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D-24/24/18



পশ্চিমবঙ্গ পাবনা জেলা WEST BENGAL

Z 565690

Handwritten signature and date: 2/7/18

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Signature
Additional District Sub-Registrar
Patna, New Town, North 24-Pgs

02 JUL 2018

JOINT DEVELOPMENT AGREEMENT

THIS INDENTURE MADE: *2nd* DAY OF *July*..... 2018
BY AND BETWEEN

1507-

SANJIB NATH
ADVOCATE
High Court, Calcutta

No.
Date
26 MAR 2018	9
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
High Court	
12, S. B. Road, K. ...	

26 MAR 2018

26 MAR 2018



Additional District Sub-Registrar
Malahat, New Town, North 24-Pgs

02 JUL 2018

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-025542442-1
GRN Date: 02/07/2018 13:05:19
BRN: 1483466869

Payment Mode: Online Payment
Bank: ICICI Bank
BRN Date: 02/07/2018 13:12:33

DEPOSITOR'S DETAILS

Name: MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED
Contact No.:
E-mail: accounts@magnoliainfrastructure.in
Address: 93DR S C BANERJEE ROAD KOLKATA 10
Applicant Name: Mr Vivek Poddar
Office Name:
Office Address:
Status of Depositor:
Buyer/Claimants
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 3

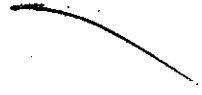
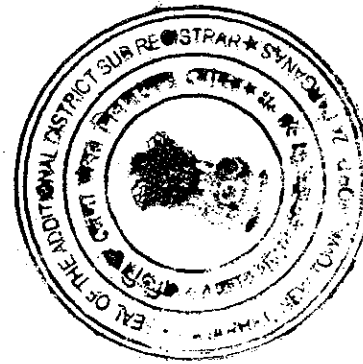
Id No.: 152310001819660/3/2018
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	152310001819660/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	74821
2	152310001819660/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	50021
Total				124942

In Words: Rupees One Lakh Twenty Four Thousand Nine Hundred Forty Two only

✓



Haru Gazi (**PAN - BMNPG2782F**), son of Late Talebar Gazi, by faith -Muslim, by occupation -Business, nationality Indian, residing at Mohammadpur, Post Office Rajarhat, Police Station Rajarhat, PIN- 700135 in the District of 24 Parganas (North); hereinafter referred to as the "**LAND OWNER**" (which expression shall unless repugnant to the context shall mean and include his heirs, successors, legal representatives, executors, administrators and assigns) **OF ONE PART**

AND

MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (PAN - AAGCM8293C), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Post Office Beliaghata, Police Station: Beliaghata, Kolkata - 700010, hereinafter referred to as the "**DEVELOPER**" being represented by its Director, **SRI VIVEK PODDAR (PAN - APJPP9042B)**, Son of Sri Milian Poddar, by faith Hindu, by nationality Indian, occupation Business (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, administrators and assigns) **OF THE OTHER PART**.

WHEREAS by virtue of several deeds and conveyances, the Previous Owners, sold, transferred, conveyed and assigned to and unto and in favour of the Land Owner herein, who became the absolute owner and is absolutely seized and possessed and otherwise sufficiently entitled to the Said Property, details whereof are enumerated herein below.

WHEREAS One Yusuf Ali Molla s/o Late Jamat Ali Molla was the owner of inter alia the land measuring about 28 Decimal in R.S /LR Dag no. 1617 In Mouza - Mohammadpur.

WHEREAS thereafter, Yusuf Ali Molla by virtue of Deed of Conveyance dated 28th July, 1993, sold, transferred and conveyed inter alia said 28 decimal of land in said Dag No. 1617 to one Haru Gazi. The said Deed of Conveyance registered in the Office of Additional District Sub-Registrar, Bidhannagar (Salt Lake City), recorded in Book no.1, Volume no.128, Pages 209-214, being no. 5996 of 1993.

WHEREAS One Mohammad Echahak Molla was the owner of the land measuring about 60 Decimal in Mouza -Mohammadpur, in R.S /LR Dag no. 1618

WHEREAS thereafter, Mohammad Echahak Molla by virtue of a Deed of Conveyance dated 11th July, 1994, sold, transferred and conveyed the above mentioned 60 Decimal in C.S. Dag No. 1586, corresponding R.S./L.R. Dag No. 1618 to one Haru Gazi. The said Deed of Conveyance registered in the Office of Additional District Sub-Registrar, Bidhannagar (Salt Lake City), recorded in Book no.1, Volume no.101, Pages 259-264, being no. 4684 of 1994.



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WHEREAS Haru Gazi also Purchased 12 Decimal land out of 56 Decimal from 1. Nur Md. Molla, 2. Jan Md. Molla, 3. Din Islam Molla, 4. Nur Islam Molla, 5. Nur Haque Molla, 6. Mannan Gazi and 7. Jahiruddin Ahmed alias Jahiruddin Molla in RS/LR Dag no. 1617, under LR Khatian nos. 1336, 1937 and 1972 in Mouza - Mohammadpur by way of a Deed of Conveyance dated 19th March, 2008, registered in the Office of Additional District Sub-Registrar, Bidhanagar (Salt Lake City), recorded in Book no.1, CD Volume no. 4, Pages 11073 to 11088, being no. 04049 of 2008.

WHEREAS in the property above mentioned, the said Haru Gazi the LAND OWNER herein became the absolute owner of the aforesaid land containing a total land admeasuring about 100 Decimal, more or less i.e forming part of RS /LR Dag nos. 1618 and 1617, at mouza -Mohammadpur, Police Station Rajarhat, within the limit of Panchayet, Additional District Sub-Registrar office, Rajarhat, and according to the settlement records of rights the LAND OWNER duly Mutated his name under the concerned B.L & L.R.O. office in L.R. Khatian Nos. 1456 and 7894 and obtained "Parcha" for the aforesaid property. It is pertinent to mention here that the Land Owner is desirous of retaining land measuring 11.5 (eleven point five) decimal, being a portion of RS/LR Dag No. 1617 and hereby grant the developmental right by these presents in respect of land measuring 28.5 decimal in RS/LR Dag No. 1617 and 60 decimal in RS/LR Dag No. 1618, collectively land measuring 88.5 (eighty eight point five) decimal in RS/LR Dag Nos. 1617 and 1618 (hereinafter referred to as the **Said Property**), recorded under L.R. Khatian Nos. 1456 and 7894.

WHEREAS the **LAND OWNER** being desirous of developing the land into a Residential-cum-Commercial Complex approached to the **DEVELOPER / TRANSFEROR**, the latter being a reputed Developer Company having vast experience in construction of big buildings, has agreed to develop and construct a building on the Said Property.

