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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.

JOINT DEVELOPMENT
AGREEMENT

[Signature]

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

24 APR 2017

THIS AGREEMENT FOR JOINT DEVELOPMENT is made on this the 21st Day of April, 2017

BY AND BETWEEN

[Signature]

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(I) SRI SUSANTA ROY BURMAN (PAN – ADAPR6704F), Son of Late Santi Roy Burman; (II) SMT. MANOSI ROY BURMAN (PAN – ADEPR2651K), Wife of Sri Susanta Roy Burman; (III) SMT. SHUSREE ROY BURMAN (PAN – BJVPB3297P), Daughter of Sri Susanta Roy Burman; and (IV) SRI PARTHA ROY BURMAN (PAN – ADEPR2743L), Son of Sri Susanta Roy Burman All by Nationality – Indian, by Religion – Hindu, by Occupation – Business and residing at 10/12, Kabi Bharat Chandra Road, Post Office + Police Station – Dum Dum, Kolkata – 700 028. Hereinafter jointly referred to as the “LAND OWNERS” (which expression shall unless repugnant to the context shall mean and include their respective heirs, successors, legal representatives, executors, administrators and assigns) OF THE 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, Police Station – Beliaghata, Kolkata – 700 010, hereinafter referred to as the “DEVELOPER/TRANSFEROR” being represented by its’ Director, SRI VIVEK PODDAR (PAN – APJPP9042B), Son of Sri Milan Poddar (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.



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WHEREAS one Sirajul Islam Molla while seized and possessed and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land admeasuring about 40 Decimal equivalent to 24 Cottahs 3 Chittacks lying and situated at Mouza Mohammadpur Gram, J.L. No. 32, comprised in Re. Sa. No. 84, Touzi No. 173 Sabek Khatian No. 474, Sabek Dag No. 1578, Hal Dag No. 1610 (27 Decimal) and Sabek Khatian No. 474, Hal/R.S. Khatian Nos. 584 and 586, Sabek Dag No. 1578, Hal Dag No. 1611 (13 Decimal), within the local limits of Bishnupur No. 2 Gram Panchayat under Rajarhat Police Station, North 24 Parganas, for the consideration therein mentioned, sold, transferred, conveyed and assigned the said land in favour of one Nazrul Molla vide a Saf Bikroy Kobala dated 7th June, 1994 registered in the Office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded in Book No. I, Volume No. 79, Pages 345 - 352 as being no. 3629 for the year 1994.

WHEREAS the said Nazrul Molla, being the absolute owner and occupier of the aforesaid land, duly mutated and recorded his name in the BL & LRO, Rajarhat under L.R. Khatian No. 1452 and L.R. Dag Nos. 1610 & 1611.

WHEREAS, by and through a registered Deed of Conveyance dated 20th June, 2008, the said Nazrul Molla, for the consideration therein mentioned, sold, transferred, conveyed and assigned the said land admeasuring about 40 Decimal equivalent to 24 Cottahs 3 Chittacks (38.07 Decimal on physical measurement) in favour of one Sri Vinay Agarwala, Son of Sri Bajrang Lal Agarwala, Smt. Anshu Prithani, Wife of Sri Ramesh



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Kumar Prithani, Sri Sushil Kumar Ganeriwala, Son of Late S.S. Ganeriwala, Lakshman Das Daga, Son of Late G. Das Daga, Smt. Kiran Agarwal, Wife of Sri Mahendra kumar Agarwal. Smt. Anju Agarwal. Wife of Sri Sunil Agarwal. Smt. Anupama Rasiwasia. Wife of Sri Sanjay Rasiwasia and Sri Rajendra Kumar Lakhotia, Son of Sri Khaman Chand Rasiwasia. The said Deed was registered in the Office of the Additional District Sub - Registrar, Bishan Nagar, Salt Lake City and recorded in Book No. I. Volume No. 8. Pages 2097 - 2116 as being no. 8037 for the year 2008.

WHEREAS the said Sri Vinay Agarwala, Smt. Anshu Prithani, Sri Sushil Kumar Ganeriwala, Lakshman Das Daga, Smt. Kiran Agarwal, Smt. Anju Agarwal, Smt. Anupama Rasiwasia, and Sri Rajendra Kumar Lakhotia, upon purchase, duly mutated their names in the record of Rajarhat Gopalpur Municipality under L.R. Khatian Nos. 7150, 7151, 7152, 7153, 7154, 7155, 7156 and 7157 comprised in L.R. Dag Nos. 1610 & 1611.

WHEREAS Sri Rajendra Kumar Lakhotia, being one of the co-purchasers of the aforesaid land sold, conveyed and transferred, 4.75 Decimal of land (being the $\frac{1}{8}^{\text{th}}$ share of the total land of 38.07 Decimal) to M/s. Abhashree Advisory Pvt. Ltd. by and through a Deed of Conveyance dated 16th October, 2008 and the said deed was registered in the Office of the Additional District Sub - Registrar, Bishan Nagar, Salt Lake City and recorded in Book No. I, Volume No. 12, Pages 3415 - 3429 as being no. 12583 for the year 2008.



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WHEREAS Sri Lakshman Das Daga, being another co-purchaser of the above said land died intestate on or about 2nd June, 2009 leaving behind his wife Smt. Sushila Daga and son Sri Anand Daga as his legal heirs and successors to inherit the deceased's 1/8th share of the land.

AND WHEREAS the said Sri Vinay Agarwala, Smt. Anshu Prithani, Sri Sushil Kumar Ganeriwala, Smt. Kiran Agarwal, Smt. Anju Agarwal, Smt. Anupama Rasiwasia, Sri Rajendra Kumar Lakhotia, Smt. Sushila Daga and Sri Anand Daga together with M/s. Abhashree Advisory Pvt. Ltd., owing to need of money, jointly sold, conveyed and assigned the said land to the Land Owners herein (therein the Purchasers) vide a Deed of Conveyance dated 12th August, 2016, registered in the Office of the Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, Volume No. 1523 – 2016, Pages 287008 – 287037 and being no. 09396 for the year 2016.

In the premises aforesaid, the Land Owners herein jointly became the absolute owners of the afore-said 40 Decimal of land equivalent to 24 Cottahs 3 Chittacks (38.07 Decimal on physical measurement) under L.R. Khatian Nos. 8691, 8693, 8692, 8690, 8686, 8695, 8685 and 8694, situated and lying in Mouza – Mohammadpur comprised in R.S./L.R. Dag Nos. 1610 and 1611 in the District of North 24 Parganas under Rajarhat Police Station, Touzi No. 173, J.L. No. 32, within the local limits of Bishnupur No. 2 Gram Panchayat (hereinafter referred to as the 'SCHEDULE PROPERTY'), morefully described in the schedule hereinafter appearing (Lay out/Site Plan attached).



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WHEREASNOW the Land Owners being desirous of developing the land into a Residential-cum-Commercial Complex approached to the Developer, 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 both the parties involve herein, have agreed to a "Scheme of Revenue Sharing" under which the Land Owners have proposed to provide the Said Property and the Developer has agreed to mobilize fund either from its own resources and or by taking advance from the prospective purchasers and provide materials, equipments, manpower and other necessary accessories for construction of a **Said Building** comprising of apartments/units and other facilities as per the plan to be approved by the competent authority.

AND WHEREAS the Land Owner, in consideration of the Said Property as described in the Schedule below, shall be entitled to receive a net share of 45% (Forty Five Percent) of the sale proceeds that will pertain to the sale of apartments/units in the **Said Building together with sale of parking spaces as well as un-demarcated and undivided proportionate share of the Said Property proportionate to such said 45% (Forty Five Percent) share accrued thereto, out of the entire sale proceeds acquired in respect of the Said Property. Such 45% (Forty Five Percent) of the sale proceeds/revenue shall be paid by the Developer in favour of the Land Owners from time to time as per the payment terms agreed between them. On the other hand, the Developer (having selling rights)**



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shall be entitled to receive a net share of the balance/remaining 55% (Fifty Five Percent) of the sale proceeds that will pertain to the sale of apartments/units in the Said Building TOGETHER WITH sale of parking spaces as well as un-demarcated and undivided proportionate share of the Said Property proportionate to such said 55% (Fifty Five Percent) share accrued thereto, out of the entire sale proceeds acquired in respect of the Said Property. Therefore, the sharing of sale proceeds between the Land Owners and Developer with regard to selling of apartments/units, parking spaces and un-demarcated and undivided proportionate share in respect of the Said Property shall be in 45:55 (Forty Five : Fifty Five) ratio.

