

- iii) As the absolute Owners of the said premises and are entitled to cause development and construction thereupon. No person other than the Land Owners has any right title and/or interest, of any nature whatsoever, in the Premises and/or any part thereof.
- iv) No Requisition, Acquisitions and Attachments: The Premises or any part thereof is at present not affected by any requisition or acquisition or alignment of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Land Owners and neither the Premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of law or due to Income Tax, Revenue or any other Public Demand.
- v) No Litigation: There are no suits and/or proceedings and /or litigations pending in respect of the Premises or any part thereof.
- vi) Absolute Possession: The entirety of the premises is in peaceful possession of the Land Owners .
- vii) Decision to Develop: The Land Owners intends to have its land included as a part and parcel of Project USHALI and for the purpose has joined this Development Agreement.
- viii) Background of Developer: The Developer has infrastructure and expertise in this field.
- ix) Negotiations: Discussions and negotiations have taken place between the parties and terms and conditions have been agreed upon by all the Land Owners and consequent to such agreement the Land Owners herein are entering into this Development Agreement.
- x) // Previous Agreement : The Landowner No 2 and the developer herein has entered into a Joint Venture agreement dated 18th June 2014 registered before the Additional Registrar of Assurances – III, Kolkata registered in Book No I CD Volume No 35 pages 3735 to 3751 being No 07465 for the year 2014 on such terms and conditions as contained therein and a power of Attorney dated 26th June 2014 registered before the Additional Registrar of Assurances – III, Kolkata registered in Book No IV CD Volume No 7 pages 7649 to 7660 being No