

01225

01108/2015



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 654094

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

A-2.11  
1.2.15  
A-1462

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

**DEVELOPMENT AGREEMENT**

04 FEB 2015

- 1 Date: 4th February 2015
- 2 Place: Kolkata
- 3 Parties:
  - 3.1 **ABED ALI MOLLA**, Son of Late Samez Ali alias Samez Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.
  - 3.2 **JABED ALI MOLLA**, Son of Late Samez Ali alias Samez Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.

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সংখ্যা : AA  
তারিখ : 03.01.15  
ক্রেতার নাম : Debansu Das  
ঠিকানা : Solvachypana, Kot 126  
মুদ্রা :  
ডেডার :  
সংক্রান্ত কোর্ট

অফিস : ২৪ পরগনা  
খরিদ তারিখ : 22 DEC 2014  
মোট টাকার পরিমাণ : Rs 150000  
ক্রয়কারী :  
ডেডার : শ্রী সত্যজিৎ বোস



ক্রেতার নাম  
ক্রয়কারীর নাম  
তারিখ  
স্বাক্ষর

Additional District Sub-Registrar  
Rajarhat, New Town, North

04 FEB 2015

Debasis Biswas  
3.3

#### KHATUN

**SOKORJAN BIBI**, Daughter of Late Samez Ali aias Samez Molla, by faith - Islam, by occupation - House Wife, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.

Hereinafter called and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their, heirs, administrators, executors, representatives and assigns and nominee or nominees) of the **ONE PART**.

#### AND

3.4 **M/S CANCUN CONSTRUCTIONS (PAN No AAIFC1661K)** a partnership firm having its office at Salua Roypara, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal. Represented by its partner **DEBASIS BISWAS** son of Sadhan Chandra Biswas by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bajetaraf, Post Office - Sikharpur, Police Station - Rajarhat, District-North 24 Parganas, West Bengal, presently residing at Salua Roypara, Post Office - Gopalpur, Police Station - Airport, District - North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "**DEVELOPER**" (which expression Shall unless repugnant to the context be deemed to mean and include their, administrators, executors, representatives and assigns of the **OTHER PART**).

Owners and the Developer collectively Parties and individually Party.

#### NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:-

#### 4. Subject Matter of Development :

##### 4.1 Development Project & Appurtenances:

4.1.1 **Project Property: ALL THAT** piece and parcel of *Sali* land measuring 12.83 (twelve point eight three) decimal comprised in R.S./L.R. *Dag* No. 1938, under L.R. Khatian Nos. 1755 in *Mouza* - Chakpachuria, J.L No. 33, Police Station - New Town [formerly Rajarhat] Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas morefully described in **First Schedule** bellow.

#### 5. Background, Representation, Warranties and Covenants:

5.1 **Representation and Warranties Regarding Title** : The owners have made the following representation and given the following warranty to the Developer regarding title.

5.1.1 **Ownership of Samez Ali aias Samez Molla**: One Samez Ali aias Samez Molla, was the recorded owner of *Shali* land measuring 11 (eleven) decimal comprised in R.S./L.R. *Dag* No. 1938, in *Mouza* - Chakpachuria, J.L No. 33, Police Station - Rajarhat [at present New Town], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas.

5.1.2 **Purchase by Samez Ali aias Samez Molla from Abdul Latib Molla**: The said Samez Ali aias Samez Molla, and others jointly purchased a land measuring 7.34 (seven point three four) decimal more or less R.S./L.R. *Dag* No. 1938, under Khatian No. 351 in *Mouza* - Chakpachuria, J.L No. 33, Police Station - Rajarhat, within the local limits of Patharghata Gram Panchayet, in the District - North 24

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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

S 654096

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**DEVELOPMENT AGREEMENT**

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

- 1 Date : 4<sup>th</sup> February 2015
- 2 Place : Kolkata
- 3 Parties:
- 3.1 **ACHIRUDDIN MOLLA**, Son of Late Khatibbar Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.
- 3.2 **BORKAT ALI MOLLA**, Son of Late Khatibbar Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.
- 3.3 **MASIRUDDN MOLLA alias MACHHIRUDDIN MOLLA**, Son of Late Khatibbar Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.

