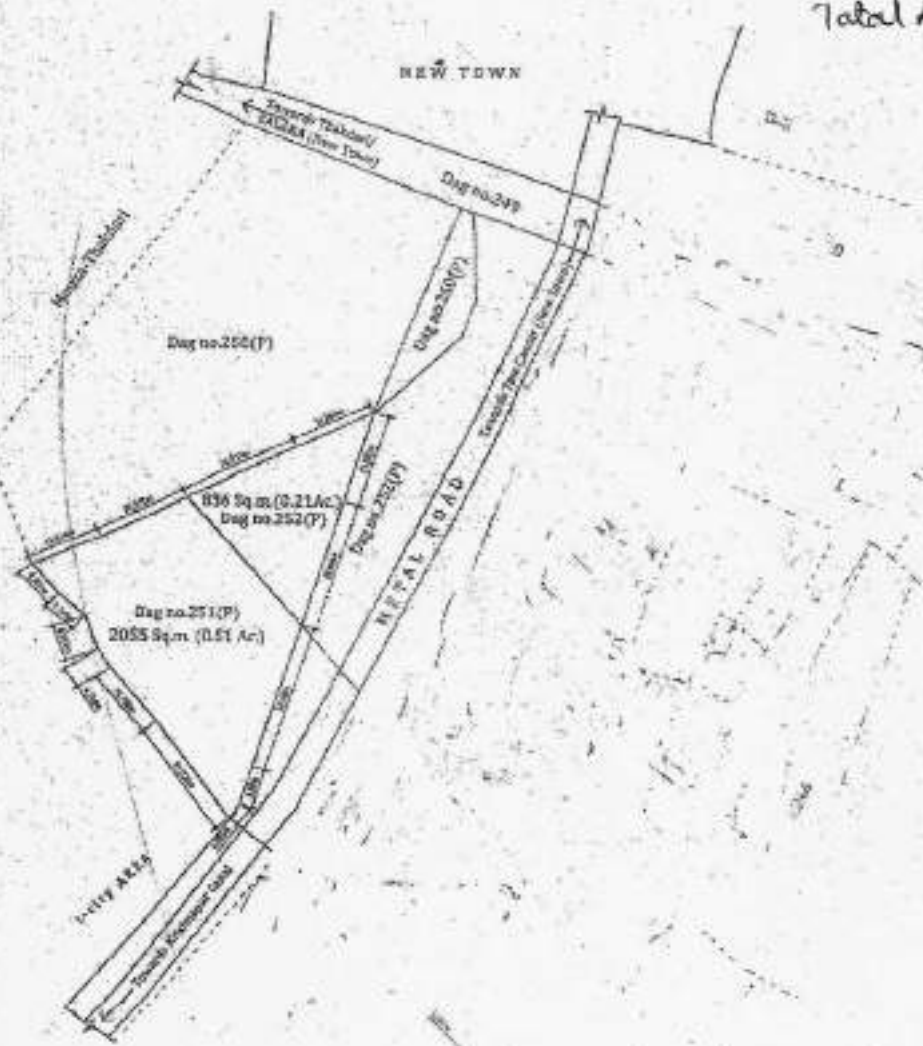
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SITE PLAN FOR R.S. DAG NO. 251 (P) & 252 (P) OF MOUZA- KOACHPUKUR, J.L. NO. 2, P.S.  
KOLKATA LATHER COMPLEX (BHANGAR), DIST. - SOUTH 24-PARGANAS, UNDER BAMANGHATA  
GRAM PANCHAYET, BHANGAR - 2

Scale - 1:1000



Total Area - 72 Decr.



\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE OF OWNERS

PREPARED BY  
**Geotecn India**  
90, BANGALORE STREET,  
KOLKATA - 700 017

Balbir Nayak

@@  
DATED THIS 25<sup>th</sup> DAY OF March 2022  
@@

**BETWEEN**

**HAPPY HOME HIGH RISE PRIVATE  
LIMITED,  
B.C.N. PROMOTERS & DEVELOPER  
PRIVATE LIMITED,  
DREAM LAND HIGH RISE PRIVATE  
LIMITED,  
RED ROSE HIGH RISE PRIVATE  
LIMITED,  
ANUPAMA PROMOTERS PRIVATE  
LIMITED AND  
B.C.N. BUILDERS & DEVELOPER  
PRIVATE LIMITED**

