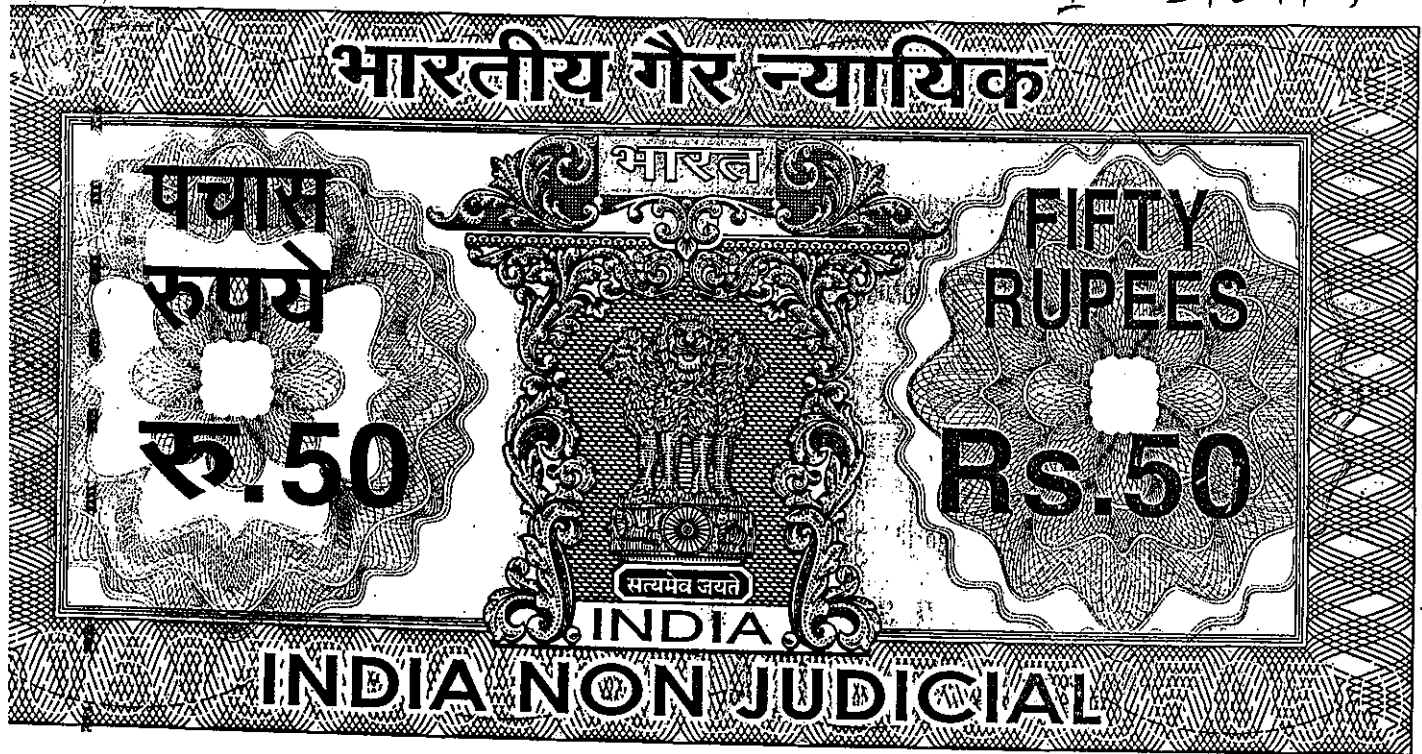


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Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

*[Signature]*

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

14 JUN 2017

JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT entered into on this the 14th Day of June, 2017

BY AND BETWEEN

*[Handwritten mark]*

7154  
31/3/2017

নম্বর -  
সন ও তারিখ -  
ক্ষেত্রের নাম -  
সাকিন -  
স্ট্যাম্প মূল্য -  
ভেজার শ্রী -

MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED  
93 Dr. Suresh Chandra Banerjee Road,  
P.O. & P.S. - Beliaghata, Kolkata - 700010

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বারাসাত কোর্ট  
উত্তর ২৪ পরগণা

টি. ডি. নং -

স্ট্যাম্প প্রদানের তারিখ - 14 MAR 2017

মোট স্ট্যাম্পের মূল্য -

300000

ট্রেজারী অফিস - বারাসাত

ভেজার শ্রী তাপস কুমার সাহা



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

14 JUN 2017

Sentur Datter  
Date - 14/6/2017  
via - Golestha  
f.a. - Seena  
R.S. - Rajashekhar  
cont - 138

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

GRN: 19-201718-001918411-1

Payment Mode Online Payment

GRN Date: 13/06/2017 18:52:00

Bank : ICICI Bank

BRN : 1230573430

BRN Date: 13/06/2017 18:59:13

DEPOSITOR'S DETAILS

Name : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD  
Contact No. : [Redacted] 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

Id No. : 15231000206455/3/2017

[Query No./Query Year]

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	15231000206455/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	39971
2	15231000206455/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	100021

In Words : Rupees One Lakh Thirty Nine Thousand Nine Hundred Ninety Two only

Total

139992



K.S. UDYOG (PAN - AAOFK1751G), a Partnership Firm, having its office at Rajarhat, Bhatenda, School Road, Police Station - Rajarhat, Kolkata - 700 135, being represented by its partners (1) (a) Sri Sampad Aich (PAN - ATOPA1184A), Son of Late Nagendra Chandra Aich; (b) Smt. Sipra Aich (PAN - ATMPA0856F), Wife of Sri Sampad Aich; both residing at 78/2, Shyamnagar Road, Police Station - Dum Dum, Kolkata - 700 055; (2) (a) Sri Kamal Saha (PAN - ANLPS2903G), Son of Late Pran Ballav Saha; (b) Smt. Sima Saha (PAN - AZUPS5644P), Wife of Sri Kamal Saha; both residing at 44/23, Shyamnagar Road, "Das Villa", Police Station - Dum Dum, Kolkata - 700 055; (3) Sri Sibnath Nath (PAN - AJAPN1095P), Son of Late Panchanan Nath and residing at Village - Bhatenda, Post Office + Police Station - Rajarhat, North 24 Parganas; All by Nationality - Indian, by Religion - Hindu, by Occupation - Business; Hereinafter referred to as the "LAND OWNERS/OWNER" (which expression shall unless repugnant to the context shall mean and include his respective heirs, successors, legal representatives, executors, administrators and assigns) OF ONE PART

AND

MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (PAN - AAGCM8293C), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, 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.

Kamal Saha



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

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WHEREAS one Shyam Chandra Paul became the absolute owner of ALL THAT piece and parcel of land admeasuring about 45.50 Decimal of land (45 Decimal on physical measurement) comprised in C. S. Dag No. 604 corresponding to R.S. & L.R. Dag No. 701 and L.R. Dag No. 701/860 under Khatian No. 1909 situated at Mouza Bhatenda, J.L. No. 28, R. S. No. 50, Touzi No. 2998, new Touzi No. 10 under Rajarhat Police Station within the limits of Rajarhat Bishnupur 1 No. Gram Panchayat vide a Deed of Conveyance dated 25<sup>th</sup> October, 1960 registered in the Office of the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. I, Volume No. 113, Pages 129 – 131, being no. 8117/1960 from one Krishnapada Ray, for the consideration mentioned therein.