04 FEB 2015

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 1. 2.10  
 1.32  
 2. 2490

સંખ્ય : 416

તારીખ : 03.01.15  
દેખાડા નામ : Deban's Binas

ટિકાના : Solva-Loypang lot 136,

મુદત : 10/10

કેન્ડિડ : [Signature]

જિલ્લા : ઉત્તર ૨૪ પરગણા

અધિકારી : ૨૨ DEC 2014

મોટી રકમ : Rs 150000

બાંધકામ વાધાનામ

કેન્ડિડ : શ્રી સુભાષ્ટ દેવોષી



સુભાષ્ટ દેવોષી  
શ્રી સુભાષ્ટ દેવોષી

સહી

કેન્ડિડ

Additional District Sub-Division  
Rajarhat, New Town, North

04 FEB 2015

3.4 **MOHIUDDIN MOLLA**, Son of Late Khatibbar Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.

3.5 **MAYNUDDIN MOLLA**, Son of Late Khatibbar Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.

Hereinafter called and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their, heirs, administrators, executors, representatives and assigns and nominee or nominees) of the **ONE PART**.

**AND**

3.6 **M/S CANCUN CONSTRUCTIONS (PAN No AAIFC1661K)** a partnership firm having its office at Salua Roypara, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal. Represented by its partner **DEBASIS BISWAS** son of Sadhan Chandra Biswas by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bajetaraf, Post Office Sikharpur, Police Station - Rajarhat, District-North 24 Parganas, West Bengal, presently residing at Salua Roypara, Post Office - R. Gopalpur, Police Station - Airport, District - North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless repugnant to the context be deemed to mean and include their, administrators, executors, representatives and assigns of the **OTHER PART**).

Owners and the Developer collectively Parties and individually Party.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:-**

**4. Subject Matter of Development :**

**4.1 Development Project & Appurtenances:**

4.1.1 **Project Property:** ALL THAT piece and parcel of *Sali* land measuring 12.83 (twelve point eight three) decimal comprised in R.S./L.R. *Dag* No. 1938, under L.R. Khatian Nos. 104/1, 1057, 1211/1, 1213/1 & 2504 in *Mouza* - Chakpachuria, J.L No. 33, Police Station - New Town [formerly Rajarhat], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas morefully described in **First Schedule** bellow.

**5. Background, Representation, Warranties and Covenants:**

5.1 **Representation and Warranties Regarding Title :** The owners have made the following representation and given the following warranty to the Developer regarding title.

5.1.1 **Ownership of Khatibbar Molla:** One Khatibbar Molla, was the recorded owner of *Shali* land measuring 11 (eleven) decimal comprised in R.S./L.R. *Dag* No. 1938, in *Mouza* - Chakpachuria, J.L No. 33, Police Station - Rajarhat [at present New Town], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas.

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 654102

Notice 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.

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.  
**DEVELOPMENT AGREEMENT**

04 FEB 2015

1

Date:

4th February 2015

2

Place: Kolkata

3

Parties:

3.1

**ASRAF ALI MOLLA**, Son of Late Adam Ali Molla alias Adam Ali, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700059, District - North 24 Parganas.

3.2

**HANIF ALI MOLLA**, Son of Late Adam Ali Molla alias Adam Ali, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700059, District - North 24 Parganas.

4.2.11  
1-30  
a-1480

নম্বর : 422  
শ্রী ও তারিখ : 03/01/15  
জেরতার নাম : S. S. Ghosh, Adv.  
ঠিকানা : High Court, Calcutta  
মূল্য : 150000  
বৈধতার :  
সারসিদ্ধান্ত বোর্ড  
জিলা ও উত্তর 28 পরিসীমা

খরিদ তার : 22 DEC 2014  
ট্রাফিক ট্যাক্স খরচ : Rs 150000  
দ্রষ্টব্য বারসিদ্ধান্ত  
ভেদান্ত : শ্রী সঞ্জয় হোস