**.... OWNERS**

**AND**

**RABINDRA NATH DEVELOPERS LLP**

**....DEVELOPER**

**DEVELOPMENT AGREEMENT**

**MR. AWANI KUMAR ROY**  
Advocate  
10. Kiran Shankar Roy Road  
Kolkata-700001.



### Major Information of the Deed

Deed No :	I-1904-06074/2022	Date of Registration	02/04/2022
Query No / Year	1904-2000868484/2022	Office where deed is registered	
Query Date	17/03/2022 10:59:19 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PARTHA NANDY 10, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003298463, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4310] Other than Immovable Property, Security Bond [Rs : 2,00,00,000/-], [4311] Other than Immovable Property, Receipt [Rs : 2,00,00,000/-]		
Set Forth value	Market Value		
	Rs. 4,68,68,724/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,171/- (Article:48(g))	Rs. 2,00,112/- (Article:E, E, E.)		
Remarks			

#### Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, JI No 2, Pin Code : 700059

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-251 (RS :-)	LR-1119	Bastu	Shali	8.75 Dec		61,18,757/-	Property is on Road ,Project : Not Specified
L2	LR-252 (RS :-)	LR-1119	Bastu	Shali	11.8 Dec		72,01,380/-	Property is on Road ,Project : Not Specified
L3	LR-251 (RS :-)	LR-1120	Bastu	Shali	6.3 Dec		44,05,505/-	Property is on Road ,Project : Not Specified
L4	LR-252 (RS :-)	LR-1120	Bastu	Shali	7.7 Dec		46,99,205/-	Property is on Road ,Project : Not Specified
L5	LR-251 (RS :-)	LR-1122	Bastu	Shali	8.05 Dec		56,29,256/-	Property is on Road ,Project : Not Specified
L6	LR-252 (RS :-)	LR-1122	Bastu	Shali	9.45 Dec		57,67,206/-	Property is on Road ,Project : Not Specified
L7	LR-251 (RS :-)	LR-1123	Bastu	Shali	8.05 Dec		56,29,256/-	Property is on Road ,Project : Not Specified
L8	LR-252 (RS :-)	LR-1123	Bastu	Shali	8.4 Dec		51,26,406/-	Property is on Road ,Project : Not Specified
L9	LR-251 (RS :-)	LR-1124	Bastu	Shali	0.7 Dec		4,89,501/-	Property is on Road ,Project : Not Specified

L10	LR-252 (RS :-)	LR-1124	Bastu	Shali	1.05 Dec		6,40,801/-	Property is on Road ,Project : Not Specified
L11	LR-251 (RS :-)	LR-1125	Bastu	Shali	1.05 Dec		7,34,251/-	Property is on Road ,Project : Not Specified
L12	LR-252 (RS :-)	LR-1125	Bastu	Shali	0.7 Dec		4,27,200/-	Property is on Road ,Project : Not Specified
		<b>TOTAL :</b>			<b>72Dec</b>	<b>0 /-</b>	<b>468,68,724 /-</b>	
		<b>Grand Total :</b>			<b>72Dec</b>	<b>0 /-</b>	<b>468,68,724 /-</b>	

**Land Lord Details :**



















Sl No	Name,Address,Photo,Finger print and Signature
1	<b>HAPPY HOME HIGHRISE PRIVATE LIMITED</b> RFF2, RAGHUNATHPUR, SHYAM VIHAR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700059, PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>BCN PROMOTERS AND DEVELOPERS PRIVATE LIMITED</b> RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700059, PAN No.:: AAxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>DREAM LAND HIGHRISE PRIVATE LIMITED</b> RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700059, PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>RED ROSE HIGHRISE PRIVATE LIMITED</b> RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE-I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700059, PAN No.:: AAxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	<b>ANUPAMA PROMOTERS P LTD</b> RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700059, PAN No.:: AAxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	<b>BCN BUILDERS AND DEVELOPERS PRIVATE LIMITED</b> RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700059, PAN No.:: AAxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative





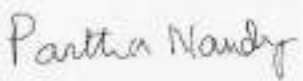
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>RABINDRA NATH DEVELOPERS LLP</b> 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: ABxxxxxx1K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr BABLU NASKAR</b>                      Son of Late RABINDRA NATH NASKAR                      Date of Execution - 25/03/2022 , Admitted by: Self, Date of Admission: 02/04/2022, Place of Admission of Execution: Office                 </td> <td>   <small>Apr 2 2022 1:34PM</small> </td> <td>   <small>LTI 02/04/2022</small> </td> <td>   <small>02/04/2022</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr BABLU NASKAR</b> Son of Late RABINDRA NATH NASKAR Date of Execution - 25/03/2022 , Admitted by: Self, Date of Admission: 02/04/2022, Place of Admission of Execution: Office	 <small>Apr 2 2022 1:34PM</small>	 <small>LTI 02/04/2022</small>	 <small>02/04/2022</small>	RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District-North 24-Parganas, West Bengal, India PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx7M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : HAPPY HOME HIGHRISE PRIVATE LIMITED (as DIRECTOR), BCN PROMOTERS AND DEVELOPERS PRIVATE LIMITED (as DIRECTOR), DREAM LAND HIGHRISE PRIVATE LIMITED (as DIRECTOR), RED ROSE HIGHRISE PRIVATE LIMITED (as DIRECTOR), ANUPAMA PROMOTERS P LTD (as DIRECTOR), BCN BUILDERS AND DEVELOPERS PRIVATE LIMITED (as DIRECTOR)		
Name	Photo	Finger Print	Signature									
<b>Mr BABLU NASKAR</b> Son of Late RABINDRA NATH NASKAR Date of Execution - 25/03/2022 , Admitted by: Self, Date of Admission: 02/04/2022, Place of Admission of Execution: Office	 <small>Apr 2 2022 1:34PM</small>	 <small>LTI 02/04/2022</small>	 <small>02/04/2022</small>									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr MANISH KUMAR SHARMA (Presentant )</b>                      Son of Mr MAHESH KUMAR SHARMA                      Date of Execution - 25/03/2022 , Admitted by: Self, Date of Admission: 02/04/2022, Place of Admission of Execution: Office                 </td> <td>   <small>Apr 2 2022 1:32PM</small> </td> <td>   <small>LTI 02/04/2022</small> </td> <td>   <small>02/04/2022</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr MANISH KUMAR SHARMA (Presentant )</b> Son of Mr MAHESH KUMAR SHARMA Date of Execution - 25/03/2022 , Admitted by: Self, Date of Admission: 02/04/2022, Place of Admission of Execution: Office	 <small>Apr 2 2022 1:32PM</small>	 <small>LTI 02/04/2022</small>	 <small>02/04/2022</small>	9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx6P, Aadhaar No: 80xxxxxxxx7979 Status : Representative, Representative of : RABINDRA NATH DEVELOPERS LLP (as PARTNER)		
Name	Photo	Finger Print	Signature									
<b>Mr MANISH KUMAR SHARMA (Presentant )</b> Son of Mr MAHESH KUMAR SHARMA Date of Execution - 25/03/2022 , Admitted by: Self, Date of Admission: 02/04/2022, Place of Admission of Execution: Office	 <small>Apr 2 2022 1:32PM</small>	 <small>LTI 02/04/2022</small>	 <small>02/04/2022</small>									

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PARTHA NANDY</b> Son of Late ARUN KUMAR NANDY 210, BAKSARA VILLAGE ROAD, City:- Howrah, P.O:- BAKSARA, P.S:- Santragachi, District:-Howrah, West Bengal, India, PIN:- 711110			



	02/04/2022	02/04/2022	02/04/2022
Identifier Of Mr BABLU NASKAR, Mr MANISH KUMAR SHARMA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	HAPPY HOME HIGHRISE PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-8.75 Dec

**Transfer of property for L10**

Sl.No	From	To. with area (Name-Area)
1	ANUPAMA PROMOTERS P LTD	RABINDRA NATH DEVELOPERS LLP-1.05 Dec

**Transfer of property for L11**

Sl.No	From	To. with area (Name-Area)
1	BCN BUILDERS AND DEVELOPERS PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-1.05 Dec