AND WHEREAS pursuant to the negotiations by and between the parties hereto and **SUBJECT TO** the necessary approval to be granted by the competent authorities and also subject to the plan of the proposed development being sanctioned by the concerned authorities, the Land Owner has agreed to grant to the Developer and the Developer has agreed to accept from the Land Owner, exclusive rights of development of the Said Property upon the terms and subject to the conditions herein recorded.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

ARTICLE -1 DEFINITION:

In these presents unless contrary hereto or repugnant thereto the following expressions shall have the following meanings:



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- i. LAND OWNER/ OWNER shall mean, **MR. HARU GAZI**, son of Late Talebar Gazi, by occupation Business, hereinafter called the LAND OWNER
- ii. DEVELOPER shall mean **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Kolkata - 700 010, Police Station Beliaghata
- iii. SAID PROPERTY shall mean **ALL THAT** piece and parcel of land admeasuring about 88.5 (eighty eight point five) Decimal, more or less i.e forming part of RS / LR Dag nos. 1618 and 1617, under present LR Khatian nos. 1456 and 7894 at Mouza Mohammadpur, Police Station Rajarhat, within the limit of Panchayet, Additional District Sub-Registrar Office, Rajarhat, more fully and particularly described in the SCHEDULE written hereunder
- iv. THE BUILDING PLAN shall mean and include necessary maps or plans drawn prepared by the Developer's architects and to be sanctioned by the competent authorities with such alteration or modification as may be made by the Developer for the construction of the Said Building complex at the Said Property,
- v. COMMON AREAS FACILITIES AND AMENITIES shall mean the boundary wall and include corridors, staircases, lifts, passages, other open spaces, and facilities required for enjoyment, maintenance and/ or management of the new building/building complex to be constructed on the land of the Said Property;
- vi. SALEABLE SPACE shall mean the space / apartments / units in the new building complex available for independent use and occupation along with the proportionate share of land and common areas and facilities of the building / building complex;
- vii. OWNERS ALLOCATION shall mean a total area equivalent to 50% (Fifty percent) of the total constructed area comprising of Flats / Units in the entire 1st floor and entire 2nd floor of proposed G+4 storied buildings and 50% (Fifty percent) of the car parking area and commercial area, fully finished with fittings and fixtures as per the specifications mentioned in the Third schedule hereunder written (inclusive of proportionate rights in the common areas and facilities i.e. on super built-up area basis) to be allocated to the owner which are more fully described in the Part-1 of the **SECOND SCHEDULE** written hereunder which will be owned by the owner along with proportionate land rights.
- viii. DEVELOPER'S ALLOCATION shall mean remaining the balance / remaining space i.e. 3rd & 4th floor of the G + 4 storied buildings (after the



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allocation to the owner as made hereinabove) i.e. all the flats/units along with 50% (Fifty Percent) of the car parking space and commercial area as aforesaid which is more fully and particularly described in the **Part -II** of the **SECOND SCHEDULE** written hereunder and the same will be together with the proportionate land right along with common rights in the common areas and facilities of the building / Said Property.

ix. THE ARCHITECT shall mean such person or persons / organization who may be by appointed by the Developer for designing and planning of the building.

x. ADVOCATE shall mean such persons/organization who may be appointed by the Developer.

xi. TRANSFERS shall mean transfer by possession and by other means adopted for effecting transfer of space under the Law

xii. TRANSFEREE shall mean a person or persons to whom any space in the new building shall be transferred by the Developer

xiii. TRANSFEROR shall mean and include the Developer alone has the mandate under these presents to transfer or effect transfer of space in the new building to any person or persons (except owner allocable portion) similarly transferor shall mean and include Owner in respect of Owner allocation.

xiv. WORDS IMPORTING SINGULAR shall mean plural and vice versa and masculine gender shall also include feminine and neuter gender.

ARTICLE -II - COMMENCEMENT

1. This Agreement shall deem to have commenced from the date hereof and shall remain valid for the period, of 36 (thirty six) months from the date of EXECUTION OF AGREEMENT or handing over the vacant possession of the Said Property after demolition of the old structure to the Developer by the Land Owner whichever is later. The formalities for submissions of the building plan for the proposed building shall be completed by the Developer within three months from the date of handing over vacant and peaceful physical possession of the Said Property in favour of the Developer. The period can be extended for a further period of six months depending upon the situation and mutually agreed by both parties.

2. Notwithstanding anything contained in the foregoing clause, this agreement shall remain valid till there is complete transfer of all spaces in the new building/building complex as per the provisions of the Transfer of Property Act,



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1882 but the owner allocated portion shall be delivered immediately upon completion of the building.

3. This Agreement shall cease to operate earlier only in the event of complete transfer of all the building in portions in the new building/building complex in favour of the owner and third parties, at the instance of the Developer.

ARTICLE . III

Prior to the execution of these presents, the Owner hereby represents to the Developer as follows:

1. (a) The Owner is the absolute owner of the Said Property free from all encumbrances; (b) The Owner has not entered into any agreement or agreement for sale or created any mortgage or encumbered with anybody in respect of the Said Property; (c) The Said Property is free from all encumbrances, charges, liens, suits, *ispensens*, attachments, trust whatsoever; (d) The Said Property is not affected by any attachment including attachments under any Certificate Case or any proceedings started at the instance of the Income Tax and Wealth Tax Authorities or Government Authorities under the Public Demand Recovery Act or otherwise whatsoever (e) There are no Certificate Case or proceedings pending against the Owner for realization of arrears of Income Tax or other taxes or otherwise under the Public Demand Recovery Act or any other Act for the time being in force (f) The Said Property is not affected by any notice or scheme of local authority or any other authority, Metropolitan Development Authority or the Government or any other public body or bodies, (g) No Declaration has been made or published for the acquisition of the Said Property or any part thereof under the Land Acquisition Act for the time being in force for the acquisition of the Said Property, (h) The Said Property or any portion thereof is not affected by any notice for acquisition or requisition under the Defence of India Act or Rules, framed there under or any other acts or enactments whatsoever, (i) There is no impediment under provisions of the Urban Land (Ceiling & Regulation) Act, 1976 or transferring and conveying the Said Property by the Owner and there is no excess vacant land in the hands of the Owner under the said Act, (j) There are no other adjacent plot owner/s or any other person/s having any pre-emptive right with respect to the Said Property.

2. The Owner is absolutely seized and possessed of and/or sufficiently or otherwise well entitled to the Said Property and the owner are fully aware that relying on such representation the Developer has agreed to enter into this agreement.

3. The Owner hereby further represents to the Developer that at the time of construction they will fully co-operate for smooth construction.



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4. All the local body rates, taxes, and outgoings prior to the handing over the vacant and peaceful possession of the Said Property by the Owner to the Developer shall be borne by the Owner.
5. The Owner has a clear and marketable title in respect thereof.
6. The Owner has full and absolute right to enter into this agreement.
7. There is no subsisting Agreement for Sale or Agreement for Development in respect of the Said Property.