NOW THIS AGREEMENT WITNESSETH and it is agreed by and between the parties here to as follows:-

ARTICLE I - DEFINITION

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

1. LAND OWNERS shall mean

(I) SRI SUSANTA ROY BURMAN (PAN – ADAPR6704P), Son of Late Santi Roy Burman; (II) SMT. MANOSI ROY BURMAN; (PAN – ADEPR2651K), Wife of Sri Susanta Roy Burman; (III) SMT. SHUSREE ROY BURMAN (PAN – BJVPB3297P), Daughter of Sri Susanta Roy Burman; (IV) SRI PARTHA ROY BURMAN (PAN – ADEPR2743L), Son of Sri Susanta Roy Burman; All by Nationality – Indian, by Religion = Hindu, by Occupation – Business and residing at 10/12, Kabi Bharat



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Chandra Road. Post Office + Police Station – Dum Dum, Kolkata – 700 028. West Bengal.

2. 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, Police Station: Beliaghata, Kolkata – 700 010;
3. SAID PROPERTY shall mean ALL THAT PIECE AND PARCEL OF LAND admeasuring about 40 Decimal equivalent to 24 Cottahs 3 Chittacks (38.07 Decimal on physical measurement) situated and lying at Mouza – Mohammadpur comprised in R.S./L.R. Dag Nos. 1610 and 1611 under L.R. Khatian Nos. 8691, 8693, 8692, 8690, 8686, 8695, 8685 and 8694 in the District of North 24 Parganas under Rajarhat Police Station. Touzi No. 173, J.L. No. 32, within the local limits of Bishnupur No. 2 Gram Panchayat which are more fully and particularly described in the First Schedule written hereunder;
4. 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 a **Said Building** at the Said Property, more fully described in the Schedule hereunder;
5. COMMON AREAS FACILITIES AND AMENITIES shall mean the boundary wall and include corridors, staircases, lifts, passages, other open spaces, and facilities required



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for enjoyment, maintenance and/ or management of the new building/building complex to be constructed on the land of the Said Property;

6. 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;
7. LAND OWNER'S ALLOCATION shall mean receiving 45% (Forty Five Percent) of the sale proceeds/revenue that will pertain to the sale of apartments/units as per Brochure in the Said Building together with sale of parking spaces as well as un-demarcated and undivided proportionate share of the Said Property proportionate to such said 45% (Forty Five Percent) share accrued thereto, out of the entire sale proceeds acquired in respect of the Said Property on REVENUE SHARE basis. Such 45% (Forty Five Percent) of the sale proceeds/revenue shall be paid by the Developer in favour of the Land Owners from time to time as per the payment terms agreed between them.
8. DEVELOPER'S ALLOCATION shall mean receiving the balance/remaining 55% (Fifty Five Percent) of the sale proceeds that will pertain to the sale of apartments/units in the Said Building together with sale of parking spaces as well as un-demarcated and undivided proportionate share of the Said Property proportionate to such said 55% (Fifty Five Percent) share accrued thereto, out of the entire sale proceeds acquired in respect of the Said Property on REVENUE SHARE basis.
9. THE ARCHITECT shall mean such person or persons/organization who may be by appointed by the Developer for designing and planning of the building.



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Rajahmundry, New Town, Nonn 24

10. ADVOCATE shall mean such persons/organization who may be appointed by the Developer.
11. TRANSEER with its grammatical variations shall include transfer by possession and by and other means adopted for effecting transfer of space under the law.
12. BUYER/TRANSEEREE shall mean a person or persons to whom any space in the new building shall be transferred by the Developer.
13. WORDS IMPORTING SINGULAR shall mean plural and vice versa and masculine gender shall also include feminine and neuter gender.

ARTICLE II – REPRESENTATIONS

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

1. (a) The Land Owners are the absolute Owners of the Said Property free from all encumbrances; (b) The Land Owners have 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, *lispendens*, 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



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Certificate Case or proceedings pending against the Land Owners 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 Land Owners and there is no excess vacant land in the hands of the Land Owners under the said Act, (j) There are no other adjacent plot Land Owner/s or any other person/s having any pre-emptive right with respect to the Said Property.

2. The Land Owners are absolutely seized and possessed of and/or sufficiently or otherwise well entitled to the Said Property and the Land Owners are fully aware that relying on such representation the Developer has agreed to enter into this agreement.
3. The Land Owners hereby further represent 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 Land Owners to the Developer shall be borne by the Land Owner.
5. The Land Owners have a clear and marketable title in respect thereof.
6. The Land Owners have 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.

The Developer on its part has conducted necessary searches in the office of the concerned department and upon being satisfied of the marketability of the title of the Said Property has agreed to develop and construct/cause to be constructed a residential-cum-commercial complex. **HOWEVER**, if any agreement/deed/document with regard to the Said Property comes to the knowledge of either the Land Owners/the Developer subsequent to the date execution of this Agreement, such agreement/deed/document shall be considered ***null and void*** and any person raising any claim or benefit accruing there from shall not be accepted.

ARTICLE III – THE BUILDING:

The Developer shall construct the Said Building/Complex comprising of apartments/units as per approval including common area on the ground floor, boundary wall, gate etc. at its own responsibility, cost and expenses on account of all the required labours, materials, equipments fixtures, fittings, utilities and other amenities/facilities strictly as per approved design and other amenities as the Proposed Specifications



Surabaya, 21 April 2017
Kepala Dinas Kesehatan Kota Surabaya

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provided in the 2ND SCHEDULE of this Agreement.

ARTICLE IV – DELIVERY OF THE SAID PROPERTY:

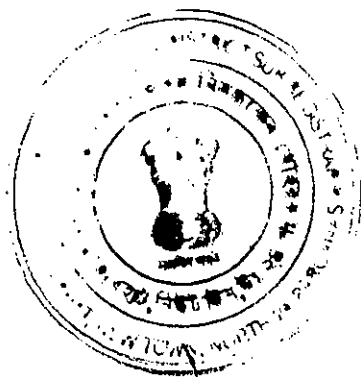
The Land Owners shall hand over the vacant possession of the said schedule property immediately from the date of execution of this Agreement for the purpose of construction. However, the Land Owners shall continue to be the Owner of the Said Property in all respect.

ARTICLE V - STRUCTURAL DESIGN AND DRAWING

The Developer shall, within 90 (Ninety) Days from the date of issuance of the Power of Attorney by the Land Owners, prepare the complete structural drawing and design of the proposed building and submit to the Land Owners for approval. The Developer shall bear the necessary cost for the said assignments. The Developer shall be at sole liberty to engage various professionals like legal advisers, architects, R.C.C. Consultants and/or contractors, marketing agents, mistri, labour etc. whatsoever, at its own choice, who will take steps on behalf of the Developer from time to time. The Land Owners shall not be held responsible for any mishap or accident that may occur during the period of construction for no fault of the Land Owners.

ARTICLE VI - COMMENCEMENT AND COMPLETION OF CONSTRUCTION

The Developer shall commence construction of the complex within 6 (Six) Months' from the date of execution of this Agreement, the vacant possession of the Said



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Property to the Developer by the Land Owners, whichever is later. The formalities for submissions of the building plan for the proposed building shall be completed by the Developer within 3 (Three) Months' from the date of execution of this Agreement and the development of the Said Property shall be completed within 36 (Thirty Six) Months' from the date of execution of this Agreement. The period can be extended for a further period of 6 (Six) Months' depending upon the situation and mutually agreed by both the parties.