স্বাক্ষরিত হোয়া  
স্বাক্ষরিত হোয়া  
আফস  
স্বাক্ষরিত

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

04 FEB 2015



- 3.3 **HAMIDUL ISLAM**, Son of Late Khadem Ali Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700059, District - North 24 Parganas.
- 3.4 **UJALA BIBI**, Daughter of Late Adam Ali Molla alias Adam Ali, by faith - Islam, by occupation - House Wife, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700059, District - North 24 Parganas.
- 3.5 **RABIA BIBI**, Daughter of Late Adam Ali Molla alias Adam Ali, by faith - Islam, by occupation - House Wife, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700059, District - North 24 Parganas.
- 3.6 **ASIA BIBI**, Wife of Abdur Rahaman Molla, faith - Muslim, by occupation - House Wife, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700059, District - North 24 Parganas.
- 3.7 **EBRAHIM MOLLA**, Son of Abdur Rahaman Molla, faith - Muslim, by occupation - House Wife, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700059, District - North 24 Parganas.

Hereinafter called and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their, heirs, administrators, executors, representatives and assigns and nominee or nominees) of the **ONE PART**.

**AND**

- 3.8 **M/S CANCUN CONSTRUCTIONS (PAN No AAIFC1661K)** a partnership firm having its office at Salua Roypara, P. O. - R. Gopalpur, P. S. Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal. Represented by its partner **DEBASIS BISWAS** son of Sadhan Chandra Biswas by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bajetaraf, P.O. Sikharpur, P.S. Rajarhat, District-North 24 Parganas, West Bengal, presently residing at Salua Roypara, P.O. Gopalpur, P.S. Airport, District - North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless repugnant to the context be deemed to mean and include their, administrators, executors, representatives and assigns of the **OTHER PART**).

Owners and the Developer collectively Parties and individually Party.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:-**

**4. Subject Matter of Development :**

**4.1 Development Project & Appurtenances:**

- 4.1.1 **Project Property: ALL THAT** piece and parcel of *Sall* land measuring 12.83 (twelve point eight three) decimal comprised in R.S./L.R. *Dag* No. 1938, under L.R. Khatian Nos. 142 & 1938/1, in *Mouza* - Chakpachuria, J.L No. 33, Police Station - New Town [formerly Rajarhat], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas morefully described in **First Schedule** below.

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पश्चिम बंगाल WEST BENGAL

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**DEVELOPMENT AGREEMENT**

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

07 AUG 2016

- 1 Date: 6<sup>th</sup> August 2015
- 2 Place : Kolkata
- 3 Parties:
  - 3.1 MD. JINNATH ALI MOLLA, Son of Late Abdul Chhatar Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.
  - 3.2 MD. JOYNAL ABEDIN MOLLA alias JOYNAL ABEDIN, Son of Late Abdul Chhatar Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.

মফর ASST  
 সন ও তারিখ : 2015  
 প্রেরণকার নাম : Debasis Biswas  
 ঠিকানা : Solua Roypara, Post 36  
 মূল্য : 1000/-  
 প্রেরণকার : [Signature]  
 স্থান : হারাপাত কোর্ট  
 জেলা : উত্তর ২৪ পরগণা

তারিখ : 13 MAY 2015

মোট টাকার পরিমাণ : Rs150000

ক্রীজারী কারালাভ

প্রজন্ম : শ্রী মল্লিক বোস

- @ebain miran



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- @ebain miran



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জাওয়াল আলী



10051

- Jamal Aeedin



10053

- Ainal Haque Molla



LTI of Rubiya Bi bi  
by the pen of -  
Saifuddin molla



Additional District Sub-Registrar  
Rajshahi, New Town, North 24 P.S.

06 AUG 2015

জাওয়াল আলী  
 ঠিকানা - ৩৩ দেওয়ান আলী  
 গ্রাম - মাল্লা আলী,  
 পো: মাল্লা,  
 থানা - মিরহাট,  
 জেলা - উত্তর ২৪ পরগণা,  
 ফোননম্বর - ৯০০২৬৭  
 জেলা - বরিশা

- 3.3 **MD. AYANAUL HAQUE MOLLA alias AINUL HAQUE MOLLA**, Son of Late Abdul Chhatar Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.
- 3.4 **RUBIYA BIBI**, Wife of Late Md. Ziad Ali Molla, by faith - Islam, by occupation - House Wife, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.

Hereinafter called and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their, heirs, administrators, executors, representatives and assigns and nominee or nominees) of the **ONE PART**.