ARTICLE IV --- DEVELOPERS RIGHTS

1. The Owner does hereby grant exclusive contract to the Developer to build upon and to exploit commercially the Said Property and constructing a new building complex according to sanctioned building plans on the land comprised in the Said Property.
2. All applications or sanction plan and other papers and documents as may be required by the Developer for the purpose of obtaining necessary application and alteration to the proposed plan from the appropriate authority shall be prepared and submitted by the Developer on behalf of the Owner at its own costs and expenses after having the same and all alterations and /or modifications thereof have been mutually approved in consultation with the Owner and the Developer who shall pay and bear all fees including architects fees, charges and expenses required to be paid or deposited for exploitation of the Said Property after execution of this Agreement **PROVIDED HOWEVER** the Developer shall exclusively entitled to all refunds of any or all payments and / or deposits made by Developer.

It is hereby agreed and recorded that in sanction of building plan the Developer shall be entitled to obtain maximum FAR available as per the prevalent rules and codes and the owner shall not make any interference in this regard.

3. Nothing in this presents shall be constructed or demise agreement or conveyance in law by the Owner of the Said Property or any part thereof to the Developer or as creating any right, title, or interest thereof in favour of the Developer herein save and except it is expressly provided that by these presents an exclusive contract to the Developer is being granted to commercially exploit the same in terms hereto and to deal with the Developer's allocation in the new building in the manner hereunder stated and further more a separate General Power of Attorney will be granted by the Owner to Developer for erecting and constructing the building smoothly and for the sale of saleable spaces forming part of the Developer's Allocation without creating any liability upon the Owner towards the payment or refund of any money either to any creditors or any creditors or nominees or purchasers.



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4. The Developer shall be entitled to get absolute and vacant possession of the Said Property from the Owner immediately and simultaneously with the execution of this Development Agreement.
5. The Developer shall have the sole, exclusive and absolute right to recover their cost of construction and profits from sale of the Developer's Allocation.
6. The Developer shall be entitled to mortgage and create charge against the Developer's Allocation without affecting the Owner's Allocation whatsoever and howsoever.

ARTICLE V. CONSTRUCTION

The Developer shall at its own costs raise/erect building/building complex/proposed project as per the sanctioned building plan/s of the concerned authorities.

- i. Within 36 (Thirty Six) months from the date of Sanction of the plan by the concerned authority /authorities or obtaining vacant possession of the Said Property whichever is later the Developer shall erect and complete the building in all respect in accordance with the direction of the Architect so appointed for the new construction of the said buildings so as to be fit for occupation subject however to force majeure.
- ii. The Developer shall comply with all requirements for the concerned authorities and other local authorities relating to the construction of the said buildings on the Said Property and shall obtain all necessary approvals from the developing and/or planning authorities as and when required at the its own cost in the name and on behalf of the Owner.
- iii. The Developer shall, at its own cost, be entitled to put up boundary around the Said Property and shall not at any time, hereafter, cause, allow or permit any public or anybody to commit any nuisance upon the Said Property under the Development Agreement or do anything which shall cause inconveniences, suffering, hardship and disturbance to the Owner and/or owners of adjoining plots/people of the locality.
- iv. All costs, charges and expenses from the date of execution of these presents including architects fees (appointed by the Developer in consultation with the Owner) and costs charges and expenses which may have to be paid shall be paid met and discharged by the Developer and the Developer hereby agrees to keep the Owner indemnified against all actions, suits, proceedings, costs, charges and demand and claims in respect thereof.
- v. The Developer shall, at its own cost, risk and responsibility, prepare appropriate papers, documents and obtain necessary permissions,



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sanctions, extensions thereof and NOC as required for construction of the building from appropriate authorities and for the said purpose, necessary signature(s) on valid papers, forms, applications and documents shall be obtained by the Developer from the owner and the Owner shall sign the relevant documents as required, duly signed. The Developer shall further mutate the property at its own cost and expenses and pay all taxes, rents, fees and application money to the relevant authority.

vi. The Developer shall also install and provide such facilities that may be required to be provided according to the statutory bye laws and regulations of the concerned local authority and/or other competent authority.

vii. The Developer shall be under obligation to apply for and obtain completion certificate and occupancy certificate from the concerned local authority and the Owner shall have no financial liability on such account.

viii. The Developer shall be authorized by the Owner to apply for and obtain temporary and/or permanent connection of water, electricity, gas and/or other inputs and facilities required for the new building.

ix. For any addition, alteration, modification, change or deviation in the construction of the new building, approval of the concerned local authority and other authorities as the case may be has to be obtained by the Developer and the Developer will be solely responsible for such regulation at its own costs **PROVIDED HOWEVER** the Owner shall render all assistance to the Developer in this regard as and when necessary for better development.

x. The construction of the new building shall be made as per the specifications approved by the Architect.

xi. The Developer shall indemnify the owner in respect of all claims, damages or expenses payable in consequence to any injury to any employee, workman, nominee, invitee while in or upon the Said Property. The Owner shall also be responsible for any damage to buildings, whether immediately adjacent or otherwise and any damage to roads, streets, foot-paths, bridges or ways as well as all damages caused to the building, and work forming the subject to this contract by frost, rain, wind or other inclemency of weather.

ARTICLE VI - SECURITY DEPOSIT

1. The Developer herein shall deposit with the Owner a sum of **Rs.50,00,000/- (Rupees Fifty Lakh) (Security Deposits)** as and by way of interest free, refundable, security deposit and the same would be payable in the following manner:



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Events	Amount
On execution of this Agreement	Rs. 25,00,000/-
After 8 months of execution of this Agreement	Rs. 15,00,000/-
After 10 months of execution of this Agreement	Rs. 10,00,000/-
Total:	Rs.50,00,000/-

2. The Owner shall refund the said Security Deposit amounting to the sum of **Rs.50,00,000/- (Rupees Fitty Lakhs)** mentioned above on handing over the possession of the Owner's Allocation.

3. In consideration thereof the Owner has agreed to permit the Developer to commercially exploit the Said Property as also in consideration of land provided by the Owner for that purpose and to construct, erect and build a new building/buildings in accordance with the plan proposed to be sanctioned by the concerned authorities or any amendment thereof, the Developer shall:

- a) Cause maps or plans to be prepared and submit the same to the appropriate authorities for sanction and modification thereof.
- b) Make payment of all fees and other amounts for having the plan sanctioned/modified/alterd by the appropriate authorities.
- c) Obtain all approvals sanctions consents and permissions as may be required for the purpose of obtaining sanction of the building plan or modification thereof for the purpose of construction of new buildings at the Said Property.
- d) Incur all costs, charges and expenses for the construction of the new building on the Said Property.
- e) Allocate to the Owner the Owner's Allocation as provided herein.

4. The Developer shall not give possession of any space/flat in the new building to be constructed at the Said Property to any persons until the construction of the new building is fully completed in respect of the Owner's Allocation.

ARTICLE VII - PROCEDURE FOR SANCTION FAR

1. The Developer shall have all such building plans prepared as are required under the law by competent Architect.
2. The Owner shall at the cost of the Developer submit all the building plans to the concerned local authority/authorities and /or any other appropriate Competent Authority for Sanction, permission and/or clearance may be required.
3. The Owner shall at the cost of the Developer submit all such applications to the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 as are required by the said Act for the purpose of Developing the Said Property as provided herein.