ARTICLE VII – POWER OF ATTORNEY

That the Land Owners shall execute and register a General Power Of Attorney for the Said Property in favor of the Developer at the time of signing this Agreement with full power to do whatever is required and necessary so as to construct the proposed building complex and sell the apartments along with the car parking space & proportionate share of the Said Property to the intending Buyer(s). The Land Owners shall not cancel the Power of Attorney so long the Agreement is in force and such Power of Attorney shall be granted by the Land Owners in favour of the Developer, according to the provisions of Section 202 of the Indian Contract Act, 1872. The legal heirs and or/the successors of the Land Owners shall be bound to adhere to all terms, conditions and stipulations of this Agreement in the event of demise of all or either of the Land Owners during the currency of this Agreement. Be it specifically mentioned that if any of the Land Owners expire during the period of construction, under such circumstance, the legal heir of the deceased owner shall execute a fresh General Power of Attorney as well as a



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Development Agreement containing the same terms, conditions and stipulations as enumerated herein. This stipulation shall remain static and apply in the case of Developer/Transferor also.

ARTICLE VIII – SHARE & DEPOSIT

In consideration of the Land Owners granting exclusive rights of development to the Developer under this Agreement, the Developer shall pay to the Land Owners, a refundable amount of RS. 60, 00, 000/- (RUPEES SIXTY LAKHS ONLY) as an interest free "*REFUNDABLE ADVANCE*" to be paid in the manner as follows:

- (I) RS. 47, 00, 000/- (RUPEES FORTY SEVEN LAKHS ONLY) to be paid at the time of execution of these presents; and
- (II) The balance amount of RS. 13, 00, 000/- (RUPEES THIRTEEN LAKHS ONLY) to be paid within a period of 2 months' from the date of execution of the Development Agreement.

Both the Land Owners and the Developer agree that in the Building Complex, the parties shall be entitled to the following allocations of sale proceeds:

- i. The Land Owners shall have 45% (Forty Five Percent) share in respect of the entire sale proceeds collected by selling, disposing and alienating the all saleable space apartments/units and parking spaces (both covered and open) proportionately TOGETHER WITH the said 45% (Forty Five Percent) share in the undivided and un-demarcated common areas and installations



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ALONGWITH the said 45% (Forty Five Percent) share in the Said Property; Such 45% (Forty Five Percent) payment of the sale proceeds/revenue shall be paid by the Developer in favour of the Land Owners from time to time as per the payment terms agreed between themselves. The Security Deposit that the Land Owners are liable to refund shall be adjusted by the Developer from the last instalment of the Land Owners' share of sale proceeds.

- ii. The Developer shall deposit the entire sale proceeds belonging to the Land Owners with the Land Owners and the Developer shall be entitled to 1% of the sale proceeds from the Land Owners' share (of 45%) towards marketing fees.
- iii. The Developer shall have the balance/remaining 55% (Fifty Five Percent) share in respect of the entire **booking** and sale proceeds collected by selling, disposing and alienating the all saleable apartments/units and parking spaces (both covered and open) proportionately **TOGETHERWITH** the said balance/remaining 55% (Fifty Five Percent) share in the undivided and undemarcated common areas and installations **ALONGWITH** the balance/remaining 55% (Fifty Five Percent) share in the Said Property;
- iv. In case of any additional area (both ground coverage wise and floor wise) apart from the initially sanctioned building plan of the proposed project, the sale proceeds of such additional and saleable space/area shall be allocated in the same 45:55 (Forty Five: Fifty Five) ratio as agreed upon between the parties herein above.



UNITED STATES DEPARTMENT OF COMMERCE
NATIONAL BUREAU OF STANDARDS

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ARTICLE IX – REALIZATION OF SALE PROCEEDS AND ESCROW ACCOUNT


Upon booking and sale of the apartments/units (including all saleable areas), the Developer shall be entitled to receive the entire sale proceeds in its name including earnest money, part payments, consideration, deposits and other amount which shall be proportionately shared between the Land Owners and the Developer in the 45:55 (Forty Five : Fifty Five) ratio as mentioned above. For the said purpose, both the Owner and the Developer have agreed to:

- i. Open a Joint Bank Account to be referred to as "ESCROW ACCOUNT" so that all receipts toward sale/alienation of any part of the project (received in the Developer's name), shall be deposited therein; and
- ii. Address the respective income tax liability separately.

However, the Developer shall collect and deposit the service tax (as applicable) against the sale proceeds to the office of the concerned department and provide the duly signed receipts to the Land Owner.

ARTICLE X - CHARGES PRIOR TO CONSTRUCTION

That in order to ensure the implementations and unhindered construction of the Project, the Land Owners shall make payments of Ground Rent (land revenue), Holding Tax, Electricity bills and other Bills up-to-date of signing of this Agreement.





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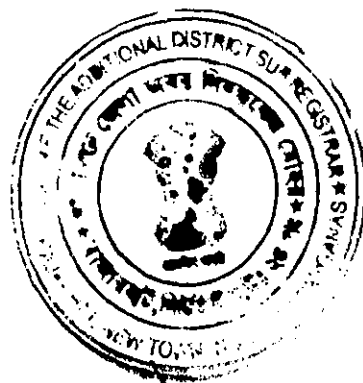
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ARTICLE XI - CHARGES BY THE DEVELOPER

All applicable taxes, rents, outgoings, charges of the Government and other concerned authorities including any escalation in respect of the Said Property shall be borne by the Developer without raising any objection and the Land Owners shall not be responsible for payment thereof.

ARTICLE XII - LAND OWNER'S OBLIGATIONS

- i. The Land Owners shall make out the marketable title to the Said Property free from all encumbrances and reasonable doubts.
- ii. That the Land Owners shall handover, to the Developer, all original documents concerning the Land Owners' title to the Said Property at the time of execution of this Agreement on accountable receipt.
- iii. The Land Owners shall give an irrevocable right, subject to the satisfactory performance as agreed upon, to the Developer to construct buildings along with the right to sell the units in the Said Building to the prospective purchasers, on Land Ownership basis or otherwise and to appropriate the sale proceeds from the prospective Purchasers.
- iv. It is specifically agreed that the Land Owners shall through the Developer's Architects submit plans for sanctioning of lay out for construction of buildings and/or other structures on the Said Property or any part or portion thereof.
- v. The said plans shall be prepared by the Architects of the Developer and at the costs of the Developer and the Land Owners shall submit only such plans as are



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prepared by the Developer through their Architects and copy of the finally approved plan shall be given to the Land Owner. The Land Owners shall not be responsible for any deviation of the sanction building plan and shall not be liable to make any payment/penalty, if any, that may be imposed from the date of sanctioning (of the building plan) by the concern authority and the same shall be the charge of the Developer solely and for which the Developer shall not deduct or adjust any amount from the Owners' allocation.

- vi. The Land Owners shall allow free ingress to and egress from the Said Property to the Developer's servants, employees, sub-contractors and all other persons, who are necessary in connection with the carrying out of the works under the agreement.
- vii. The Land Owners shall keep the Developer indemnified against all suits, proceedings, claims or demands, costs, charges and expenses arising out of the acts of the Land Owners or relating to the title of the Said Property, in any manner whatsoever or arising out of the Agreement.

ARTICLE XIII - DEVELOPER'S RIGHTS

That in order to implement the project effectually and completely and facilitate the transfer of Developer's Allocation apartments/units, car parking and proportionate shares in the Said Property, the Developer shall on and from the date of execution and signing of this Agreement, be at liberty to do, execute and perform at its free will all that acts, deeds and things as may be found reasonable and expedient:



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- i. To prepare and publish prospectus, profiles, forms, leaflets and brochures of or about the project and advertise/market and sale of the transferable land shares and the apartments/units and car parks.
- ii. To receive advances against and/or payments in full of the value payable by the Investors as price of the land shares and costs and charges for the complete construction of the apartments and car parks allotted to them.
- iii. To cancel an allotment and rescind any agreement with any Allottee/Buyer in case of his default in payment of the value or Installment within the time specified for same and his insolvency or detection of any fraud being practiced by him and to re-allot the said Developer to some other Allottee/Buyer.