**AND**

- 3.5 **M/S CANCUN CONSTRUCTIONS (PAN No AAIFC1661K)** a partnership firm having its office at Salua Roypara, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal. Represented by its partner **DEBASIS BISWAS** son of Sadhan Chandra Biswas by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bajetaraf, Post Office - Sikharpur, Police Station - Rajarhat, District - North 24 Parganas, West Bengal, presently residing at Salua Roypara, Post Office - Gopalpur, Police Station - Airport, District - North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless repugnant to the context be deemed to mean and include their, administrators, executors, representatives and assigns of the **OTHER PART**).

Owners and the Developer collectively Parties and individually Party.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:-**

**4. Subject Matter of Development :**

**4.1 Development Project & Appurtenances:**

- 4.1.1 **Project Property: ALL THAT** piece and parcel of *Sali* land measuring 12.83 (twelve point eight three) decimal comprised in R.S./L.R. *Dag* No. 1938, under L.R. Khatian Nos. 696, 669/1, 238/1 & 2585 in *Mouza* - Chakpachuria, J.I. No. 33, Police Station - New Town [formerly Rajarhat] Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas morefully described in **First Schedule** below.

02126

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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. 124928

*[Signature]*  
Additional District Sub-Registrar  
Rajerhat, New Town, North 24-Pgs.

**DEVELOPMENT AGREEMENT**

20 FEB 2015

1 Date: 20<sup>th</sup> February 2015

2 Place: Kolkata

3 Parties:

3.1 MD. JALIL MOLLA (PAN ALMPM83568.....) Son of Late Akarim Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Village - Baligori, Post Office - Chakpachuria, Police Station - New town, District - North 24 Pargnas, Kolkata - 700156.

Hereinafter called and referred to as the "**OWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his, heirs, administrators, executors, representatives and assigns and nominee or nominees) of the **ONE PART**.

*Ad. Jalil Molla*

CANCUN CONSTRUCTIONS  
*Reebani Mishra*  
Partner

নম্বর : 3573  
সন ও তারিখ : 16/01/15  
জ্যেষ্ঠার নাম : S. Ghosh, Adv.  
ঠিকানা : High Court, Calcutta  
খুল্য : [Signature]  
ভেতর : [Signature]

চারারিগত কোর্ট  
মোলা ২ উত্তর ২৪ পরগণা  
খরিদ তারিখ : ২৭ JAN 2015  
মোট ট্যাক্স খরিদ : Rs 150000  
দ্রোহাবী বার : ৩  
জ্যেষ্ঠার : শ্রী সন্ন্যাস বোস

EXHIBIT  
[Faint text in Bengali]

20 FEB 2015



ডেজিটাল মোলা  
ছবির মোলা  
আপুয়া  
কাস্টিং

Additional District Sub-Registrar  
Rajarat, New Town, North 24 Pgs.

20 FEB 2015

- 3.2 **M/S CUNCUN CONSTRUCTIONS (PAN AAIFC1661K)** a partnership firm having its office at Salua Roypara, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal. Represented by its partner **DEBASIS BISWAS** son of Sadhan Chandra Biswas by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bajetaraf, Post Office - Sikharpur, Police Station - Rajarhat, District-North 24 Parganas, West Bengal, presently residing at Salua Roypara, P.O. Gopalpur, P.S. Airport, District - North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless repugnant to the context be deemed to mean and include its' successors-in-interest, administrators, executors, representatives and assigns of the **OTHER PART**).

Owner and the Developer collectively Parties and individually Party.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:-**

**4. Subject Matter of Development :**

**4.1 Development Project & Appurtenances:**

- 4.1.1 **Project Property:** ALL THAT piece and parcel of *Sali* land measuring 4 (four) decimal comprised in R.S./L.R. *Dag* No. 1939, under L.R. Khatian No. 933, corresponding to L.R. Khatian No. 2884, in *Mouza* - Chakpachuria, J.L. No. 33, Police Station - New Town [formerly Rajarhat], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas morefully described in **First Schedule** bellow.

**5. Background, Representation, Warranties and Covenants:**

- 5.1 **Representation and Warranties Regarding Title :** The owner has made the following representation and given the following warranty to the Developer regarding title.