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4. The Developer shall bear all expenses whatsoever to obtain sanction, permission and /or clearances of the building plan, including the cost of the preparation of the same together with all other expenses as mentioned here with the right to get refund, if any, provided that in the event of cancellation of this Agreement by the Owner, the Owner shall indemnify for all costs charges and expenses incurred by the Developer an account of any fault on the part of the Owner.

5. The Owner shall render to the Developer all reasonable assistance necessary to apply for and/or obtain all sanctions, permissions, approval and/or clearance and hereby agrees and assures the Developer to sign and execute such plans, applications and other papers as may be required by the Developer from time to time.

ARTICLE VIII - POSSESSION

1. The Owner shall deliver physical possession of the Said Property in favour of the Developer immediately upon execution of this Development Agreement.

2. As and when the Said Property becomes vacated the Developer shall hold the same without interference or disturbance from the owner or any persons claiming under them but the Owner shall have right to verify the specifications of construction.

3. Until the completion of the new building/building complex the Developer shall hold possession of the Said Property on behalf of the Owner only during the subsistence of this Agreement.

ARTICLE IX - THE BUILDING

1. The Owner shall with the execution of this Agreement deliver possession of the Said Property immediately. The Developer shall at its own cost construct the said multistoried building complex on the land of the Said Property according to the sanctioned building plan/s and the specifications as may be decided by the Developer.

2. That the Developer shall at its own cost construct the buildings as would be sanctioned, permitted and /or approved by the concerned local authority and / or any other competent authority.

3. The design and the nature of the buildings and materials to be used shall be according to the specifications finalized by Developer only.

4. The buildings shall be of RCC construction and shall conform with the standard specifications as per the specifications attached hereto.



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5. The Developer shall also install and provided such facilities that may be required to be provided according to the statutory bye-laws and regulations of the concerned local authority and/or other Competent Authority.
6. The Developer shall authorized by the owner to apply for and obtain quotas, entitlements to the Owner for the construction of the building /building complex.
7. The Developer shall be authorized by the owner to apply for and obtain temporary and permanent connection of water, electricity, and /or other inputs and facilities required for the building.
8. All costs, charges, and expenses including Architect and Engineers fees shall be discharged by the Developer and the Owner shall have no responsibility in this context.
9. The saleable space in the new building until and unless transferred to the transferee(s) and /or allocated as provided herein shall be held by the parties hereto jointly only to their respective shares IN THE MANNER ALREADY PROVIDED.
10. In event the Developer construct any additional storey/s in the proposed new building/ building complex then the Owner and the Developer each shall be entitled to get 50% of the additional constructed area together with proportionate land share thereof. In this regard the Parties hereto may enter into a Supplementary Development Agreement to identify their respective allocation.

ARTICLE X -EXPLOITATION RIGHT

1. The Owner shall grant an exclusive right by way of Power of Attorney to the Developer to build a multistoried building complex on the land described in the first schedule hereto containing self-contained flats /apartments, units and other spaces etc. at the discretion of the Developer and in accordance with the plan to be sanctioned by the concerned local authority in the name of the Owner and to sell the said flats, etc. to buyers selected by the Developer and obtain necessary advances from the buyers on such terms and conditions, as to the Developer may deem fit and proper and to do all necessary for sanction of the aforesaid plan in the name of the Owner and other job incidental thereto only relating to the Developer's allocated portion and without creating any liability or charge upon the Said Property.

ARTICLE XI- RATES AND TAXES

1. From the date of execution of this Agreement or from the date of handing over vacant and peaceful possession of the schedule property to the Developer till the completion of the new buildings, rates and taxes shall be borne by the Developer and thereafter which the parties hereto and /or their respective transferee shall be responsible for payment of all municipal rates, taxes and outgoings according to their respective allocation.



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2. The Developer and/or its transferees shall sufficiently indemnify the Owner against all the claims, actions, demands, costs, charges expenses and proceedings, whatsoever suffered or incurred by the Developer or its transferees in payment of rates and taxes.

ARTICLE XII - SERVICE AND CHARGES

1. On completion of the new buildings the parties shall be invited to take possession of their respective allocated areas as provided herein in the new building and as of that date, shall be responsible to pay and bear the services charges for the common facilities in the new building.
2. The Roof of the new building/s shall belong to the Owner and Developer jointly in the ratio of 50:50 and roof of the new buildings shall be maintained by the Developer and thereafter by the body that would be formed by the Owner and the Developer or its Nominees i.e. purchasers of the flats/apartments, units, spaces. If in future any sanction plan approved by the concerned authority to construct upon the roof of the said building/s, the Owner should not object but the Owner will get their shares on pro-rata basis, i.e. 50% to the Owner and 50% to the Developer.
3. The additional service charges may also be charged for such other service as may be provided over and above those mentioned above.
4. The service charges shall include, utility charges maintenance of mechanical, electrical, sanitary and other equipments, maintenance and general management of the buildings.
5. The Developer in consultation with the Owner, shall frame the scheme for the management, maintenance and administration of the building and either party shall abide by all the rules and regulations of such management/ administration/ maintenance and other scheme and it would be obligatory on the part of the Owner and the nominees of the Developer to join the body to be formed for management and administration and pay the proportionate common expenses.

ARTICLE XIII - DEVELOPERS OBLIGATION:

1. The Developer shall complete the construction and make the new buildings habitable and handover the Owner's Allocation within 36 (thirty six) months [which may be extended for a further period of 6 (six) months] from the date of handing over vacant physical possession of the Said Property mentioned hereinabove, unless prevented by the circumstances of Force Majeure described hereunder. After the completion of the Owner's Allocation, the Developer will issue an intimation to take possession of the Owner's Allocation in favour of the Owner in writing via Speed Post/ Registered Post and the Owner shall be bound to take the possession of the Owner's Allocation within 7 (seven) days of the intimation and if the Owner fails to take delivery of the Owner's Allocation within the stipulated time then it shall be deemed that satisfactory physical possession of the Owner's



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North 24-Pal, North 24-Pal.
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Allocation has been handed over to the Owner by the Developer on the seventh day from the date of said intimation and the Developer shall have no responsibility with regard to the Owner's Allocation thereafter.

2. The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules applicable for construction of the said buildings.
3. The Developer has perused the title related documents in respect of the scheduled property and thereafter has agreed to enter into this Agreement with the Owner herein.
4. The Owner has delivered all the original title related documents in respect of the scheduled property to the Developer and any further document/s required by the Developer in respect of the scheduled property shall be obtained by the Developer at their own cost and expenses. However, the Owner shall co-operate with the Developer to obtain such document by giving the Owner's consent whenever required by the Developer.
5. The Developer shall obtain the completion certificate and shall deliver one photocopy of the same to the Owner for his record.
6. The Developer shall not be entitled to amalgamate the schedule property with any other adjoining property.