ARTICLE XIV - DEVELOPER'S OBLIGATIONS

- i. The Developer shall at its own costs raise/erect building/building complex/proposed project as per the sanctioned building plan/s of the concerned authority/ies.
- ii. Within 36 (Thirty Six) Months' from the date of execution of this Agreement, 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 building so as to be fit for occupation subject however to force majeure and/or provision extension of period as mentioned in ARTICLE XVI of this Agreement. The period can be extended for a further period of 6 (Six) months.



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- iii. The Developer shall comply with all requirements for the concerned authorities and other local authorities relating to the construction of the said building 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 Land Owner.
- iv. The Developer shall, at its' own cost, be entitled to put up around the Said Property and initiate all formalities and costs concerning land conversion.
- v. All costs, charges and expenses from the date of execution of these presents including architects fees (appointed by the Developer in consultation with the Land 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 Land Owners indemnified against all actions, suits, proceedings, costs, charges and demand and claims in respect thereof.
- vi. The Developer shall further be liable liable to tackle all local hazards including payment of any donation, charity chanda etc. and that should not be deducted or adjusted from sale proceeds of the Owners' allocation
- vii. 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.
- viii. The Developer shall be under obligation to apply for and obtain completion certificate and occupancy certificate from the concerned local authority and the Land Owners' shall have no financial liability on such account.



District Superintendent of Prisons
Bureau, New York State

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- ix. The Developer shall be authorized by the Land Owners 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.
- x. 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 it will be solely responsible for such regulation at its own costs **PROVIDED HOWEVER** the Land Owners shall render all assistance to the Developer in this regard as and when necessary for better development.
- xi. The construction of the new building shall be made as per the specifications approved by the Architect.
- xii. The Developer shall indemnify the Land Owners 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 Land Owners 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 buildings, and work forming the subject to this contract by frost, rain, wind or other inclemency of weather.

ARTICLE XV - INDEMNITY BY DEVELOPER

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



Additional District Sub-Registrar
Rajahmundry, NEW Town, North 24th

21 APR 2017

- (a) That during the development and construction of the proposed project as agreed upon in transaction with third party, allottees, prospective purchaser/(s), unique space in the building proposed to be constructed.
- (b) For all Statutory liabilities, Sales Tax, TDS, Levies, fees, taxes as may be payable now or in future to be paid by the Developer exclusively.
- (c) For any suit dispute payable for any third party including allottees, prospective purchasers, suppliers, contractors, consultant which will be settled by the Developer at its cost without injuring the interest rightly with the Land Owners in title of the property thereby.
- (d) That it is further agreed that prior to handing over peaceful vacant and fully habitability of the project and satisfying the realisation of the Amount/Amounts receivable by the Land Owners are agreed upon hereinabove. No person/persons of the project/property shall be handed over to the third party prior to the written consent of the Land Owners.

NOTWITHSTANDING anything contained in the preceding clauses, it is specifically agreed by and between the parties hereto that, after execution hereof the Developer shall be entitled to put up fencing around the Said Property or any portion or portions thereof, for the purpose of preventing any possible encroachment and shall also be entitled to put up fencing around the portions of the property in occupation of the unauthorized occupation, if any. The Developer shall also make arrangements for guarding the Said Property and preventing any encumbrance or encroachment by



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

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trespassers or unauthorized persons upon the Said Property or any part or portions thereof. All costs, charges and expenses in respect of the above shall be mutually borne by both the parties.

XVI - CONSTRUCTION PERIOD AND DELAY

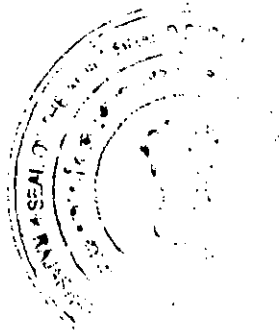
The construction and development of the Said Property shall be completed within 36 (Thirty Six) Months' from the date of execution of this Agreement. This period can be extended for a further period of 6 (Six) Months' subject to FORCE MAJEURE reasons.

HOWEVER if the Developer still fails to complete the construction work within the stipulated period of 36 (Thirty Six) Months' + 6 (six) Months', the Developer shall compensate the Land Owners as per mutual agreement between the contracting parties.

If at any time, after the execution of this Agreement, either party fails/neglects to carry out its obligations under this agreement, the other party shall become entitled to claim all losses and damages suffered by the defaulting party.

ARTICLE XVII - COMPLETION AND HANDING OVER

That after completion of construction of the building, the Developer shall invite the Land Owners or their authorized person in writing for a joint inspection on mutually convenient date (s). During such joint inspection, if there is any defect in the construction work, the Developer shall rectify, restore and repair such defective work at its cost within 30 (Thirty) Days'. Thereafter if everything is found all right and the apartments are complete in all respect in habitable condition, the Land Owners or their



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authorized representative will take over the possession of his allocated portion immediately of receipt of a written notice from the Developer for taking over possession HOWEVER SUBJECT TO the simultaneous refund of the deposit money to the Developer. During the construction work, the Land Owners or their authorized representative may visit the construction site to see the progress of construction work time to time, if they so desire.

ARTICLE XVIII - UNSOLD AREA

In the event any space or unit belonging to either party remains unsold after expiry of 12 (Twelve) Months' from the date of completion of the project and the grant of completion certificate thereof by the concerned authority, the said space/unit shall be divided and allocated between the Land Owners and the Developer in the 45:55 (Forty Five: Fifty Five) ratio i.e., 45% in favour of the Land Owners and 55% in favour of the Developer.

ARTICLE XIX - AGREEMENT WITH TRANSFEREES/BUYERS

The Developer, by the Power Of Attorney shall have the right to negotiate, sell, resell, lease out, let out and enter into agreement for the purpose of transferring and disposing of the apartments along with the total car parking spaces with undivided and undemarcated proportionate piece of land in the project on the basis of the approved plan at a price to be determined by the Developer and to receive money from the prospective buyer and to acknowledge and give receipt.



Additional District Superintendent
Rajahmundry, Andhra Pradesh

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ARTICLE XX - FINAL DEED OF CONVEYANCE

The Final Deed of Conveyance to be entered into with all prospective Buyers shall have both the Land Owners and the Developer as the contracting parties (the same to be signed by their respective Directors).

ARTICLE XXI - COST OF TRANSFER OF DEVELOPER APARTMENTS

The cost of stamp duty, transfer fee, registration fee and other miscellaneous expenses for transfer of the Said Property ALONG WITH proportionate car parking space and with proportionate share of land to the Buyers shall be borne by the Buyers/Transferees.

ARTICLE XXII - INCLUSION/ADDITION OF TERMS AND CONDITION OF AGREEMENT

That any point omitted in this agreement may be included or added subsequently in this agreement only if agreed upon by mutual consent of both the Land Owners and the Developer and be in writing and it shall be treated as part of this Agreement.

ARTICLE XXIII - FORCE MAJEURE

If for any Force Majeure reason i.e. Acts of God, like natural calamity earthquake, flood, or civil unrest, famine, war, military operations of any nature blockade or damage, injury or loss due to fire, accident, mob violence attack from the air of any other major disturbances or for reasons that are beyond control of the Developer, any



Additional District Superintendent
Rajamahendravaram, Nellore, A.P.

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difficulty arises, the parties shall mutually make such arrangement(s) that may be fair and just as per circumstances.

ARTICLE XXIV - DISPUTE AND ARBITRATION:

All disputes and/or differences arising out of this Agreement between the parties herein shall be referred to Arbitration comprising of 2 (Two) Arbitrators (to be appointed by each of the Parties) and such Arbitration shall be governed by the Arbitration and Conciliation Act, 1996.

ARTICLE XXV - ASSIGNMENT

This Agreement cannot be assigned or transferred to any third party without the consent of the either party in writing.

ARTICLE XXVI - ENTIRE AGREEMENT

The parties hereto acknowledge, declare and confirm that this Agreement represents the entire Agreement between them. Any alteration, addition, or modification hereto shall not be valid and binding, unless the same is in writing and signed by or on behalf of both the parties.