WHEREAS the said Shayam Chandra Paul, while seized and possessed of the afore-said parcel of land, died intestate, leaving behind his only son, Hrishikesh Paul, as his sole legal heir to inherit the land.

WHEREAS pursuant to the above, the said Hrishikesh Paul upon becoming the absolute owner, duly recorded his name in the settlement records.

WHEREAS thereafter, the said Hrishikesh Paul, vide several registered Deed of Conveyances and in lieu of valuable consideration, sold, transferred, conveyed and assigned the afore-said 45.50 Decimal of land (45 Decimal on physical measurement) in favour of the Purchasers (hereinafter the Previous Owners), details whereof are enumerated below:

PURCHASER	AREA OF LAND	R.S. DAG NO./L.R. KHATIANNQ.	SALE DEED DETAILS
ABHISHEK SARAF	11 DECIMAL	R.S. DAG NOS. 701 & 701/860	DEED NO. 3156 DATED 11/03/2011 REGISTERED IN THE OFFICE OF THE

Ramesh Saha



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

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		L. R. KHATIAN NO. 2505	A.D.S.R. BIDHAN NAGAR (SALT LAKE) & RECORDED IN BOOK NO. 1, VOLUME NO. 6, PAGES 1518 - 1532
SANJAY GUPTA & TWINKLE GUPTA	12 DECIMAL	R.S. DAG NOS. 701 & 701/860  L. R. KHATIAN NOS. 2503 & 2504	DEED NO. 3197 DATED 11/03/2011 REGISTERED IN THE OFFICE OF THE A.D.S.R. BIDHAN NAGAR (SALT LAKE) & RECORDED IN BOOK NO. 1, VOLUME NO. 6, PAGES 2317 - 2331
RAKSHA ISPAT PVT. LTD.	11 DECIMAL	R.S. DAG NOS. 701 & 701/860  L. R. KHATIAN NO. 2507	DEED NO. 3189 DATED 11/03/2011 REGISTERED IN THE OFFICE OF THE A.D.S.R. BIDHAN NAGAR (SALT LAKE) & RECORDED IN BOOK NO. 1, VOLUME NO. 6, PAGES 2133 - 2147
JAI MATA DI ISPAT LTD.	11 DECIMAL	R.S. DAG NOS. 701 & 701/860  L. R. KHATIAN NO. 2506	DEED NO. 3194 DATED 11/03/2011 REGISTERED IN THE OFFICE OF THE A.D.S.R. BIDHAN NAGAR (SALT LAKE) & RECORDED IN BOOK NO. 1, VOLUME NO. 6, PAGES 2250 - 2264

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

110 JUN 2022

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

DEED NO.	DATE OF EXECUTION	PRESENT OWNER	PREVIOUS OWNER	LAND AREA (IN DECIMAL)	R.S./L.R. DAG NO. (L.R. KHATTA N.NO.)	DETAILS OF DEED	REGISTERED OFFICE
3300/2013	13/03/2013	K.S.UDYOG	ABHISHEK SARAF	11	701 & 701/860 (2505)	BOOK NO. I, VOLUME NO. 10, PAGES 5036 - 5057	ADDITONAL REGISTRAR OF ASSURANCES - II, KOLKATA
3290/2013	13/03/2013	-DO-	SANJAY GUPTA/TWIKLE GUPTA	12	701 & 701/860 (2503 & 2504)	BOOK NO. I, VOLUME NO. 10, PAGES 4836 - 4857	-DO-
3281/2013	13/03/2013	-DO-	RAKSHA ISPAT PVT. LTD.	11	701 & 701/860 (2507)	BOOK NO. I, VOLUME NO. 10, PAGES 4680 - 4701	-DO-

Ramesh Saha



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

14 JUN 2017

3282/2013	13/03/2013	-DO-	JAI MATA DI ISPAT LTD.	11	701 & 701/860 (2506)	BOOK NO. I, VOLUME NO. 10, PAGES 4702 4723	-DO-
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WHEREAS in the premises as aforesaid, the LAND OWNERS herein became the absolute owners of the afore-said land containing a total land admeasuring about 45 Decimal, more or less, i.e., forming part of R.S. / L.R. Dag nos. 701 and 701 /860 under L.R. Khatian no. 3037 situated at Mouza Bhatenda, J.L. No. 28, under Rajarhat Police Station within the limits of Rajarhat Bishnupur 1 No. Gram Panchayat (hereinafter referred to as the 'Said Property') more fully described in the schedule appearing hereinafter and the "layout plan" annexed herewith this Agreement.

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

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

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

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AND WHEREAS both the parties involve herein, have agreed to a "Scheme of Revenue Sharing" under which the Owner has 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 Owner, in consideration of the Said Property as described in the Schedule below, shall be entitled to receive a net share of 43% (Forty Three Percent) of the total sale proceeds that will pertain to the sale of apartments / units / Flat / Parking Space in the Said Building as well as un - demarcated and undivided proportionate share of the Said Property proportionate to such said 43% (Forty Three Percent) share accrued thereto, out of the entire sale proceeds acquired in respect of the Said Property. Such 43% (Forty Three Percent) of the sale proceeds / revenue shall be paid by the Developer in favour of the Owner from the inception of receiving any amount from any **Intending Purchaser** or **Purchasers** in respect of any Flat / Parking Space till receiving the full and final payment from any **Intending Purchaser** or **Purchasers**. On the other hand, the Developer (having selling rights) shall be entitled to receive a net share of the balance / remaining 57% (Fifty Seven Percent) of the sale proceeds after disbursing the 43% (Forty Three Percent) of the sale proceeds / revenue in favour of the Owner 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 57% (Fifty Seven 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 Owner and Developer with regard to selling of apartments/units, Flat / Parking Space or any nature of commercial transaction including Advertising Banner / Sign

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

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Board / Mobile Tower etc and un-demarcated and undivided proportionate share in respect of the Said Property shall be in 43:57 (Forty Three : Fifty Seven) ratio.