ARTICLE -XIV ---OWNER'S INDEMNITY

The Owner undertakes that the Developer shall be entitled to construct and complete the said construction and enjoy their allocated space without any interference and/or disturbance from the Owner or any other persons claiming under them subject to allocation of the space to the Owner as detailed herein. The Owner hereby undertakes to make deed of conveyance in favour of the flat owners who will purchase the flats as and when required.

ARTICLE XV- DEVELOPERS INDEMNITY

The Developer hereby indemnifies and undertakes to keep the Owner unaffected, harmless, non-labile, for whatsoever:

1. For any suit dispute payable for any third party including allottees, prospective Purchasers (in respect of Developer's Allocation), suppliers, contractors, consultant which will be settled by the Developer at its cost without injuring the interest rightly with the Owner in title of the property thereby.
2. The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, proceedings and claims that may arise out of the Developer action with regard to the Development of the Said Property.
3. The Developer hereby indemnifies not to amalgamate any other adjacent plot along with the said plot of land.



Additional District Sub-Registrar
Kolkata, New Town, North 24 Parganas

02 JUL 2018

ARTICLE - XVI - FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the Force Majeure.
2. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/or any other act or commission beyond the control of the parties hereto.

ARTICLE XVII.- DOCUMENTATION

All the Agreements for sale and transfer and Deed of Conveyances shall be prepared and registered by the Advocate of the Developer and who shall act as Advocate for the project.

ARTICLE XVIII---MISCELLANEOUS

1. The Owner shall grant to the Developer and /or its nominee or nominees a Power of Attorney as may be required for the purpose of construction of the building and for pursuing and following up the matter with various authorities for the purpose of construction and entering into Agreement to sell with the third parties and also to transfer and convey the the flats/apartments/other saleable spaces forming part of Developers Allocation as detailed herein as per the provisions of the Transfer of the property Act, 1882 and to carry out all other objects and contemplation contained in this agreement and owner shall not be entitled to revoke or cancel the Power of Attorney without written consent of the Developer since it is a Power of Attorney coupled with interest.
2. The Developer shall not be entitled to nominate or assign the benefit of this Agreement in favour of any third party without the consent of the Owner, however, appointing a contractor or project manager or a sole selling agent will not amount to assignment/ nomination for the purpose of this clause no consent of the Owner shall be necessary provided in pursuance of the Agreement.
3. The Owner's Allocation and the Developer's Allocation has been made on the assumption that the floors i.e. first to fourth floors are of equal size and any difference which may latter on occur after the sanction of the building plan shall be appropriately adjusted.
4. The purchasers of the flats / spaces / apartments shall be entitled to create mortgage / charge / lien with respect to such flats/spaces/apartments in



Additional District Sub-Registrar
Central New Town, North 24-Police

02 JUL 2018

the proposed building complex for obtaining any loan or financial assistance from any bank or financial assistance from any or financial institutions and in that case the Owner shall be duty bound to execute and sign all documents, deeds, papers including Deed of Mortgage, except Owner's Allocation.

5. The Owner shall be entitled to inspect the constructional work of the new buildings after giving 24 hours prior notice to the Developer and the Owner will also be entitled to give valid suggestion to the Developer for improvement of constructional work.

6. If any accident caused during the course of construction then the Developer shall be liable to compensate the same and shall also be liable to solve out the local and legal hazards, if any regarding construction of the said buildings at the Developer's cost and expenses.

7. The Vendor and Developer shall bear the Income Tax and other Government levies in respect of their respective allocation.

ARTICLE XIX—JURISDICTION

The court within whose jurisdiction the Said Property is lying alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO [THE SAID PROPERTY]

ALL THAT PIECE AND PARCEL of land measuring about 88.5 (eighty eight point five) Decimal more or less in Mouza- Mohammaddpur comprised in R.S./L.R. Dag nos. 1617 (28.5 decimal) and 1618 (60 decimal), under present LR. Khatian nos. 7894 and 1456, J.L. no. 32, Police Station - Rajarhat, within the limit of R.B.-II Panchayet, Additional District Sub-Registrar Office, Rajarhat, PIN-700135 and according to the settlement records of rights finally published the plot is comprised in the District of 24 -Parganas (north), West Bengal

The Said Property is butted and bounded as follows:

ON THE NORTH: 30 ft. wide P.W.D. ROAD ↙

ON THE SOUTH: Part of other Dag nos. of Patharghata mouja ↙

ON THE EAST: Part of other Dag nos of Kalikapur mouja ↙

ON THE WEST: Part of Dag no. 1615 ↘



Additional District Sub-Registrar
Rajahmundry, New Town, Nandam

02 JUL 2018

The Said Property is also delineated in the map or plan annexed with this agreement and bordered in colour '**RED**' thereon.

THE SECOND SCHEDULE ABOVE REFERRED TO
PART - I (LAND OWNER'S ALLOCATION)

ALL THAT 50 % (Fifty Percent) of the total constructed area of the buildings consisting of all the flats and apartments of the 1st and 2nd floor in the entire proposed G+4 storied building/s and the 50 % of the car parking spaces and commercial area on the ground floor of the said building to be constructed on the land of the Said Property with fully finished and fittings and fixtures as per specifications mentioned in the Third Schedule hereunder written together with common rights in the areas and facilities of the building along with proportionate land right of the Said Property.

PART-II
(DEVELOPER'S ALLOCATION)

ALL THAT remaining/rest of the total constructed area ie 3rd& 4th floor (after allocation of the owner), being 50% (Fifty Percent) of the total constructed area of the proposed G+4 storied buildings / being all flats and apartments of the building/s and remaining 50% share in the car parking spaces and commercial area on the ground floor of the said G+4 storied building complex upon First Schedule property described hereinabove and the same will be together with proportionate land right along with common rights in the common areas and facilities of the said buildings and Said Property.

THE THIRD SCHEDULE
(SPECIFICATION)

FOUNDATION		RCC Foundation
WALLS		Bricks Masonry
ROOMS	FLOOR	Vitrified Tiles in living/dining area & bedrooms
	WALL	Plaster of Paris Finish
	FLOOR	Ceramic Tiles
	COUNTER	Black Granite counter top
KITCHEN	SINK	Stainless Steel Sink
	DADO	Glazed Tiles(2 ft above counter)



Additional District Sub-Registrar
Salem, Tamil Nadu

02.11.2018

<u>TOILET</u>		
FLOOR	Ceramic Tiles	
DADO	Glazed Tiles	
W.C.	European type of Jaguar/Parry ware/similar reputed brand	
WASH BASIN	Jaguar/Parry ware/similar reputed brand	
DOOR FRAME	Wooden Frame	
SHUTTER	Flush Door	
WINDOW	Sliding Aluminium Anodized	
ELECTRICAL	Concealed Copper Wiring, Reputed Modular switches(Crabtree or equivalent)	
POWER SUPPLY	Through WBSEB Network	
STAIRCASE/LOBBY	Spacious Staircase, elegant lobby floor corridors with good qualitymarble marble/kotastone granite	
WATER SUPPLY	24 x 7 Captive Water Supply	
AUTOMATIC	BRANDED	
LIFT		

11



ADDITIONAL DISTRICT SUB-REGISTRAR,
NEW TOWN, NORTH BENGAL

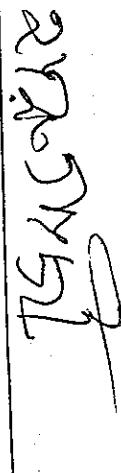
02 JUL 2018

IN WITNESS WHEREOF the Parties have executed and delivered this Development

Agreement on the date mentioned above.