ARTICLE XXVII - COPIES OF AGREEMENT

1(One) Copy of this Agreement shall be executed and each party shall have the right to retain 1 representative copy.



Additional District Sub-
Rajarhat, New Town, Nar

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ARTICLE XXVIII - GOVERNING LAW

The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of Union of Republic of India.

ARTICLE XXIX - JURISDICTION

This Agreement shall be subject to the jurisdiction of the Courts at Kolkata only.

THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID PROPERTY)

ALL THAT piece or parcel of land admeasuring 40 Decimal equivalent to 24 Cottahs 3 Chittacks (38.07 Decimal on physical measurement) situated and lying in Mouza – Mohammadpur comprised in R.S./L.R. Dag Nos. 1610 and 1611 under L.R. Khatian Nos. 8691, 8693, 8692, 8690, 8686, 8695, 8685 and 8694 in the District of North 24 Parganas under Rajarhat Police Station, Touzi No. 173, J.L. No. 32, within the local limits of Bishnupur No. 2 Gram Panchayat and the said premise is butted and bounded as follows:-

ON THE NORTH: BY 30 FT. WIDE DPS ROAD

ON THE SOUTH: BY LAND OF BUX MISTRY/ MOUZA - CHAKPACHURIA

ON THE EAST: BY REMAINING LAND UNDER HAL DAG BEARING NOS.
1610 & 1611

ON THE WEST: BY LAND OF JAMIR MOLLA & R. S. DAG NO. 1609



Keputusan Komisi Nasional Hak Asasi Manusia
No. 12/2017/UNHCR/01/2017

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SECOND SCHEDULE ABOVE REFERRED TO
PROPOSED SPECIFICATIONS

Foundation : RCC Foundation.
Super Structure: Reinforced Cement Concrete Framed Structure.
Walls : Brick Masonry.

ROOMS

Floor : Digital Vitrified Tiles in Living/Dining Area & Bedroom.
Wall : Plaster of Paris finish.

KITCHEN

Floor : Digital Vitrified Tiles.
Counter : Black Granite Counter Top.
Sink : Stainless Steel Sink.
Dado : Ceramic Tiles.

TOILETS

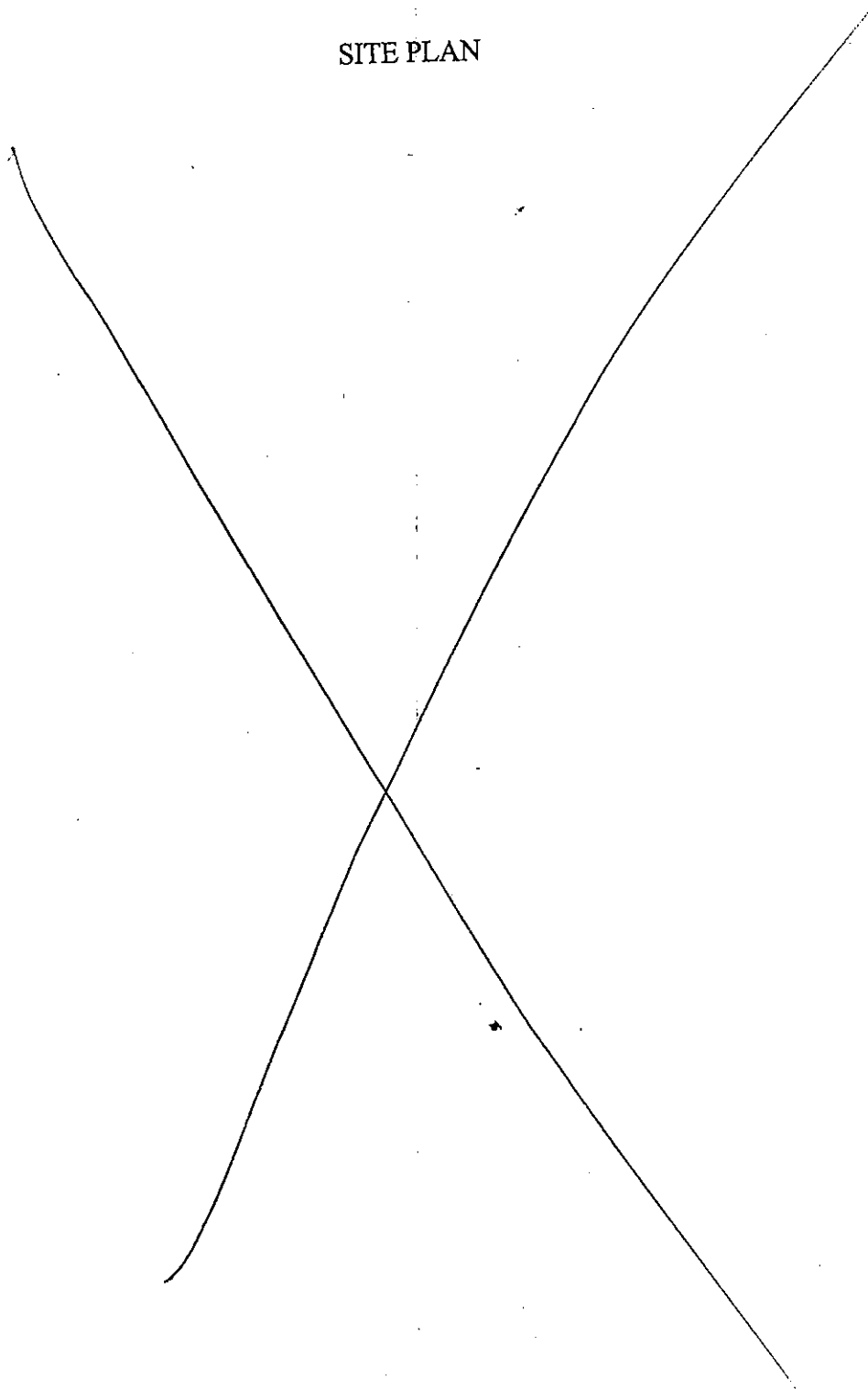
Floor : Digital Vitrified Tiles.
Dado : Glazed Tiles.
W. C. : European type of Jaguar/ Parryware or similar Brand.
Wash Basin : Jaguar/Parryware or similar reputed brand.
Fittings : C.P.
Door Frame : Wooden Frame.
Shutter : Flush Door (Decorative main Door)
Windows : Sliding Aluminium (Anodized)
Electrical : Concealed Copper wiring Reputed modular switches (Crabtree/equivalent.)
Power Supply : Through WBSEB network.
Generator : Power Back up – 24x7
Lift : Reputed Brand.
Staircase /Lobby: Spacious staircase, elegant lobby and floor corridors with good quality marble/
kotastone/granite.
Water Supply : 24x7 captive water supply.
Roof Top Garden



Additional District Sudo-Registrar,
Rajahmundry, New Town, North 24-73.

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SITE PLAN





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

21 APR 2017

IN WITNESS WHEREOF, We have executed this Agreement for Development on this day as mentioned above.

SIGNED AND DELIVERED for and on behalf of the within named LAND OWNERS,

in the presence of:

Susanta Roy Barman.

Kanooi Roy Barman.

LAND OWNERS:

Shesree Roy Barman

Pastha Roy Barman.

SIGNED AND DELIVERED for and on behalf of the within named MAGNOLIA

INFRASTRUCTURE DEVELOPMENT LIMITED, by its Director, SRI VIVEK

PODDAR in the presence of:

WITNESS /

1. Sarwan Alam Khan

1A-12, Khadim Bidyut Abaan

101-132

Pradip Das

VILL - Gosia Das Para

Magnolia Infrastructure Development Ltd.

