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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 268690

SNO. 1942476/2018.

Certified that the Document is admitted to Registration. The Signature (Seal) and the endorsement stamp attached to this document are the part of this Document.

18 JAN 2019

[Signature]
Additional Registrar
of Assurances I, Kolkata

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 18th day of January, 2019 A.D.

BETWEEN

Contd.....P/2

[Faint handwritten notes and signatures in the bottom right corner]

127467

RMB Developer and
Projects Pvt Ltd.

NAME.....
ADD.....
RSZ.....
15 JAN 2019
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

3 Pasladanga Road,
Kolkata-700015

[Signature]

15 JAN 2019



[Signature]

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
18 JAN 2019

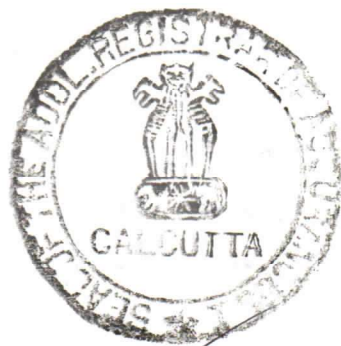
Identified by me:-
Gopal Mondal
S/O Sri Kashi Mondal
18, Deon Deon Road,
Kolkata-700030.
P.O. - Ghu Ghu Danga
P.S. Chitpur,
Dist:- North 24 Pgs
Occu- Service

M/S. RMB DEVELOPER & PROJECTS PRIVATE LIMITED (PAN - AADCR3347P & CIN - U70101WB2006PTC019062), a Private Limited Company within the meaning of Companies Act, 2013, having its Registered office at Plot No. - 70, RMB House, Udayan Industrial Estate, 3, Pagladanga Road, Kolkata - 700015, Post Office & Police Station - Tangra, District - South 24 Parganas, represented by one of its Directors namely **SRI PRAN KRISHNA BHAUMIK (PAN - AEAPB7104G)**, son of Late Radhika Mohan Bhaumik, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at AAKASH, 2nd Floor, P-108, Kalindi Housing Scheme, Kolkata - 700089, Post Office & Police Station - Lake Town, District - North 24 Parganas, hereinafter referred to as the **"OWNER"** (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include its successor or successors-in-office, legal representatives and assigns etc.) of the **FIRST PART**.

AND

M/S. KRISHNA HI-TECH BUILDERS PRIVATE LIMITED (PAN - AAGCK3059E & CIN - U45400WB2015PTC208172), a Private Limited Company within the meaning of Companies Act, 2013, having its Registered office at 637, Rajdanga Main Road, Kolkata - 700107, Post Office - E.K.T.P., Police Station - Kasba, District - South 24 Parganas, represented by one of its Directors namely; **SRI RAMKRISHNA DAS (PAN-ADUPD5724B)**, son of Lt. Rakhil Chandra Das, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 637, Rajdanga Main Road, Kolkata - 700107, Post Office - E.K.T.P., Police Station - Kasba, District - South 24 Parganas, hereinafter referred to as the **"DEVELOPER"** (which term and/or expression shall unless excluded by or repugnant to the subject and/or context be deemed to mean and include their respective heirs, executors, administrators, successors, legal representatives and assigns etc.) of the **SECOND PART**.

In this agreement reference to a Person includes a reference to a Corporation, Firm, or other entity and vice versa. Words in singular shall include the plural and vice versa, Reference to a Gender includes a reference



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
18 JAN 2019

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

GRN: 19-201819-032963327-1 Payment Mode Online Payment
GRN Date: 15/01/2019 18:12:20 Bank : State Bank of India
BRN : CKI2784159 BRN Date: 15/01/2019 18:13:49

DEPOSITOR'S DETAILS

Id No. : 19010001942476/5/2018
[Query No./Query Year]

Name : KRISHNA HI TECH INFRASTRUCTURE PVT
Contact No. : LTD Mobile No. : +91 9836506736
E-mail :
Address : 637 RAJDANGA MAIN ROAD KOLKATA 700107
Applicant Name : Mr Subhadip Dutta
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010001942476/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	74021
2	19010001942476/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	144555

Total

218576

In Words : Rupees Two Lakh Eighteen Thousand Five Hundred Seventy Six only

134/

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2019, Page from 30657 to 30719

being No 190100441 for the year 2019.



Digitally signed by DEBASIS PATRA
Date: 2019.01.25 11:20:09 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 25/01/2019 11:20:05

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)