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

**DEFINITION:**

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

- Ram Saha
- i. **OWNER** shall mean K.S. UDYOG (PAN - AAOFK1751G), a Partnership Firm, having its office at Rajarhat, Bhatenda, School Road, Police Station - Rajarhat, Kolkata - 700 135, being represented by its partners (1) (a) Sri Sampad Aich (PAN - ATOPA1184A), Son of Late Nagendra Chandra Aich; (b) Smt. Sipra Aich (PAN - ATMPA0856F), Wife of Sri Sampad Aich; both residing at 78/2, Shyamnagar Road, Police Station - Dum Dum, Kolkata - 700 055; (2) (a) Sri Kamal Saha (PAN - ANLPS2903G), Son of Late Pran Ballav Saha; (b) Smt. Sima Saha (PAN - AZUPS5644P), Wife of Sri Kamal Saha; both residing at 44/23, Shyamnagar Road, "Das Villa", Police Station - Dum Dum, Kolkata - 700 055; (3) Sri Sibnath Nath (PAN - AJAPN1095P), Son of Late Panchanan Nath and residing at Village - Bhatenda, Post Office + Police Station - Rajarhat, North 24 Parganas;.
  - ii. **DEVELOPER** shall mean MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Kolkata - 700 010, Police Station Beliaghata



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

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- iii. **SAID PROPERTY** shall mean: **ALL THAT** piece and parcel of land admeasuring 45.50 Decimal of land (45 Decimal on physical measurement) comprised in C. S. Dag No. 604 corresponding to R.S. & L.R. Dag No. 701 and L.R. Dag No. 701/860 under Khatian No. 1909 situated at Mouza Bhatenda, J.L. No. 28, R. S. No. 50, Touzi No. 2998, new Touzi No. 10 under Rajarhat Police Station within the limits of Rajarhat Bishnupur 1 No. Gram Panchayat, more fully and particularly described in the **SCHEDULE** written hereunder
- iv. **THE BUILDING PLAN** shall mean and include necessary maps or plans drawn prepared by the Developer's architects and to be sanctioned by the competent authorities with such alteration or modification as may be made by the Developer for the construction of a **Said Building** at the Said Property, more fully described in the Schedule hereunder
- v. **COMMON AREAS FACILITIES AND AMENITIES** shall mean the boundary wall and include corridors, staircases, lifts, passages, other open spaces, and facilities required for enjoyment, maintenance and/or management of the new building/building complex to be constructed on the land of the Said Property;
- vi. **SALEABLE SPACE** shall mean the space/apartments/units in the new building complex available for independent use and occupation along with the proportionate share of land and common areas and facilities of the building/building complex;
- vii. **OWNER'S ALLOCATION** shall mean receiving 43% (Forty Three Percent) of the sale proceeds/revenue that will pertain to the sale of apartments/units Flat / Parking Space in the Said Building as well as un-demarcated and undivided proportionate share of the Said Property

Karnal Sale



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Rajarhat, New Town, North 24-Pgs

14 JUN 2017

proportionate to such said 43% (Forty Three Percent) share accrued thereto, out of the entire sale proceeds acquired in respect of the Said Property on REVENUE SHARE basis. Such 43% (Forty Three Percent) of the sale proceeds/revenue shall be paid by the Developer in favour of the Owner from the inception of receiving any amount from any Intending Purchaser or Purchasers in respect of any Flat / Parking Space till receiving the full and final payment from any Intending Purchaser or Purchasers.

viii. DEVELOPER'S ALLOCATION shall mean receiving the balance/remaining 57% (Fifty Seven Percent) of the sale proceeds after disbursing the 43% (Forty Three Percent) of the sale proceeds / revenue in favour of the Owner that will pertain to the sale of apartments/units Flat / Parking Space in the Said Building together with un-demarcated and undivided proportionate share of the Said Property proportionate to such said 57% (Fifty Seven Percent) share accrued thereto, out of the entire sale proceeds acquired in respect of the Said Property on REVENUE SHARE basis.

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

x. ADVOCATE shall mean such persons/organization who may be appointed by the Developer in respect of 57% (Fifty Seven Percent) share and Mr. Swapnadip Das in respect of 43% (Forty Three Percent) share duly appointed by the Owner.

Karnal Saha



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

14 JUN 2017

- xi. **TRANSFER** with its grammatical variations shall include transfer by possession and by and other means adopted for effecting transfer of space under the law.
- xii. **BUYER/TRANSEFEREE** shall mean a person or persons to whom any space in the new building shall be transferred by the Developer.
- xiii. **WORDS IMPORTING SINGULAR** shall mean plural and vice versa and masculine gender shall also include feminine and neuter gender.

### REPRESENTATIONS

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

1. (a) The Owner is the absolute owner of the Said Property free from all encumbrances; (b) The Owner has not entered into any agreement or agreement for sale or created any mortgage or encumbered with anybody in respect of the Said Property; (c) The Said Property is free from all encumbrances, charges, liens, suits, *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 Certificate Case or proceedings pending against the Owner for realization of arrears of Income Tax or other taxes or otherwise under the Public Demand Recovery Act or any other Act for the time being in force (f) The Said Property is not affected by any notice or scheme of local authority or any other authority, Metropolitan Development Authority or the Government or any other public body or bodies, (g) No Declaration has been made or published for the acquisition of the Said Property or any part thereof under the

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

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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 thereunder or any other acts or enactments whatsoever, (i) There is no impediment under provisions of the Urban Land (Ceiling & Regulation) Act, 1976 or transferring and conveying the Said Property by the Owner and there is no excess vacant land in the hands of the Owner under the said Act, (j) There are no other adjacent plot owner/s or any other person/s having any pre-emptive right with respect to the Said Property.

2. The Owner is absolutely seized and possessed of and/or sufficiently or otherwise well entitled to the Said Property and the owner are fully aware that relying on such representation the Developer has agreed to enter into this agreement.
3. The Owner hereby further represents to the Developer that at the time of construction they will fully co-operate for smooth construction.
4. All the local body rates, taxes, and outgoings prior to the handing over the vacant and peaceful possession of the Said Property by the Owner to the Developer shall be borne by the Owner.
5. The Owner has a clear and marketable title in respect thereof.
6. The Owner has full and absolute right to enter into this agreement.
7. There is no subsisting Agreement for Sale or Agreement for Development in respect of the Said Property.

Ramesh Saha



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

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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 Owner/the Developer subsequent to the date of 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.

**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 provided in the 2<sup>ND</sup> SCHEDULE of this Agreement.

**DELIVERY OF THE SAID PROPERTY:**

The Owner shall hand over the vacant possession of the said schedule property immediately from the date of execution of this Agreement.

**DECLARATION**

The Owner undertakes and declares that the Said Property is not mortgaged and/or hypothecated to any bank or financial authority and that the same is free from all encumbrances at time of signing of this Agreement. Both the Owner and Developer agrees that the instant Development Agreement shall not be construed or explained as a Partnership between the Owner and Developer in any manner. The Developer is satisfied with the marketable title

Revised Sale



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

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of the Owner in respect of the development site and on its satisfaction, shall start the construction work in accordance with the law applicable in the area of development site and shall be strictly abide by the statutory provision and rules, regulation prevailing at the time of the construction work and further the developer shall be answerable to the state authorities at its' own cost and risk and the Owner shall not be made responsible in any manner whatsoever. The Developer, for purpose of development of the site under this Agreement, shall not borrow money from any financial institution, private/nationalized bank, individual or organization causing encumbrance or creating any liability of the Owner's property under this Agreement in any manner and shall not compel the Owner to sign any paper, documents, application to the bank, financial institution and financial organization or individual. Even if such paper is signed by the Owner without first written approval of the Owner's legal advisor, the same shall be void and not binding upon the Owner.