Director

DEVELOPER:

Drafted By

Parameeta Kundu

PARAMEETA KUNDU
Advocate

High Court, Kolkata
F 1391/1219 of 2004



REPUBLIC OF INDIA
NEW DELHI

21 APR 201

RECEIPT AND MEMO OF CONSIDERATION

Received from the DEVELOPER an amount of Rs. 47,00,000/- (Rupees Forty Seven Lakhs Only), towards execution of this Agreement and part payment of the INITIAL DEPOSIT for Development And Sale of the property as described in the above Schedule in the manner as follows:

<u>CHEQUE/ CASH</u>	<u>DATED</u>	<u>DRAWN ON</u>	<u>AMOUNT (IN RS.)</u>
006198, 006197 (On execution of the Development Agreement)	21.4.2017	IDBI Bank Saltlakecity	10,00,000/- 37,00,000 <u>47,00,000/-</u>
<u>TOTAL</u>			47,00,000/- Rupees Forty Seven Lakhs Only

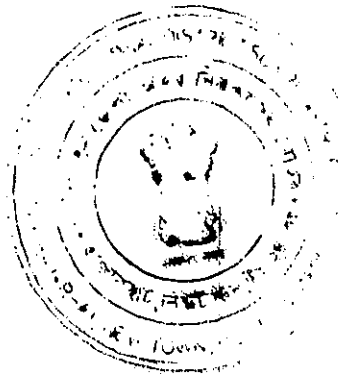
Suranta Roy Barman
Manasi Roy Barman
Shusree Roy Barman
Partha Roy Barman

LAND OWNERS

WITNESSES:

Sarwar Alam Khan
1A-12, Khadim Bidyakhut Abesan
K01-136




Pradip Das
vill- Bosina Daspara



Additional District Sud. M.
Rajamal, New Town, No. 95

21 APR 2017

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants						
	 <i>Suranjan Roy Barman</i>	Little	Ring	Middle	Fore	Thumb	
			(Left Hand)				
		Thumb	Fore	Middle	Ring	Little	
			(Right Hand)				
	 <i>Manasi Roy Barman</i>	Little	Ring	Middle	Fore	Thumb	
			(Left Hand)				
		Thumb	Fore	Middle	Ring	Little	
			(Right Hand)				
	 <i>Shusree Roy Barman</i>	Little	Ring	Middle	Fore	Thumb	
			(Left Hand)				
		Thumb	Fore	Middle	Ring	Little	
			(Right Hand)				














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

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SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
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 :-

(Handwritten signature)

PHOTO	LH					
	RH.					

ATTESTED :-


PHOTO	LH					
	RH.					



APPROVED BY: [Signature]
DATE: 21 APR 2017

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SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants							
1	 <i>Partha Raj Barman</i>	Little	Ring	Middle	Fore	Thumb		
			(Left Hand)					
		Thumb	Fore	Middle	Ring	Little		
			(Right Hand)					
2		Little	Ring	Middle	Fore	Thumb		
			(Left Hand)					
		Thumb	Fore	Middle	Ring	Little		
			(Right Hand)					
3		Little	Ring	Middle	Fore	Thumb		
			(Left Hand)					
		Thumb	Fore	Middle	Ring	Little		
			(Right Hand)					



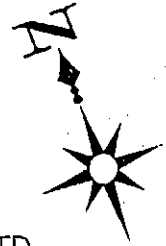
Additional District Sub-Registrar
Raigarh, New Delhi - 110002

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SITE PLAN PART OF R. & L. R. DAG NOS. - 1610 & 1611, IN L. R. KH. NO. - 8691, 8693, 8692, 8690, 8686, 8695, 8685 & 8694 OF MOUZA - MOHAMMADPUR, J. L. NO. - 32, R. S. NO. - 84, P. S. - UNDER RAJARHAT-BISHNUPUR NO. - II GRAM PANCHAYET OF LAND ADMEASURING AN ARE OF 40 SATAK (EQUVALENT TO 24 COTTAHS 3 CHITTACKS) HOWEVER ON SURVEY ACTUAL MEASUREMENT IS 38.07 SATAK (EQUVALENT TO 23 COTTAHS 24 SFT.) TOTAL PROPERTY SHOWN IN READ BORDER.

NAME OF THE LAND OWNERS : 1. SRI SUSANTA ROY BURMAN
 : 2. SMT. MANOSI ROY BURMAN
 : 3. SHUSHREE ROY BURMAN
 : 4. SRI. PARTHA ROY BURMAN

NAME OF THE DEVELOPER : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD.



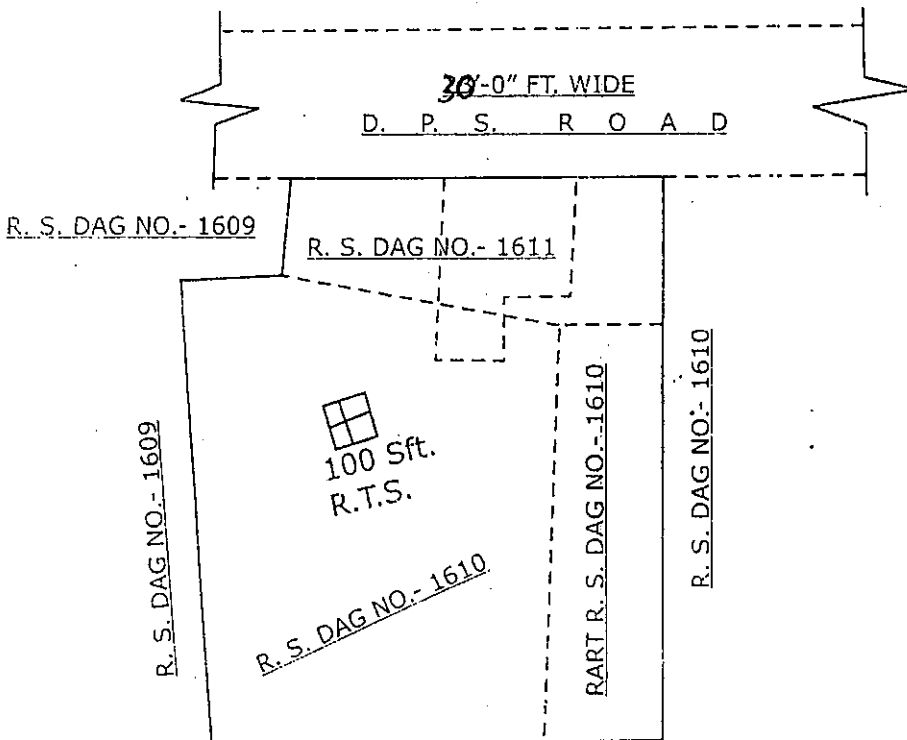
AREA STATEMENT :

R. S. & L. R. DAG NO. - 1610 = 15K. 11 CH. 0 SFT.
R. S. & L. R. DAG NO. - 1611 = 06K. 04 CH. 0 SFT.

ROAD AREA

R. S. & L. R. DAG NO. - 1611 = 01K. 04 CH. 0 SFT.
ALL TOTAL = 24K. 03 CH. 0 SFT.
ALL AREA = 38.07 SATAK.

NOT IN SCALE



MOUZA CHAKPACHARIA

Susanta Roy Burman.
Shushree Roy Burman
Partha Roy Burman.
Manosi Roy Burman.

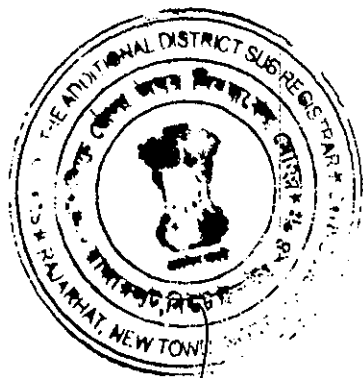
Magnolia Infrastructure Development Ltd.