WITNESSES:

1. Md Sabir Hossien Bari
Mohammadpur, Kadambaru,
Barisal, 601-135.
2. Md Kamal Hossain Bari
Mahammadpur, Kadambaru
Barisal, 601-135.



THE FIRST PARTY - OWNER

Magnolia Infrastructure Development Ltd.

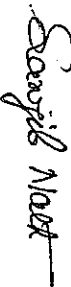

Director

THE SECOND PARTY - DEVELOPER

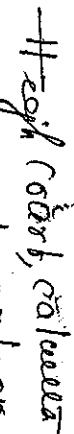
Md Sabir Hossien Bari

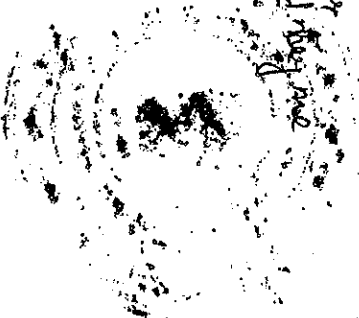
Deed read, prepared and read over
Verbal explanation explained by me

Drafted by me



Advocate


05B/1557/2010





Additional District Sub-Registrar,
New Town, North 24-Parganas

02 JUL 2018

MEMO OF SECURITY DEPOSIT

Received a sum of Rs. 25,00,000/- (Rupees twenty five lakh only) from the Developer as part payment of refundable Security Deposit in the following manner:

Mode	Date	Bank	Amount
Cheque no 011293	02.07.2018	I. D. B. I Bank.	25,00,000/-
-	-	-	-
Total:			25,00,000/-

25/07/18

Witnesses:

1. Mr Babir Khorram Bani
2. Mr Kamal Hoshik Bani

OWNER

25/07/18

✓

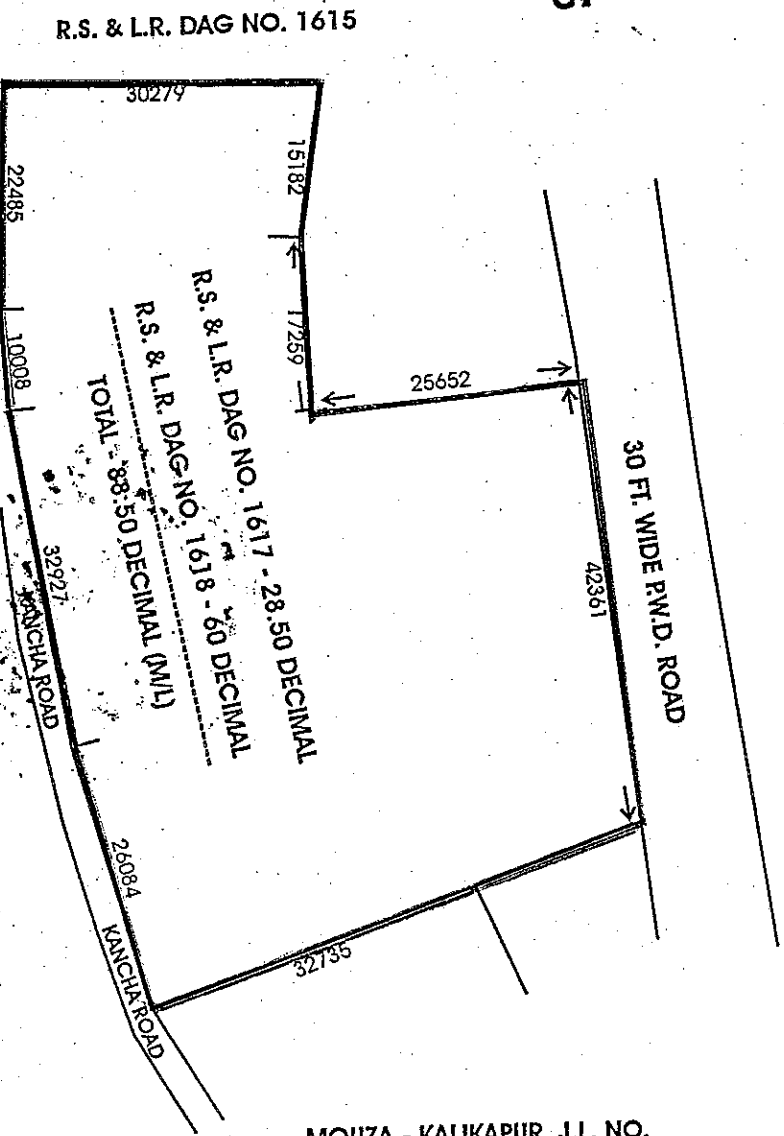


Additional District Sub-Registrar,
Rajshahi, New Town, North 24-Pgs

02 JUL 2018

SITE PLAN PART OF R.S. & L.R. DAG NOS. 1617 & 1618, L.R. KHATIAN NOS. 7894 & 1456, AT MOUZA - MOHAMMADPUR, J. L. NO. - 32, RE.SA. - 82, TOUZI NO. 10, UNDER RAJARHAT BISHNUPUR NO. II GRAM PANCHAYET, P.O. - KADAMPUR, P.S. - RAJARHAT, DIST. - NORTH 24 PARGANAS.

TOTAL AREA OF LAND = 88.50 DECIMAL (M/L),
PLOT SHOWN IN RED BORDER .



R.S. & L.R. DAG NO. 1615

MOUZA - KALIKAPUR, J.L. NO.

Handwritten signature

Magnolia Infrastructure Development Ltd.

Director

Note : All Dimentions in MM




Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pg

02 JUL 2018


SIGNATURE OF THE
PRESENTANTY/
EXECUTANTISELLER/
BUYERCAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	
LH	
RH	

ATTESTED :-

(Signature)
Suman Boodra

	
LH	
RH	

ATTESTED :-

(Signature)