**Transfer of property for L12**

Sl.No	From	To. with area (Name-Area)
1	BCN BUILDERS AND DEVELOPERS PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-0.7 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	HAPPY HOME HIGHRISE PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-11.8 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	BCN PROMOTERS AND DEVELOPERS PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-6.3 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	BCN PROMOTERS AND DEVELOPERS PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-7.7 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	DREAM LAND HIGHRISE PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-8.05 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	DREAM LAND HIGHRISE PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-9.45 Dec

Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	RED ROSE HIGHRISE PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-8.05 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	RED ROSE HIGHRISE PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-8.4 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	ANUPAMA PROMOTERS P LTD	RABINDRA NATH DEVELOPERS LLP-0.7 Dec

### Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, JI No: 2, Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 251, LR Khatian No:- 1119		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 252, LR Khatian No:- 1119		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 251, LR Khatian No:- 1120		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 252, LR Khatian No:- 1120		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 251, LR Khatian No:- 1122		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 252, LR Khatian No:- 1122		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 251, LR Khatian No:- 1123		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 252, LR Khatian No:- 1123		Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 251, LR Khatian No:- 1124		Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 252, LR Khatian No:- 1124		Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 251, LR Khatian No:- 1125		Seller is not the recorded Owner as per Applicant.
L12	LR Plot No:- 252, LR Khatian No:- 1125		Seller is not the recorded Owner as per Applicant.



On 02-04-2022

**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 13:15 hrs on 02-04-2022, at the Office of the A.R.A. - IV KOLKATA by Mr MANISH KUMAR SHARMA .

**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 4,68,68,724/-

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

Execution is admitted on 02-04-2022 by Mr BABLU NASKAR, DIRECTOR, HAPPY HOME HIGHRISE PRIVATE LIMITED (Private Limited Company), RFF2, RAGHUNATHPUR, SHYAM VIHAR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059; DIRECTOR, BCN PROMOTERS AND DEVELOPERS PRIVATE LIMITED (Private Limited Company), RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059; DIRECTOR, DREAM LAND HIGHRISE PRIVATE LIMITED (Private Limited Company), RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059; DIRECTOR, RED ROSE HIGHRISE PRIVATE LIMITED (Private Limited Company), RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE-I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059; DIRECTOR, ANUPAMA PROMOTERS P LTD (Private Limited Company), RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059; DIRECTOR, BCN BUILDERS AND DEVELOPERS PRIVATE LIMITED (Private Limited Company), RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr PARTHA NANDY, . . . Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, . City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Execution is admitted on 02-04-2022 by Mr MANISH KUMAR SHARMA, PARTNER, RABINDRA NATH DEVELOPERS LLP (LLP), 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr PARTHA NANDY, . . . Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, . City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,00,112/- ( B = Rs 2,00,000/- ,E = Rs 28/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 2,00,028/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/03/2022 4:01PM with Govt. Ref. No: 192021220208164001 on 19-03-2022, Amount Rs: 2,00,028/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1741426026 on 19-03-2022, Head of Account 0030-03-104-001-16




**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,071/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,071/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 112847, Amount: Rs.100/-, Date of Purchase: 02/11/2021, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/03/2022 4:01PM with Govt. Ref. No: 192021220208164001 on 19-03-2022, Amount Rs: 75,071/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1741426026 on 19-03-2022, 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 1904-2022, Page from 488029 to 488095  
being No 190406074 for the year 2022.



*Mm*  
Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2022.04.21 17:21:19 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/04/21 05:21:19 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

respect of the units, flats, shops, showrooms etc., and other saleable and constructed areas and rights in the building or buildings and/or the said Premises together with or independent of or independently the land comprised in the said Premises and receive and appropriate the consideration money and amounts of deposits, securities etc and deliver possession of the constructed units, flats, shops, showrooms and other saleable and constructed areas and rights etc.

6.1.2 The Owners agree not to revoke such Power of Attorney during the subsistence of this agreement and such powers and authorities shall in all cases extend to all other matters or transactions not precisely or specifically mentioned or defined in the said Power of Attorney.

6.2 Notwithstanding grant of the aforesaid Power of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plans, etc. for enabling the Developer to perform all obligations under this Agreement.

6.3 It is understood that from time to time to facilitate the uninterrupted construction of the New Building/s by the Developer, various deeds, matters and things not herein specified may be 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 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.

7. **DEPOSIT OF TITLE DEEDS AND DOCUMENTS**