Director

Pay

SIGNATURE OF THE LAND OWNER

SIGNATURE OF THE DEVELOPER



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

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स्थायित्व संख्या / PERMANENT ACCOUNT NUMBER

ADAPR6704P



नाम / NAME

SUSANTA ROYBURMAN

पिता का नाम / FATHER'S NAME

BISHNU SANTI ROYBURMAN

जन्म तिथि / DATE OF BIRTH

05-02-1961

हस्ताक्षर / SIGNATURE

Susanta Roy Burman

B. S. Roy

आयकर आयुक्त, प.प्र.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Susanta Roy Burman

Susanta Roy Burman



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADEPR2651K



नाम / NAME
MANOSI ROYBURMAN

पिता का नाम / FATHER'S NAME
ANUPAM SENGUPTA

जन्म तिथि / DATE OF BIRTH
22-08-1961

हस्ताक्षर / SIGNATURE

Manosi Roy Burman

Manosi Roy Burman

आयकर आयुक्त, प.ब. XI

COMMISSIONER OF INCOME-TAX, W. B. XI

Manosi Roy Burman

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें.
संयुक्त आयकर आयुक्त(पदाति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/ found, kindly inform/return to
the issuing authority
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVERNMENT OF INDIA
SHUSREE ROY, BARMAN
SUSANTA ROY, BARMAN
28/09/1993
Permanent Account Number
BJVPB3297B
Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाने :
आयकर पैन सेवा यूनिट, UTTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

Shusree Roy Barmam



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADEPR2743L



नाम /NAME

PARTHA ROYBURMAN

पिता का नाम /FATHER'S NAME

BISHNU SANTI ROYBURMAN

जन्म तिथि /DATE OF BIRTH

14-11-1970

हस्ताक्षर /SIGNATURE

Partha Royburman

BTas

आयकर आयुक्त, प.सं.-XI

COMMISSIONER OF INCOME-TAX, W.B. XI

Partha Royburman,



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

GRN: 19-201718-000488338-1

Payment Mode Online Payment

GRN Date: 21/04/2017 10:33:15

Bank : ICICI Bank

BRN : 1194164838

BRN Date: 21/04/2017 10:39:18

DEPOSITOR'S DETAILS

Id No. : 15231000136654/3/2017

[Query No./Query Year]

Name : VIVEK PODDAR

Contact No. :

Mobile No. : +91 9874871156

E-mail : accounts@magnoliainfrastructure.in

Address : 93,DR.S.C.BANERJEE ROAD KOLKATA-700010

Applicant Name : Mr VIVEK PODDAR

Office Name :

Office Address :

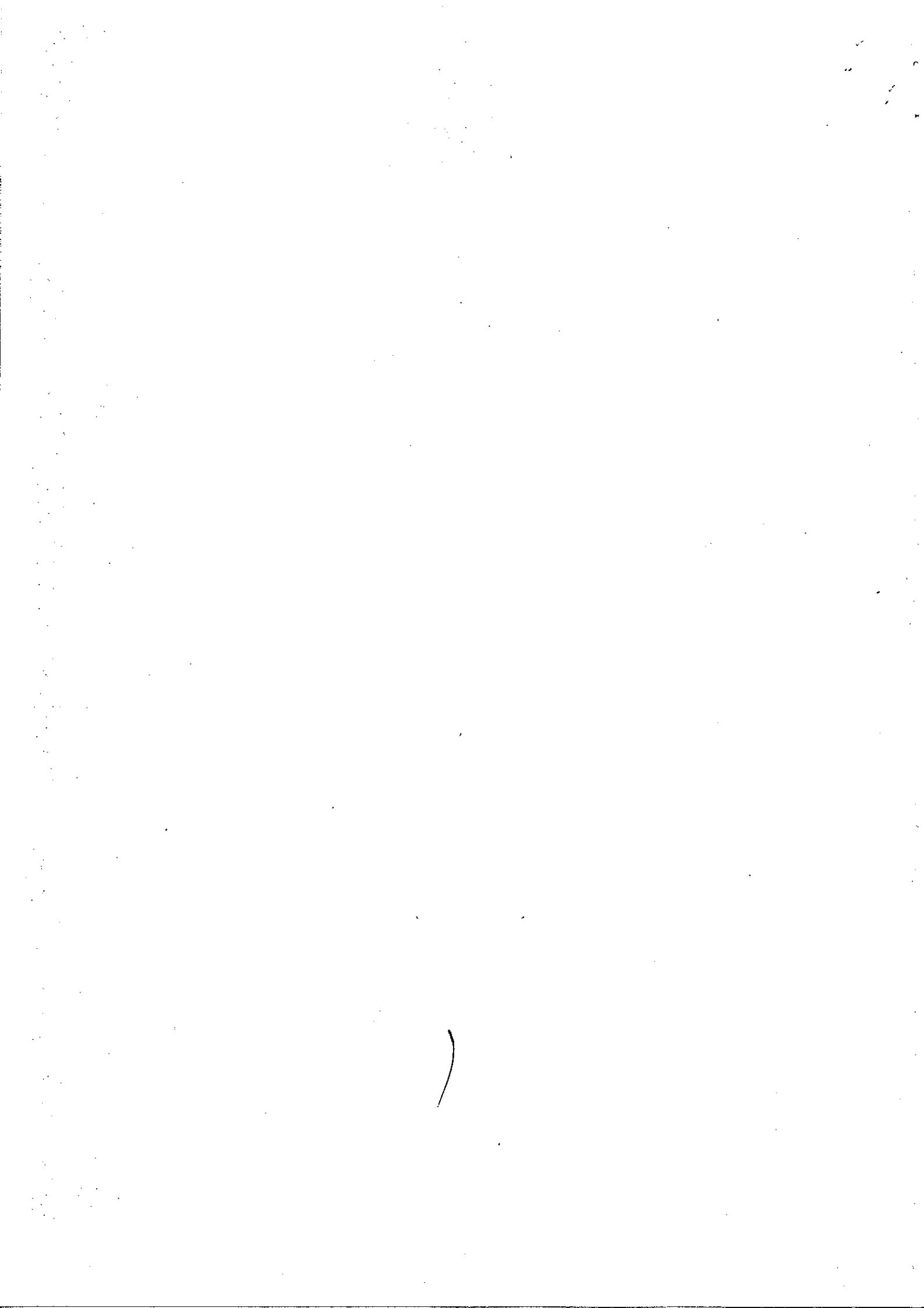
Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000136654/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	44010
2	15231000136654/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	75001
Total				119011

In Words : Rupees One Lakh Nineteen Thousand Eleven only



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

GRN: 19-201718-000549430-1

Payment Mode Online Payment

GRN Date: 24/04/2017 11:13:23

Bank : ICICI Bank

BRN : 1195659711

BRN Date: 24/04/2017 11:21:25

DEPOSITOR'S DETAILS

Id No. : 15231000136654/9/2017

[Query No./Query Year]

Name : VIVEK PODDAR

Contact No. :

Mobile No. : +91-9874871156

E-mail : accounts@magnoliainfrastructure.in

Address : 93, DR. S.C.BANERJEE ROAD,
KOLKATA - 700010

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 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15231000136654/9/2017	Property Registration- Registration Fees	0030-03-104-001-16	7700

Total

7700

In Words : Rupees Seven Thousand Seven Hundred only



Major Information of the Deed



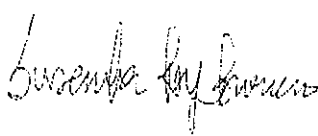
Deed No :	I-1523-03191/2017	Date of Registration	24/04/2017
Query No / Year	1523-1000136654/2017	Office where deed is registered	
Query Date	18/04/2017 5:34:43 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	VIVEK PODDAR 93 Dr Suresh Chandra Banerjee Road, Thana : Beliaghata, District : South 24-Parganas, WEST BENGAL, PIN - 700010, Mobile No. : 9836248833, 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 : 47,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 4,30,89,081/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,051/- (Article:48(g))	Rs. 51,710/- (Article:E, E, B)		
Remarks			

Land Details :



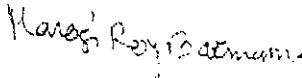


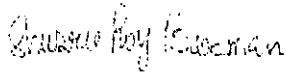


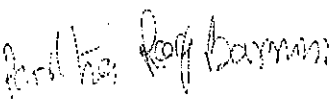
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Mohammadpur