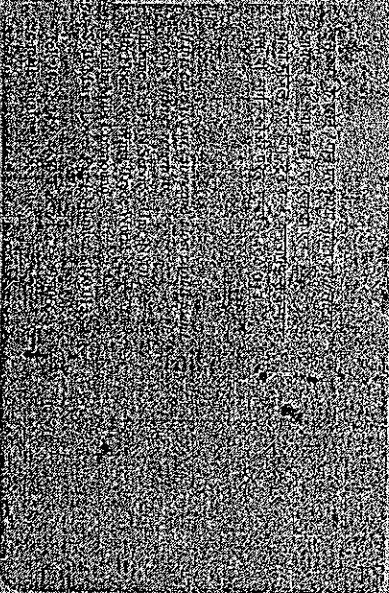
PHOTO	
LH	
RH	

ATTESTED :-




Additional District Sub-Registrar
Rajarhat, New Town, North 24-PGs

02 JUL 2018



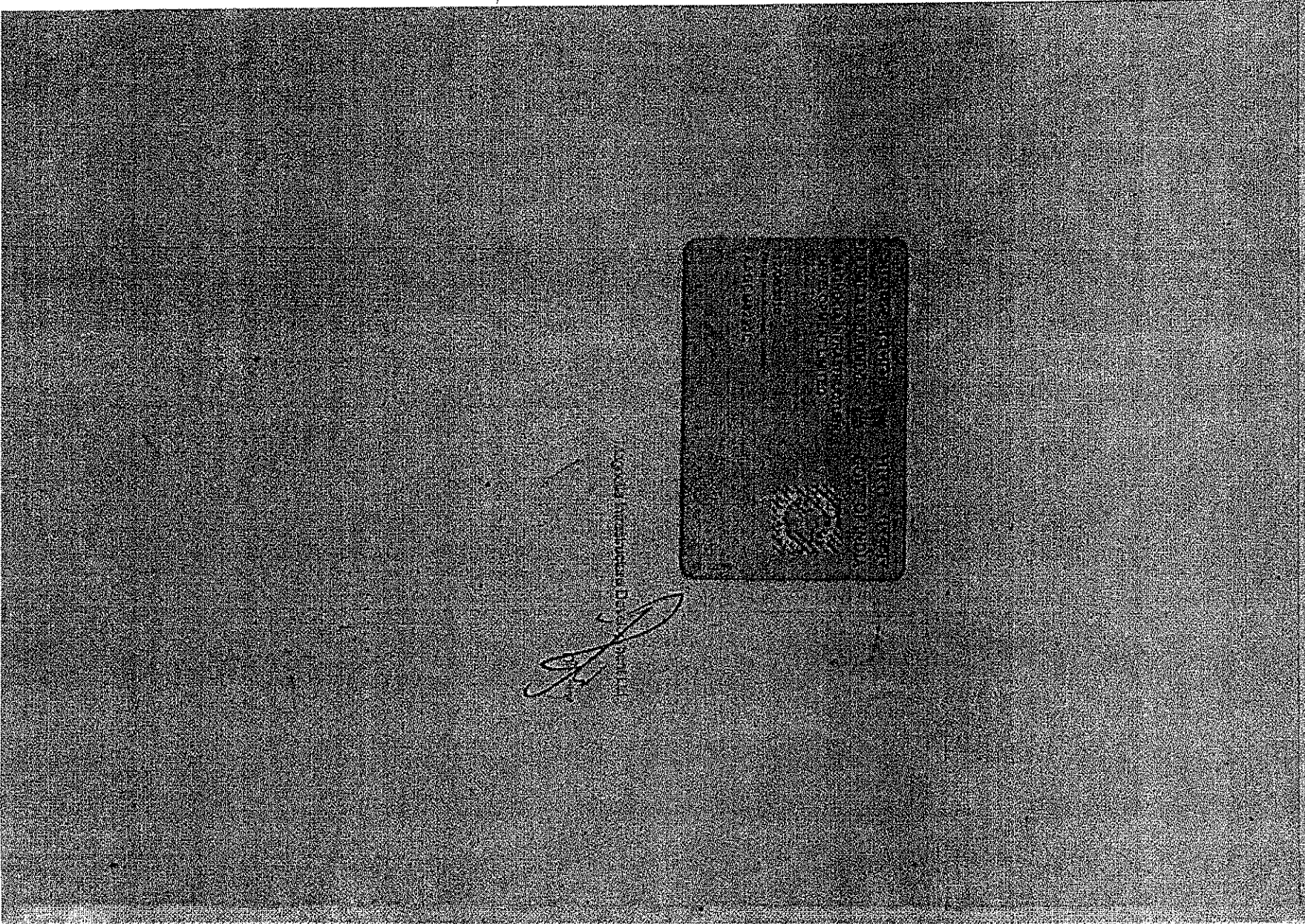
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REPUBLIC OF INDIA
GOVERNMENT OF ANDHRA PRADESH
SECRETARY TO GOVERNMENT
MINE DEPARTMENT
HYDRABAD



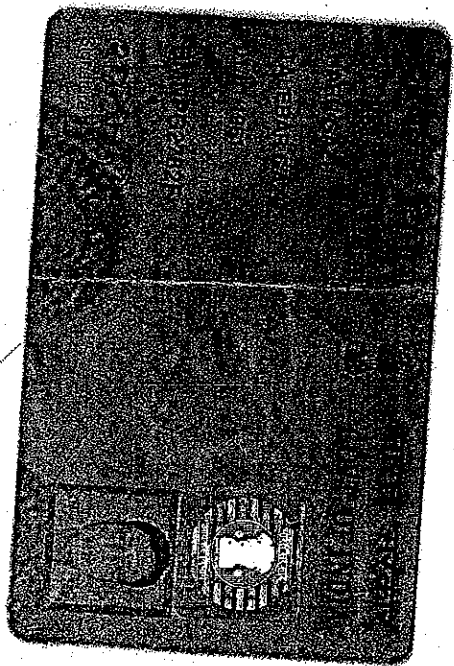
REPUBLIC OF INDIA
GOVERNMENT OF ANDHRA PRADESH
SECRETARY TO GOVERNMENT
MINE DEPARTMENT
HYDRABAD







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Major Information of the Deed


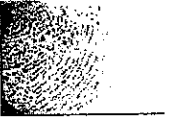

Deed No :	L-1523-07434/2018	Date of Registration	02/07/2018
Query No / Year	1523-1000181960/2018	Office where deed is registered	
Query Date	02/07/2018 12:29:05 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Vivek Poddar 93, DR. SURESH CHANDRA BANERJEE ROAD, Thana : Bellaghata, District : South 24-Parganas, WEST BENGAL, PIN - 700010, Mobile No. : 9874871156, Status : Buyer/Claimant		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]	
Set Forth value		Market Value	Rs. 10,95,82,470/-
Stampduty Paid(SD)		Registration Fee:Paid	Rs. 50,021/- (Article:E, E, B)
Rs. 75,021/- (Article:48(g))			
Remarks			

Land Details :

District: North 24-Parganas, P. S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Mohammaddpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1617	LR-7894	Bastu	Shall	28.5 Dec	3,52,89,270/-	Width of Approach Road: 30 Ft, Adjacent to Metal Road,
L2	LR-1618	LR-1456	Bastu	Shall	60 Dec	7,42,93,200/-	Width of Approach Road: 30 Ft,, Adjacent to Metal Road,
					88.5Dec	1095,82,470/-	
					88.5Dec	1095,82,470/-	
					88.5Dec	1095,82,470/-	
					0/-	1095,82,470/-	
					0/-	1095,82,470/-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature	Photo	Finger print	Signature
1	Haru Gazi Son of Late Talebar Gazi Executed by: Self, Date of Execution: 02/07/2018 , Admitted by: Self, Date of Admission: 02/07/2018, Place : Office			