#### STRUCTURAL DESIGN AND DRAWING

The Developer shall, within 30 (Thirty) Days from the date of appointment of the Power of Attorney by the Owner, prepare the complete structural drawing and design of the proposed building and submit to the Owner for approval.

The Developer shall be responsible for the soundness of architectural, structural, electrical, plumbing and sanitary drawing and design as well as adequate natural calamity safety measures in the design & also the implementation of the same. The Developer shall bear the necessary cost for the said assignments.

#### COMMENCEMENT AND COMPLETION OF CONSTRUCTION

The Developer shall commence construction of the complex immediately from the date of sanction of the building plan. The formalities for

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

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submissions of the building plan for the proposed G + 4 building shall be completed by the Developer within 30 (Thirty) Days from the date of execution / registration of the Development Agreement and the entire development and construction work including finishing jobs of the building shall be completed within 36 (Thirty Six) months from the date of execution / registration of the Development 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 and/or otherwise as may be agreed upon by the Owner at their sole discretion.

#### POWER OF ATTORNEY

That the Owner 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) as per Power of Attorney Act.

#### SHARE & DEPOSIT

In consideration of the Land Owner granting exclusive rights of development to the Developer under this Agreement, the Developer shall pay to the Land Owner, a refundable amount of RS. 1, 00, 00,000/- (RUPEES ONE CRORE Only) as "Initial Deposit" and the said total consideration amount shall be paid in the manner following:

- (a) Rs. 70, 00, 000/- (Rupees Seventy Lakhs Only) on the execution of the Development Agreement;
- (b) Rs. 30, 00, 000/- (Rupees Thirty Lakhs Only) to be paid upon obtaining sanction of the building plan from the relevant sanctioning authority;

Sg

Ramesh



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

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

- i. The Owner shall have 43% (Forty Three Percent) share in respect of the entire sale proceeds collected by selling, disposing and alienating the all saleable apartments/units and parking spaces/ shops proportionately TOGETHER WITH the said 43% (Forty Three Percent) share in the undivided and un-demarcated common areas and installations ALONGWITH the said 43% (Forty Three Percent) share in the Said Property; Such 43% (Forty Three Percent) payment of the sale proceeds/revenue shall be paid by the Developer in favour of the Owner from the inception of receiving any amount from any Intending Purchaser or Purchasers in respect of any Flat / Parking Space/ Shop till receiving the full and final payment from any Intending Purchaser or Purchasers. The Owner shall, however, make an adjustment @Rs. 2500/- per sq. ft. by it to the Developer towards reimbursing the "Initial Deposit" as laid down in the preceding Clause of "SHARE & DEPOSIT".
- ii. The Developer shall have the balance/remaining 57% (Fifty Seven Percent) share in respect of the entire sale proceeds after disbursing the 43% (Forty Three Percent) of the sale proceeds / revenue in favour of the Owner that will pertain to the sale of apartments/units Flat / Parking Space in the Said Building together with un-demarcated and undivided proportionate share of the Said Property proportionate to such said 57% (Fifty Seven Percent) share accrued thereto, out of the entire sale proceeds acquired in respect of the Said Property on REVENUE SHARE basis in the Said Property;

Remain Sale

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

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- iii. 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 43: 57 (Forty Three: Fifty Seven) ratio as agreed upon between the parties herein above.

The timely payment of the interest free security deposit of Rs. 1, 00, 00, 000/- (Rupees One Crore only) and the stipulated period of 36 (Thirty Six) months' for the completion of construction shall be the essence of the contract herein.

#### REALIZATION OF SALE PROCEEDS

Upon 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 Owner and the Developer in the 43:57 (Forty Three : Fifty Seven) ratio as mentioned above. 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 Owner.

#### CHARGES PRIOR TO CONSTRUCTION:

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

#### CHARGES DURING CONSTRUCTION

All applicable taxes, bills and charges of the Government and other concerned authorities (including Land Revenue Department) and any escalation thereof DURING the period from the date of taking over

Removal of



Additional District/Sub-Registrar  
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possession of vacant land (from the Owner) till the date of handing over possession of all the apartments/units to the Owner/prospective Buyers shall be borne by the Developer. The entire development work being carried out by the Developer at its' own costs, expenses and risks, the Developer shall also bear and pay the bills of the suppliers of the building materials, sanitary and other goods, wages, salaries and remunerations payable to workmen and persons employed by the developer for the purpose of planning, engineering and construction of the building including all fees, charges, taxes, rates and rents touching affair of the building till its completion. The Developer undertakes:

- i. Due observance of laws relating to labours, accidental and other claims and /or liabilities for damages/compensation, civil or criminal, cost charges and expenses which may arise from the said development work.
- ii. Bear, pay and adopt all obligations and liabilities, civil and criminal to which obligations and liabilities, both civil and criminal, and on agreement, waive the Owner from such liabilities and obligations before any authority or court of law.

#### OWNER'S OBLIGATIONS

- i. The Owner shall make out the marketable title to the Said Property free from all encumbrances and reasonable doubts.
- ii. The Owner shall give an irrevocable right, subject to the satisfactory performance as agreed upon, to the Developer to construct buildings along with right to sell the units in the Said Building to the prospective purchasers, on ownership basis or otherwise and to appropriate the sale proceeds from the prospective Purchasers.

Remd Sale



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Rajahmundry, New Town, North 24-Pgs

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- iii. It is specifically agreed that the Owner 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.
- iv. The said plans shall be prepared by the Architects of the Developer and at the costs of the Developer and the Owner shall submit only such plans as are prepared by the Developer through their Architects and copy of the finally approved plan shall be given to the Owner.
- v. The Owner 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.
- vi. The Owner shall keep the Developer indemnified against all suits, proceedings, claims or demands, costs, charges and expenses arising out of the acts of the owner or relating to the title of the Said Property, in any manner whatsoever or arising out of the Agreement.

#### **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:

- 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.

Removal Sale



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Rajarhat, New Town, North 24-Pgs

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- 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.

#### 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 / registration of the Development Agreement (sanction of the plan by the concerned authority/authorities) 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 page 8 hereinbefore. The period can be extended for a further period of 6 (six) months.
- 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

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approvals from the developing and/or planning authorities as and when required at the its own cost in the name and on behalf of the Owner.