- 5.1.1 **Ownership of Nepal Mondal:** One Nepal Mondal was the recorded owner of *Sali* land measuring 4 (four) decimal out of 12 (twelve) decimal, comprised in R.S./L.R. *Dag* No. 1939, under L.R. Khatian No. 933, in *Mouza* - Chakpachuria, J.L. No. 33, Police Station - New Town [formerly Rajarhat], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas.

- 5.1.2 **Sale by Nepal Mondal to Md. Jalil Molla:** The said Nepal Mondal sold, transfer and convey the land measuring 4 (four) decimal comprised in R.S./L.R. *Dag* No. 1939, under L.R. Khatian No. 933 in *Mouza* - Chakpachuria, J.L. No. 33, Police Station - New Town [formerly Rajarhat], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas to Md. Jalil Molla by virtue of a registered Sale Deed duly registered on 12<sup>th</sup> March' 2012, in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No. 1, CD Volume No. 5, Pages from 2515 to 2525, being Deed No. 03070, for the year 2012.

- 5.1.3 **Record by Md. Jalil Molla:** The said Md. Jalil Molla recorded his name in the record of the L.R Settlement in L.R Khatian No. 2884 in respect of the aforesaid plot of land measuring 4 (four) decimal mentioned above.

Md. Jalil Molla

CUNCUN CONSTRUCTIONS

Debasish Biswas

Partner

01216

01103/2015



42.7  
1.29  
6-2015

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S 654099

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to the charge sheet/sheets  
with this document are the part of this  
document.

Additional District Sub-Registrar  
Rajarat, New Town, North 24-Pgs.

**DEVELOPMENT AGREEMENT**

04 FEB 2015

1 Date : 4th February 2015

2 Place : Kolkata

3 Parties:

3.1 **MUJIT ALI MOLLA**, Son of Late Kalu Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.

Hereinafter called and referred to as the "**OWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their, heirs, administrators, executors, representatives and assigns and nominee or nominees) of the **ONE PART**.



নম্বর : 419  
সন ও তারিখ : 03/01/15  
স্বিকৃতির নাম : Debansu Barua  
স্থানাঙ্ক : Salua Koypara, Kot-136  
স্বাক্ষর : [Signature]

জিলা : উত্তর ২৪ পরগণা  
খরিদ তারিখ : 22 DEC 2014  
মোট টাকার মাত্রা : Rs 150000  
ক্রয়কারী বাণিজ্যিক  
ক্রেতার নাম : শ্রী সত্যজিৎ বোস



স্বাক্ষরিত  
ক্রয় প্রদান  
স্বাক্ষর  
তারিখ

Additional District Sub-Registrar  
Rajerhat, New Town, North 24-Pgs.

04 FEB 2015

AND

3. 2 **M/S CANCUN CONSTRUCTIONS (PAN No AAIFC1661K)** a partnership firm having its office at Salua Roypara, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal. Represented by its partner **DEBASIS BISWAS** son of Sadhan Chandra Biswas by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bajetaraf, Post Office - Sikharpur, Police Station - Rajarhat, District-North 24 Parganas, West Bengal, presently residing at Salua Roypara, Post Office - Gopalpur, Police Station - Airport, District - North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless repugnant to the context be deemed to mean and include their, administrators, executors, representatives and assigns of the **OTHER PART**).

Owner and the Developer collectively Parties and individually Party.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:-**

**4. Subject Matter of Development :**

**4.1 Development Project & Appurtenances:**

- 4.1.1 **Project Property:** ALL THAT piece and parcel of *Sali* land measuring 8.55 (eight point five five) decimal comprised in R.S./L.R. *Dag* No. 1938, under L.R. Khatian Nos. 1351/1 & 411 in *Mouza* - Chakpachuria, J.L No. 33, Re. Su. No. 252, Touzi No. 10, Police Station - New Town [formerly Rajarhat], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas morefully described in **First Schedule** bellow.

**5. Background, Representation, Warranties and Covenants:**

- 5.1 **Representation and Warranties Regarding Title :** The owner have made the following representation and given the following warranty to the Developer regarding title.

- 5.1.1 **Absolute Ownership of Kalu Molla:** One Kalu Molla was the recorded owner of *Shali* land measuring 11 (eleven) decimal comprised in R.S./L.R. *Dag* No. 1938, under L.R. Khatian No. 411, in *Mouza* - Chakpachuria, J.L No. 33, Re. Su. No. 252, Touzi No. 10, Police Station - Rajarhat (at present New Town), Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas (**Kalu Molla's Property**).