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details.
L1	LR-1610	LR-8691	Bastu	Shali	15 Katha 11 Chatak	1/-	2,79,46,665/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-1611	LR-8693	Bastu	Shali	6 Katha 4 Chatak	1/-	1,11,34,129/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-1611	LR-8692	Bastu	Shali	2 Katha 4 Chatak	1/-	40,08,287/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			39.9094Dec	3 /-	430,89,081 /-	
		Grand Total :			39.9094Dec	3 /-	430,89,081 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	SUSANTA ROY BURMAN Son of Late SANTI ROY BURMAN Executed by: Self, Date of Execution: 21/04/2017 , Admitted by: Self, Date of Admission: 21/04/2017 ,Place : Office	 <small>21/04/2017</small>	 <small>LTI 21/04/2017</small>	 <small>21/04/2017</small>
10/12, KABI BHARAT CHANDRA ROAD, P.O:- DUMDUM, P.S:- Dum Dum, Kolkata, District:-North 24 -Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ADAPR6704PStatus :Individual				





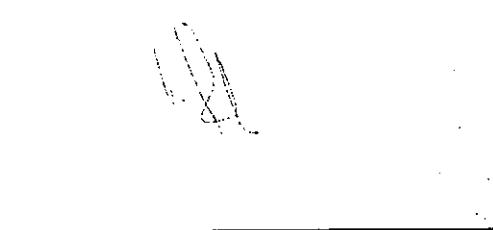
2	Name	Photo	Fingerprint	Signature
	MANOSI ROY BURMAN Wife of SUSANTA ROY BURMAN Executed by: Self, Date of Execution: 21/04/2017 , Admitted by: Self, Date of Admission: 21/04/2017 ,Place : Office			
	21/04/2017	LTI 21/04/2017	21/04/2017	
	10/12, KABI BHARAT CHANDRA ROAD, P.O:- DUMDUM, P.S:- Dum Dum, Kolkata, District:-North 24 -Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ADEPR2651KStatus :Individual			
3	Name	Photo	Fingerprint	Signature
	SHUSREE ROY BURMAN Daughter of SUSANTA ROY BURMAN Executed by: Self, Date of Execution: 21/04/2017 , Admitted by: Self, Date of Admission: 21/04/2017 ,Place : Office			
	21/04/2017	LTI 21/04/2017	21/04/2017	
	10/12, KABI BHARAT CHANDRA ROAD, P.O:- DUMDUM, P.S:- Dum Dum, Kolkata, District:-North 24 -Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:BJVPB3297PStatus :Individual			
4	Name	Photo	Fingerprint	Signature
	PARTHA ROY BURMAN Son of SUSANTA ROY BURMAN Executed by: Self, Date of Execution: 21/04/2017 , Admitted by: Self, Date of Admission: 21/04/2017 ,Place : Office			
	21/04/2017	LTI 21/04/2017	21/04/2017	
	10/12, KABI BHARAT CHANDRA ROAD, P.O:- DUMDUM, P.S:- Dum Dum, Kolkata, District:-North 24 -Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ADEPR2743LStatus :Individual			

Developer Details :

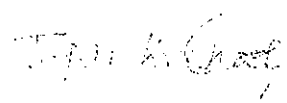
Sl No	Name,Address,Photo,Finger print and Signature
1	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD 93 Dr Suresh Chandra Banerjee Road, P.O:- BELIAGHATA, P.S:- Beliaghata, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700010 PAN No.:AAGCM8293CStatus :Organization



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	VIVEK PODDAR (Presentant) Son of MILAN PODDAR Date of Execution - 21/04/2017, , Admitted by: Self, Date of Admission: 21/04/2017, Place of Admission of Execution: Office			
		Apr 21 2017 1:12PM	LTI 21/04/2017	21/04/2017
93 Dr Suresh Chandra Banerjee Road, P.O:- BELIAGHATA, P.S:- Beliaghata, Kolkata, 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 LTD (as DIRECTOR)				

Identifier Details :

Name & address	
TAPAN KUMAR GHOSH Son of Late P GHOSH BISHNUPUR, P.O:- R BISHNUPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of SUSANTA ROY BURMAN, MANOSI ROY BURMAN, SHUSREE ROY BURMAN, PARTHA ROY BURMAN, VIVEK PODDAR	
	21/04/2017



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUSANTA ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-6.47109 Dec
2	MANOSI ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-6.47109 Dec
3	SHUSREE ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-6.47109 Dec
4	PARTHA ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-6.47109 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SUSANTA ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-2.57813 Dec
2	MANOSI ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-2.57813 Dec
3	SHUSREE ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-2.57813 Dec
4	PARTHA ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-2.57813 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SUSANTA ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-0.928125 Dec
2	MANOSI ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-0.928125 Dec
3	SHUSREE ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-0.928125 Dec
4	PARTHA ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-0.928125 Dec

Endorsement For Deed Number : I - 152303191 / 2017

On 19-04-2017

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,30,89,081/-

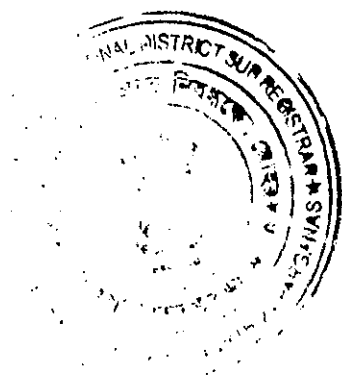


Debasish Dhar
 ADDITIONAL DISTRICT SUB-REGISTRAR
 OFFICE OF THE A.D.S.R. RAJARHAT
 North 24-Parganas, West Bengal

On 21-04-2017

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:45 hrs on 21-04-2017, at the Office of the A.D.S.R. RAJARHAT by VIVEK PODDAR .



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

Execution is admitted on 21/04/2017 by 1. SUSANTA ROY BURMAN, Son of Late SANTI ROY BURMAN, 10/12, KABI BHARAT CHANDRA ROAD, P.O: DUMDUM, Thana: Dum Dum, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 2. MANOSI ROY BURMAN, Wife of SUSANTA ROY BURMAN, 10/12, KABI BHARAT CHANDRA ROAD, P.O: DUMDUM, Thana: Dum Dum, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 3. SHUSREE ROY BURMAN, Daughter of SUSANTA ROY BURMAN, 10/12, KABI BHARAT CHANDRA ROAD, P.O: DUMDUM, Thana: Dum Dum, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 4. PARTHA ROY BURMAN, Son of SUSANTA ROY BURMAN, 10/12, KABI BHARAT CHANDRA ROAD, P.O: DUMDUM, Thana: Dum Dum, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business

Indetified by TAPAN KUMAR GHOSH, , Son of Late P GHOSH, BISHNUPUR, P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

Execution is admitted on 21-04-2017 by VIVEK PODDAR, DIRECTOR, MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD, 93 Dr Suresh Chandra Banerjee Road, P.O:- BELIAGHATA, P.S:- Beliaghata, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700010

Indetified by TAPAN KUMAR GHOSH, , Son of Late P GHOSH, BISHNUPUR, P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 51,710/- (B = Rs 51,689/- ,E = Rs 21/-) and Registration Fees paid by by online = Rs 44,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/04/2017 10:39AM with Govt. Ref. No: 192017180004883381 on 21-04-2017, Amount Rs: 44,010/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1194164838 on 21-04-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by by online = Rs 75,001/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/04/2017 10:39AM with Govt. Ref. No: 192017180004883381 on 21-04-2017, Amount Rs: 75,001/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1194164838 on 21-04-2017, Head of Account 0030-02-103-003-02



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 24-04-2017

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 51,710/- (B = Rs 51,689/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,700/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2017 11:21AM with Govt. Ref. No: 192017180005494301 on 24-04-2017, Amount Rs: 7,700/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1195659711 on 24-04-2017, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3836, Amount: Rs.50/-, Date of Purchase: 19/04/2017, Vendor name: TAPAS KR SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 24/04/2017 11:21AM with Govt. Ref. No: 192017180005494301 on 24-04-2017, Amount Rs: 0/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1195659711 on 24-04-2017, Head of Account



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 93226 to 93275

being No 152303191 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2017.04.25 17:37:21 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 25-04-2017 17:37:20
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