- iv. The Developer shall, at its' own cost, be entitled to put up boundary around the Said Property and shall not at any time, hereafter, cause, allow or permit any public or anybody to commit any nuisance upon the said property under the Development Agreement or do anything which shall cause inconveniences, suffering, hardship and disturbance to the Owner and/or owners of adjoining plots/people of the locality.
- 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 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 owners indemnified against all actions, suits, proceedings, costs, charges and demand and claims in respect thereof.
- vi. The Developer shall, at its own cost, risk and responsibility, prepare appropriate papers, documents and obtain necessary permissions, sanctions, extensions thereof and NOS's as required for construction of the building from appropriate authorities and for the said purpose, necessary signature(s) on valid papers, forms, applications and documents shall be obtained by the Developer from the owner and the Owner shall sign the relevant documents as required, duly signed. The Developer shall further mutate the property at its own cost and expenses and pay all taxes, rents, fee and application money to the relevant authority.

Reemal Sobha



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Rajshahi, New Town, North 24-Pgs

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- 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 owners' shall have no financial liability on such account.
- ix. The Developer shall be authorized by the Owner to apply for and obtain temporary and/or permanent connection of water, electricity, gas and/or other inputs and facilities required for the new building.
- 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 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 owner in respect of all claims, damages or expenses payable in consequence to any injury to any employee, workman, nominee, invitee while in or upon the Said Property..

Saha  
Komal



Additional District Sub-Registrar  
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**INDEMNITY BY DEVELOPER**

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

- (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 owner 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 realization of the Amount/Amounts receivable by the Owner 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 owner.

**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

Sahar  
Kamran



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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 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.

### 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 / registration of the Development 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 Owner 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. In case of violation of contract by either party, the other party shall be at liberty to serve notice to the party violating the agreement giving One month time to make good and recovery from the breach specified. In case of lapse, either party shall have the right to terminate the contract and settle accounts. In such an event, the Owner shall return the interest free security deposit to the Developer.

In case of abandonment of the project by the Developer despite issuing notice by the Owner the interest free security deposit shall be forfeited and the Owner shall take possession of the site and all materials and machineries

Revised Solo



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lying on the site shall be the property of the Owner. The Owner shall serve a notice upon the developer at the address mentioned herein, asking it to attend joint measurement and ask the Developer to take back materials and machineries on the site. If the Developer fails to turn out and participate in the joint measurement, the Owner shall complete the measurement on the date notified, which shall be final and binding upon parties and the Owner shall proceed with construction work by appointing new contractors or Developer and the work done by the Developer herein shall be assessed by a competent person having knowledge of construction work which shall be final and binding on the parties.

#### COMPLETION AND HANDING OVER

That after completion of construction of the building, the Developer shall invite the Owner or his 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 Owner or his 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 Owner or his authorized representative may visit the construction site to see the progress of construction work time to time, if he so desires.

#### 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

Kamf Saha



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space/unit shall be divided and allocated between the Owner and the Developer in the 43:57 (Forty: Fifty Seven) ratio i.e., 43% in favour of the Owner and 57% in favour of the Developer.

#### AGREEMENT WITH TRANSFEREES/BUYERS

The Developer, by the Power Of Attorney shall have the right to negotiate, sell, resale, 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 un-demarcated 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 prospective buyers and to acknowledge and give receipt. The Developer ensures not to enter into sale agreement with two different purchasers in respect of the same unit/flat/space unless one of the purchasers withdraws himself/herself from such transaction and/or transfer.

#### FINAL DEED OF CONVEYANCE

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

#### 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 ALONGWITH proportionate car parking space and with proportionate share of land to the Buyers shall be borne by the Buyers/Transferees.

#### 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

Remof Sale



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the Owner and the Developer and be in writing and it shall be treated as part of this agreement.

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

**DISPUTE AND ARBITRATION:**

That in case of any dispute between the parties regarding this agreement, it is agreed that the dispute will be resolved amicably between the two parties and supplementary agreements may be subsequently made to mitigate the matter. If the parties are unable to resolve the dispute, the same shall be referred to Arbitrators appointed in a manner hereinafter provided;

The party raising the dispute shall serve a notice upon the other party advising that a dispute or difference has arisen and nominate in that notice its own arbitrator. The party receiving the notice shall, within 30 (Thirty) days after receiving such notice, nominate its arbitrator and intimate the other party. The Arbitrators so appointed shall appoint a third arbitrator or an Umpire. The award of the arbitrators or the Umpire (as the case may be) shall be final, conclusive and binding upon the parties thereto. The venue of arbitration shall be decided by the arbitrators having regard to costs and convenience of the parties.

Recent Sale



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**ASSIGNMENT**

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

**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.

**COPIES OF AGREEMENT**

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

**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.

**JURISDICTION**

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

Komol Sabu



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

15 JUN 2017

THE FIRST SCHEDULE ABOVE REFERRED TO  
(THE SAID PROPERTY)

ALL THAT PIECE AND PARCEL of land admeasuring about 45 Decimal, more or less, i.e., forming part of R.S./L.R. Dag nos. 701 and 701/860 under L.R. Khatian no. 3037 situated at Mouza Bhatenda, J.L. No. 28, under Rajarhat Police Station within the limits of Rajarhat Bishnupur 1 No. Gram Panchayat. The said Property is butted and bounded as follows:

ON THE NORTH: BY P.W.D. ROAD

ON THE SOUTH: BY MOUZA JAGADISHPUR, J.L. NO. 27

ON THE EAST: BY R. S. DAG NO. 702.

ON THE WEST: BY R.S. DAG NO. 700.

(L.R. DAG NO 701 measuring - 38 decimal & L.R DAG 701/860 measuring - 07 decimal)

The said premise is also delineated in the map or plan annexed with this deed and bordered in colour 'RED' thereon.

THE SECOND SCHEDULE ABOVE REFERRED TO  
PROPOSED SPECIFICATIONS

FOUNDATION : RCC FOUNDATION.

SUPER STRUCTURE: REINFORCED CEMENT CONCRETE FRAMED STRUCTURE.

WALLS : BRICK MASONRY

ROOMS

FLOOR : CERAMIC TILES IN LIVING/DINING AREA & BEDROOM.

WALL : PLASTER OF PARIS FINISH.

KITCHEN

FLOOR : CERAMIC TILES.

COUNTER : BLACK GRANITE COUNTER TOP

Kamran Seho

Kamran Seho



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SINK : STAINLESS STEEL SINK  
DADO : CERAMIC TILES.

TOILETS

FLOOR: CERAMIC 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: 24 X 7 CAPTIVE WATER SUPPLY

*Sh*  
*Ram*



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

14 JUN 2017

IN WITNESS WHEREOF the Parties hereto have executed these presents the day, month and year first above written.

SIGNED SEALED & DELIVERED by the LAND OWNER/OWNER at  
Kolkata:

- |                                       |                  |
|---------------------------------------|------------------|
| 1- Sente Datta<br>Ganeshia<br>Rajaram | 1) Komal Saha    |
| 2) Alokeshwar<br>Basion<br>Rajendra   | 2) Sima Saha     |
|                                       | 3) Sampad Aich   |
|                                       | 4) Sipra Aich    |
|                                       | 5) Sibnath Natta |

SIGNED, SEALED & DELIVERED by the DEVELOPER at Kolkata:

Magnolia Infrastructure Development Ltd.