- 5.1.2 **Record by Kalu Molla:** The said Kalu Molla recorded his name in the record of the L.R Settlement in L.R Khatian No.411 in respect of the aforesaid plot of land measuring 11 (eleven) decimal mentioned above.

- 5.1.3 **Demise of Kalu Molla:** The said Kalu Molla died intestate leaving behind his 2 (two) sons namely Mujit Ali Molla & Subid Ali Molla and 3 (three) daughters namely Suklal Bibi, Chhakina Bibi & Zarina Bibi as his legal heirs and successors in interest in respect of the aforesaid plot of land.

- 5.1.4 **Individually Ownership of Mujit Ali Molla and Subid Ali Molla:** After demise of the said Kalu Molla, as per Farayez the said Mujit Ali Molla got 3.14 (three point one four) decimal land and the said Subid Ali Molla got 3.14 (three point one four) decimal land out of Kalu Molla's Property mentioned above.

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 654092

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.

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Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

**DEVELOPMENT AGREEMENT**

04 FEB 2015

1 Date: *4<sup>th</sup> February 2015*

2 Place: Kolkata

3 Parties:

3.1 **RAHIM MOLLA** alias **RAHIM ALI**, Son of Late Daulat Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.

Hereinafter called and referred to as the "**OWNER**"(which expression shall unless excluded by or repugnant to the context be deemed to mean and include their, heirs, administrators, executors, representatives and assigns and nominee or nominees) of the **ONE PART**.

*Handwritten notes:*  
2.15  
1.20  
6-1468

নম্বর : 412  
সন ও তারিখ : 03/01/15  
ক্রেতার নাম : Debans Debans  
ঠিকানা : Saha Royya, lot 136  
মূল্য : 11000  
ভেতান : [Signature]

মোট ট্যাক্স : 28 পরগণা  
খরিদ তারিখ : 22 DEC 2014  
মোট ট্যাক্স : Rs150000  
প্রকারী : [Signature]  
ভেতান : শ্রী শ্যামল ঘোষ



স্বাক্ষরিত  
স্বাক্ষরিত  
[Signature]  
[Signature]

Additional District Sub-Registrar  
Rajarhat, New Town, North 24 Pgs.

04 FEB 2015

## AND

- 3.2 **M/S CANCUN CONSTRUCTIONS (PAN No AAIFC1661K)** a partnership firm having its office at Salua Roypara, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal. Represented by its partner **DEBASIS BISWAS** son of Sadhan Chandra Biswas by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bajetaraf, Post Office - Sikharpur, Police Station - Rajarhat, District-North 24 Parganas, West Bengal, presently residing at Salua Roypara, Post Office - Gopalpur, Police Station - Airport, District - North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless repugnant to the context be deemed to mean and include their, administrators, executors, representatives and assigns of the **OTHER PART**).

Owner and the Developer collectively Parties and individually Party.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:-**

**4. Subject Matter of Development :**

**4.1 Development Project & Appurtenances:**

- 4.1.1 **Project Property:** ALL THAT piece and parcel of *Sali* land measuring 12.83 (twelve point eight three) decimal comprised in R.S./L.R. *Dag* No. 1938, under L.R. Khatian Nos. 1466 in *Mouza* - Chakpachuria, J.L. No. 33, Police Station - New town [formerly Rajarhat], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas morefully described in **First Schedule** bellow.

**5. Background, Representation, Warranties and Covenants:**

- 5.1 **Representation and Warranties Regarding Title :** The owner have made the following representation and given the following warranty to the Developer regarding title.
- 5.1.1 **Ownership of Daulat Molla:** One Daulat Molla was the recorded owner of *Shali* land measuring 11 (eleven) decimal comprised in R.S./L.R. *Dag* No. 1938, in *Mouza* - Chakpachuria, J.L. No. 33, Police Station - Rajarhat, Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas.
- 5.1.2 **Purchase by Daulat Molla from Abdul Latib Molla:** The said Daulat Ali Molla and others jointly purchased a land measuring 7.34 (seven point three four) decimal more or less R.S./L.R. *Dag* No. 1938, under Khatian No. 351 in *Mouza* - Chakpachuria, J.L. No. 33, Police Station - Rajarhat, within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas from Abdul Latib Molla by virtue of a Registered Sale Deed, registered on 30<sup>th</sup> September' 1989, in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 160, Pages from 411 to 416, being Deed No. 7512 for the year 1989.