Major Information of the Deed :- L-1523-07434/2018-02/07/2018

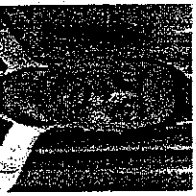


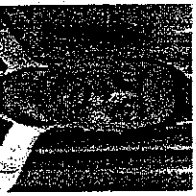


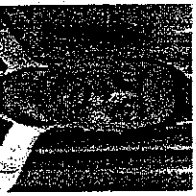




, Mohammadpur, P.O:- Rajarhat, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BMNPG2782F, Status :Individual, Executed by: Self, Date of Execution: 02/07/2018 , Admitted by: Self, Date of Admission: 02/07/2018 ,Place : Office


Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED 93, DR. SURESH CHANDRA BANERJEE ROAD, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 , PAN No.:: AAGCM8293C, Status :Organization, Executed by: Representative

Representative Details :

Sl 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>Vivek Poddar (Presentant) Son of Milan Poddar Date of Execution - 02/07/2018, , Admitted by: Self, Date of Admission: 02/07/2018, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Jul 2 2018 2:02PM</td> <td>LTI 02/07/2018</td> <td>02/07/2018</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Vivek Poddar (Presentant) Son of Milan Poddar Date of Execution - 02/07/2018, , Admitted by: Self, Date of Admission: 02/07/2018, Place of Admission of Execution: Office					Jul 2 2018 2:02PM	LTI 02/07/2018	02/07/2018
Name	Photo	Finger Print	Signature										
Vivek Poddar (Presentant) Son of Milan Poddar Date of Execution - 02/07/2018, , Admitted by: Self, Date of Admission: 02/07/2018, Place of Admission of Execution: Office													
	Jul 2 2018 2:02PM	LTI 02/07/2018	02/07/2018										
	93, DR. SURESH CHANDRA BANERJEE ROAD, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APJPP9042B Status : Representative, Representative of : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (as Director)												

Identifier Details :

Name & address	
Safur Rahaman Son of Late Mujbar Rahaman 75, Chittaranjan Avenue, 3rd Floor, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012, Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, , Identifier Of Haru Gazi, Vivek Poddar	02/07/2018
	

Transfer of property for L1	
Sl.No	To. with area (Name-Area)
1	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-28.5 Dec
Transfer of property for L2	
Sl.No	To. with area (Name-Area)
1	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-60 Dec

Major Information of the Deed :- L-1523-07434/2018-02/07/2018



Land Details as per Land Record

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Mohammaddpur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1617(Corresponding RS Plot No:- 1617), LR Khatian No:- 7894	Owner: শ্রী শ্রী, Gurdian: জাহান্না, Address: শ্রী, Classification: শ্রী, Area:0.12000000 Acre,
L2	LR Plot No:- 1618(Corresponding RS Plot No:- 1618), LR Khatian No:- 1456	Owner: শ্রী শ্রী, Gurdian: জাহান্না, Address: শ্রী শ্রী শ্রী, Classification: শ্রী, Area:0.60000000 Acre,

Endorsement For Deed Number : I - 152307434 / 2018

On 02-07-2018

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 13:31 hrs on 02-07-2018, at the Office of the A.D.S.R. RAJARHAT by Vivek Poddar, .

Certificate of Market Value(WB PUVA rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 10,95,82,470/-

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

Execution is admitted on 02/07/2018 by Haru Gazi, Son of Late Talebar Gazi, . Mohammaddpur, P.O: Rajarhat, Thana: Rajarhat, City/Town: KOLKATA, North 24-Parganas, WEST-BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

Indefinited by Safur Rahaman, , Son of Late Mujibar Rahaman, 75, Chittaranjan Avenue, 3rd Floor, P.O: Bowbazar, Thana: Bowbazar, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Muslim, by profession Service

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

Execution is admitted on 02-07-2018 by Vivek Poddar, Director, MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED, 93, DR. SURESH CHANDRA BANERJEE ROAD, P.O:- Bellaghata, P.S:- Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

Indefinited by Safur Rahaman, , Son of Late Mujibar Rahaman, 75, Chittaranjan Avenue, 3rd Floor, P.O: Bowbazar, Thana: Bowbazar, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Muslim, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,021/- (B = Rs 50,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 50,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/07/2018 1:12PM with Govt. Ref. No: 192018190255424421 on 02-07-2018, Amount Rs: 50,021/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1483466869 on 02-07-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1523-07434/2018-02/07/2018



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 136432, Amount: Rs. 100/-, Date of Purchase: 26/03/2018, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/07/2018 1:12PM with Govt. Ref. No: 192018190255424421 on 02-07-2018, Amount Rs: 74,921/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1483466869 on 02-07-2018, Head of Account 0030-02-103-003-02



Debashish Dhar

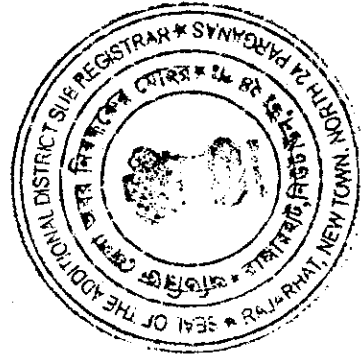
ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

Major Information of the Deed :- 1-1523-07434/2018-02/07/2018

05/07/2018 Query No:-15231000181960 / 2018 Deed No :1 - 152307434 / 2018, Document is digitally signed.

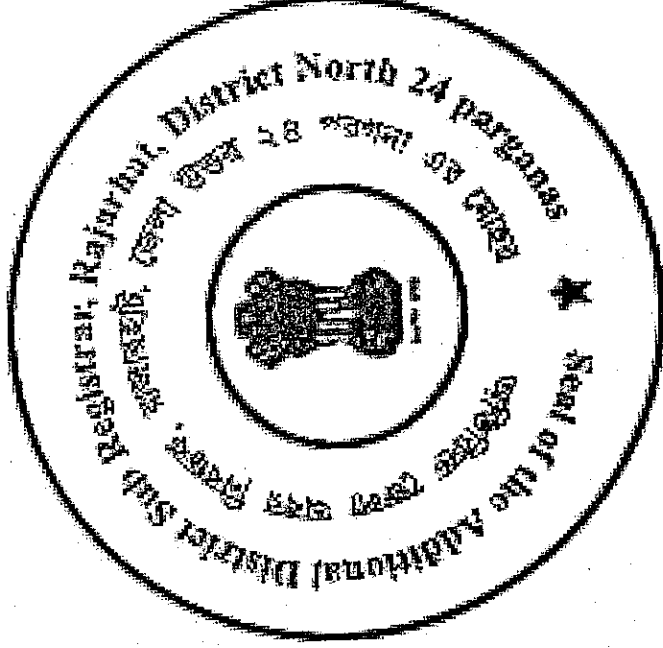




Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 249603 to 249635
being No 152307434 for the year 2018.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2018.07.05 14:05:31 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 05-07-2018 2:05:19 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)