Director

WITNESS

- 1- Sente Datta  
2) Alokeshwar

DRAFTED BY:

Faridul Islam  
Advocate  
District Judges Court  
Barasat

Enrol. No. - F/1175/1387/2011



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RECEIPT AND MEMO OF CONSIDERATION

Received from the within named DEVELOPER the within mentioned sum of Rs. 13, 00, 000/- (Rupees Thirteen Lakhs Only) towards part payment of the consideration for Joint Development of the Said Property described in the Schedule above, in the following manner:

<u>CHEQUE NO.</u>	<u>DATE</u>	<u>BANK NAME</u>	<u>AMOUNT (IN RS.)</u>
006495	14/06/2017	IDBI BANK	70, 00, 000/-
TOTAL			70, 00, 000/-

Ram Saha

[LAND OWNERS/OWNER]

Witnesses:

1. Sanku Saha  
Golarhia  
Rajshahi
2. Aroke Biswas  
Rajshahi





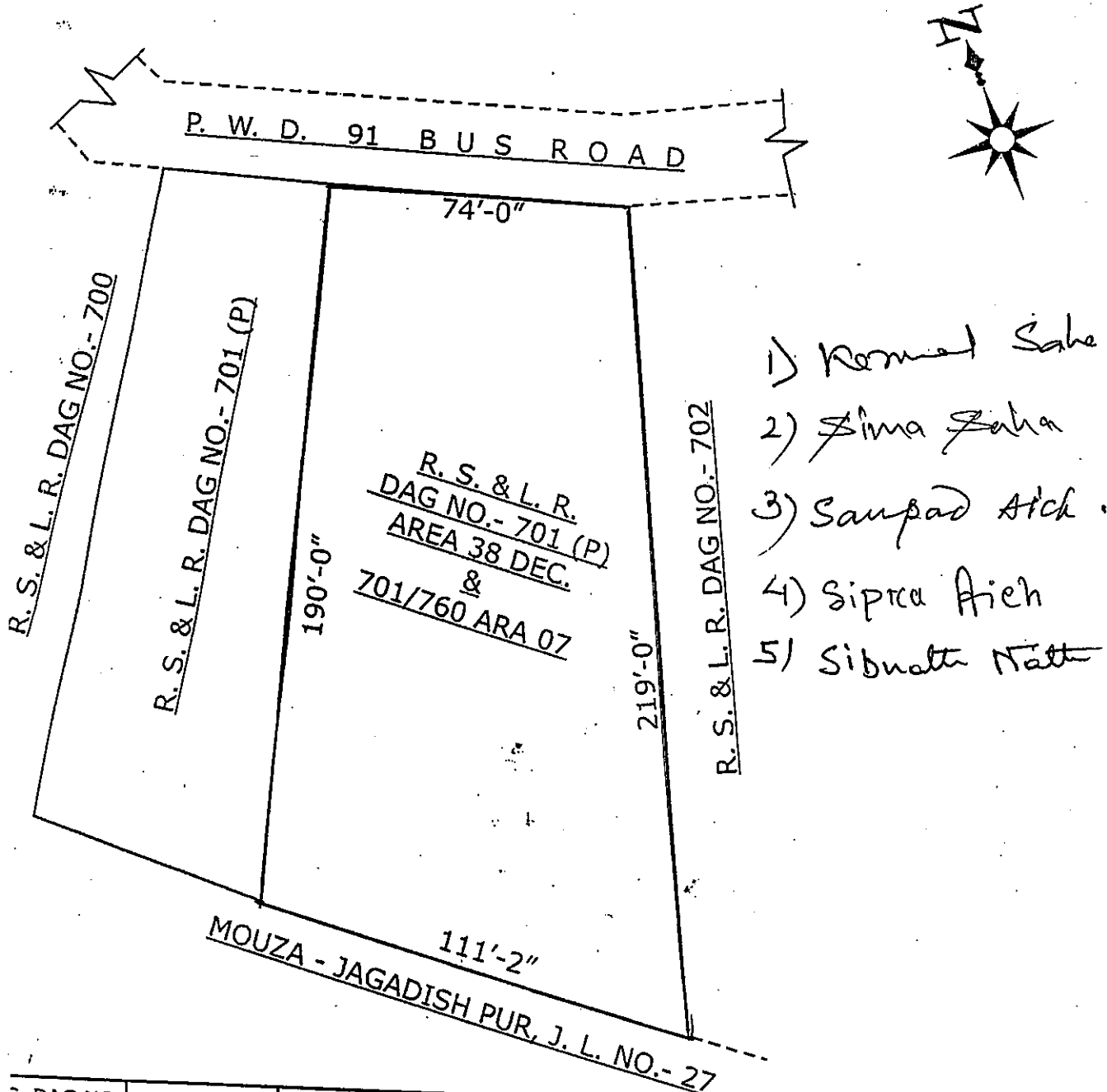
Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs

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SITE PLAN PART OF C, S, DAG NO. - 604, R. S. & L. R. DAG NOS. - 701, L. R. DAG NO. - 701/860, L. R. KH. NO. - 3037, OF MOUZA - BHATENDA, J. L. NO. - 28, R. S. NO. - 50, P. S. - RAJARHAT DIST. - NORTH 24 PARGANAS. UNDER RAJARHAT-BISHNUPUR I NO. GRAM PANCHAYET.


SCALE = 1" = 40'-0"

DEVELOPER : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD.  
LAND OWNERS : K.S. UDYOG



- 1) Karmel Saha
- 2) Sima Saha
- 3) Saupad Aich
- 4) Sipta Aich
- 5) Sibnath Nath

S. DAG NO.	R. S. DAG NO.	L. R. DAG NO.	TOTAL AREA
604 (P)	701 (P)	701	0.3800
604 (P)	701 (P)	701/860	0.0700
TOTAL			= 0.4500

Magnolia Infrastructure Development Ltd  
  
 Director

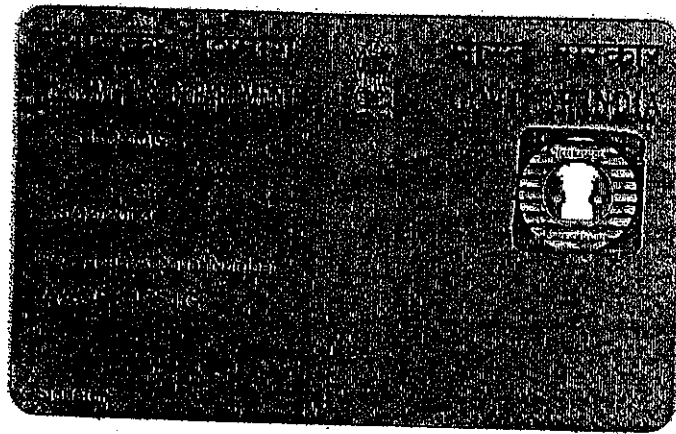
SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE LAND OWNER