01212

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 654090

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.

*[Handwritten signature]*

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

**DEVELOPMENT AGREEMENT**

04 FEB 2015

- 1 Date : *4th February 2015*
- 2 Place : Kolkata
- 3 Parties:
  - 3.1 SUBID ALI MOLLA, Son of Late Kalu Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.

Hereinafter called and referred to as the "**OWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their, heirs, administrators, executors, representatives and assigns and nominee or nominees) of the **ONE PART**.



নম্বর : 410  
সন ও তারিখ : 03/01/15  
ক্রেতার নাম : Debeni Biswas  
ঠিকানা : Solukoppara, Kot-136  
মূল্য : 150000  
ডেভার : [Signature]

সরাসরি কোর্ট  
জেলা : উত্তর ২৪ পরগণা  
খরিদ তার : 22 DEC 2014  
মোট টাকার : Rs 150000  
স্বাক্ষরিত  
ক্রেতার : শ্রী সঞ্জয় বোস



ক্রেতার (স্বাক্ষর)  
ক্রেতার (স্বাক্ষর)  
স্বাক্ষর  
স্বাক্ষর

Additional District Sub-Registrar  
Rajarhat, New Town, North 24 Pgs.

04 FEB 2015

AND

- 3.2 **M/S CANCUN CONSTRUCTIONS (PAN No AAIFC1661K)** a partnership firm having its office at Salua Roypara, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal. Represented by its partner **DEBASIS BISWAS** son of Sadhan Chandra Biswas by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bajetaraf, Post Office - Sikharpur, Police Station - Rajarhat, District-North 24 Parganas, West Bengal, presently residing at Salua Roypara, Post Office - Gopalpur, Police Station - Airport, District - North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless repugnant to the context be deemed to mean and include their administrators, executors, representatives and assigns of the **OTHER PART**).

Owner and the Developer collectively Parties and individually Party.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:-**

4. **Subject Matter of Development :**
- 4.1 **Development Project & Appurtenances:**
- 4.1.1 **Project Property: ALL THAT** piece and parcel of *Sali* land measuring 1.14 (one point one four) decimal comprised in R.S./L.R. *Dag* No. 1938, under L.R. Khatian No. 411 in *Mouza* - Chakpachuria, J.L No. 33, Re. Su. No. 252, Touzi No. 10, Police Station - New Town [formerly Rajarhat], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas morefully described in **First Schedule** bellow.
5. **Background, Representation, Warranties and Covenants:**
- 5.1 **Representation and Warranties Regarding Title :** The owner have made the following representation and given the following warranty to the Developer regarding title.
- 5.1.1 **Absolute Ownership of Kalu Molla:** One Kalu Molla was the recorded owner of *Shali* land measuring 11 (eleven) decimal comprised in R.S./L.R. *Dag* No. 1938, under L.R. Khatian No. 411, in *Mouza* - Chakpachuria, J.L No. 33, Re. Su. No. 252, Touzi No. 10, Police Station - Rajarhat [at present New Town], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas (**Kalu Molla's Property**).
- 5.1.2 **Record by Kalu Molla:** The said Kalu Molla recorded his name in the record of the L.R Settlement in L.R Khatian No.411 in respect of the aforesaid plot of land measuring 11 (eleven) decimal mentioned above.
- 5.1.3 **Demise of Kalu Molla:** The said Kalu Molla died intestate leaving behind his 2 (two) sons namely Mujit Ali Molla & Subid Ali Molla and 3 (three) daughters namely Suklal Bibi, Chhakina Bibi & Zarina Bibi as his legal heirs and successors in interest in respect of the aforesaid plot of land.
- 5.1.4 **Individually Ownership of Subid Ali Molla:** After demise of the said Kalu Molla, as per Farayez the said Subid Ali Molla got 3.14 (three point fourteen) decimal land out of Kalu Molla's Property mentioned above.