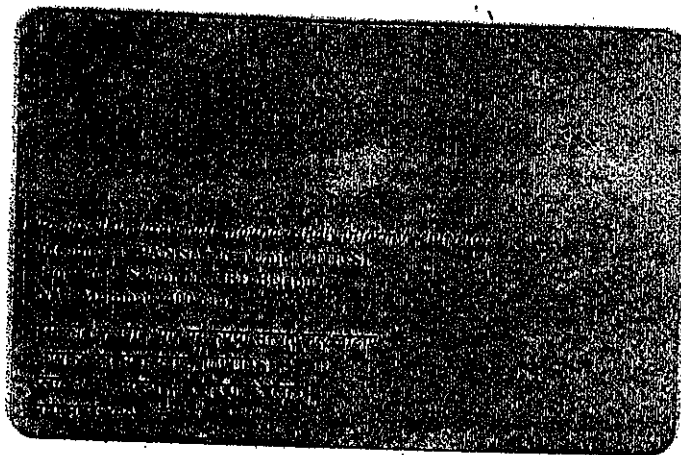
Additional District Sub-Registrar  
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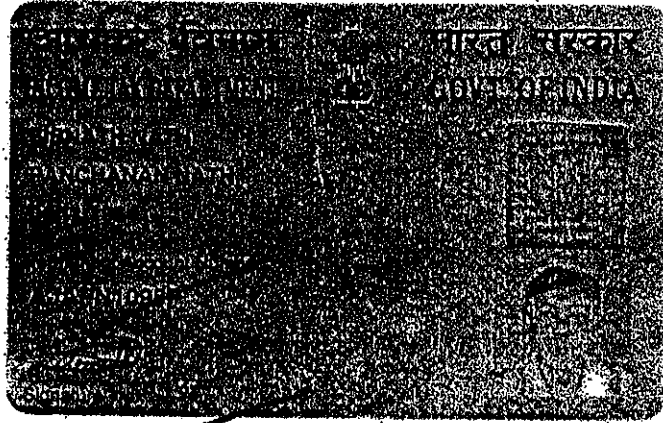


K. S. UDYOG

*Komal Saha*  
Partner







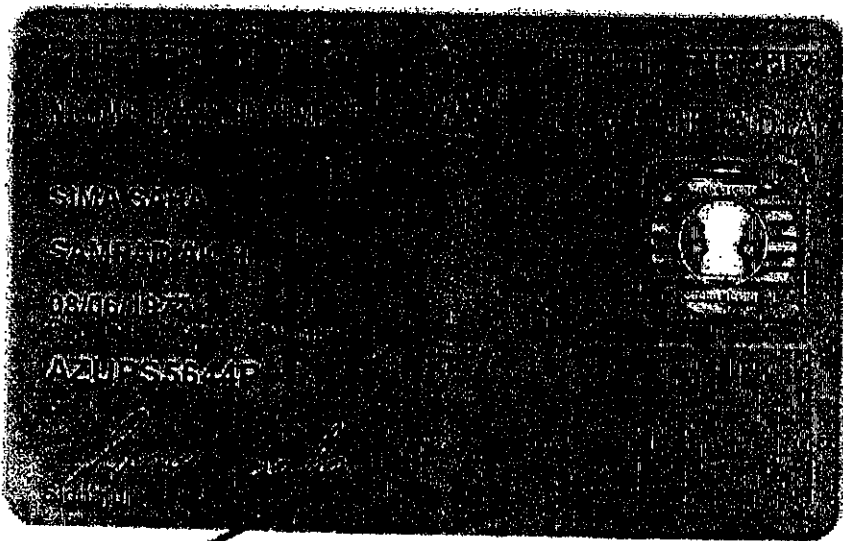
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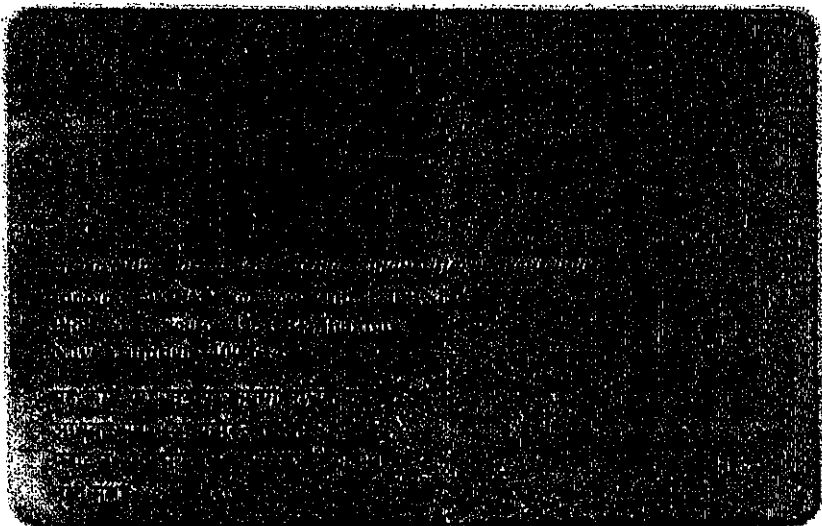
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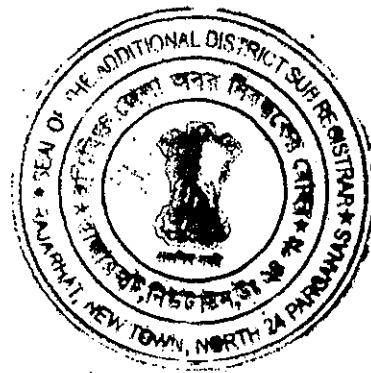


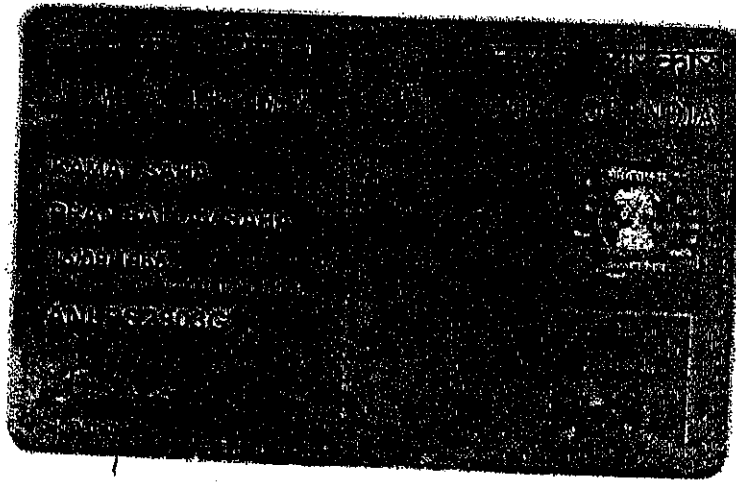




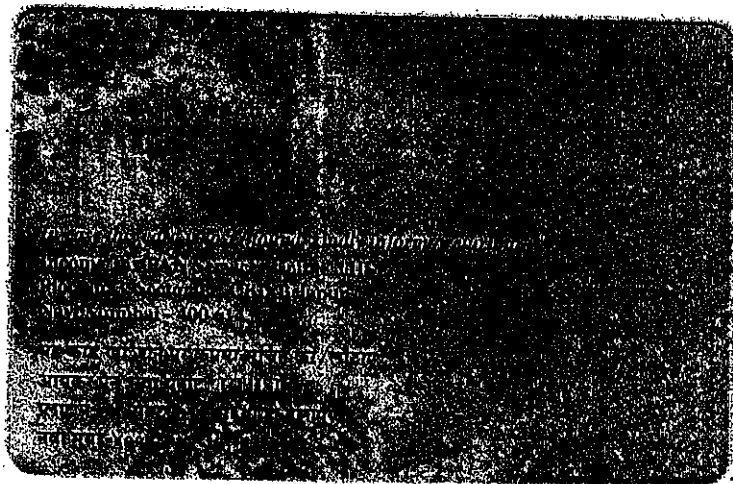
← *Simi Zaha*



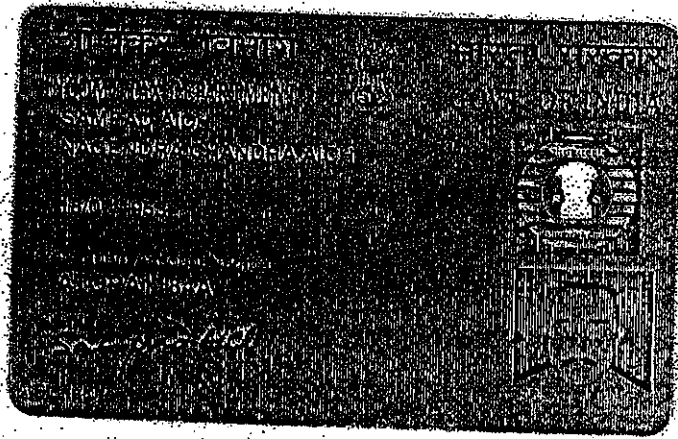




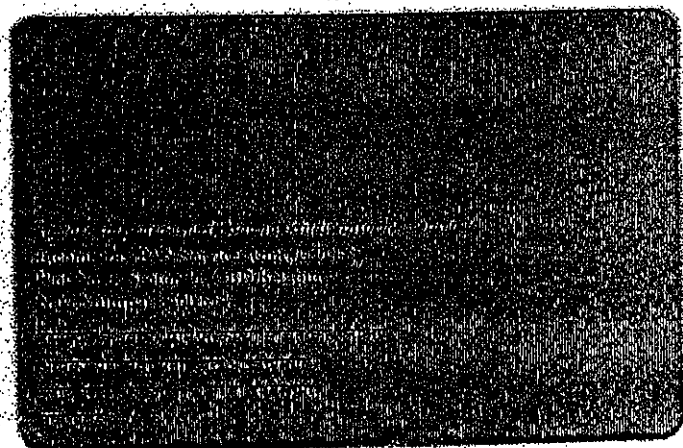
Removal Sale







Sampad Aich.







Sipra Aich





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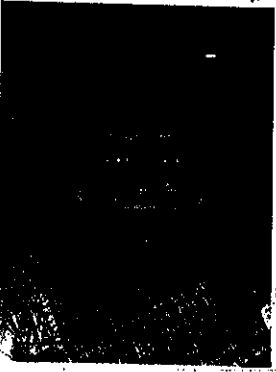












SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO






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

 Karmad Saha	LH					
	RH.					

ATTESTED :- Karmad Saha

 Sima Saha	LH					
	RH.					

ATTESTED :- Sima Saha

 Sampad Aich	LH					
	RH.					

ATTESTED :- Sampad Aich

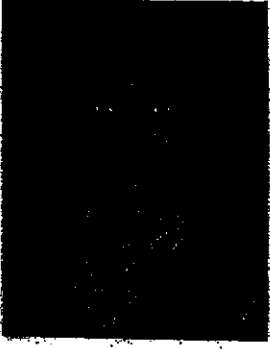












Additional District Super-Registrar  
Rajarhat, New Town, North 24-Pgs.












14 JUN 2017

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


 Sipra Aich	LH					
	RH.					

ATTESTED :- Sipra Aich

 Sibult Nath	LH					
	RH.					

ATTESTED :- Sibult Nath

	LH					
	RH.					

ATTESTED :-  Anurag Kossare



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

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### Major Information of the Deed

Deed No :	I-1523-05184/2017	Date of Registration	14/06/2017
Query No / Year	1523-1000206455/2017	Office where deed is registered	
Query Date	13/06/2017 2:39:58 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Vivek Poddar BE-111, Salt Lake Sector I, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9874871156, Status :Buyer/Claimant		
Transaction	Additional Transaction:		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,31,01,680/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 1,00,021/- (Article:E, E, B)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-701	LR-3037	Bastu	Bastu	38 Dec	1/-	1,95,08,086/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-701/860	LR-3037	Bastu	Bastu	7 Dec	1/-	35,93,594/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>45Dec</b>	<b>2 /-</b>	<b>231,01,680 /-</b>	
		<b>Grand Total :</b>			<b>45Dec</b>	<b>2 /-</b>	<b>231,01,680 /-</b>	

### and Lord Details :









Sl No	Name,Address,Photo,Finger print and Signature
1	<b>K S UDYOG</b> Rajarhat, Bhatenda School Road, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AJAPN1095P, Status :Organization, Executed by: Representative

### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED</b> 93, Dr. Suresh Chandra Banerjee Road, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 , PAN No.:: AAGCM8293C, Status :Organization







**Representative Details :**

Sl- No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Sampad Aich</b> Son of Late Nagendra Chandra Aich Date of Execution - 14/06/2017, , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office			<i>Sampad Aich</i>
	Jun 14 2017 12:47PM	LTI 14/06/2017	14/06/2017	
78/2, Shyamnagar Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATDPA1184A Status : Representative, Representative of : K S UDYOG (as Partner)				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Smt Sipra Aich</b> Wife of Sampad Aich Date of Execution - 14/06/2017, , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office			<i>Sipra Aich</i>
	Jun 14 2017 12:49PM	LTI 14/06/2017	14/06/2017	
78/2, Shyamnagar Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATMPA0856F Status : Representative, Representative of : K S UDYOG (as Partner)				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Kamal Saha (Presentant )</b> Son of Late Ballav Saha Date of Execution - 14/06/2017, , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office			<i>Kamal Saha</i>
	Jun 14 2017 12:46PM	LTI 14/06/2017	14/06/2017	
44/23, Shyamnagar Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANLPS2903G Status : Representative, Representative of : K S UDYOG (as Partner)				
4	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Smt Sima Saha</b> Wife of Kamal Saha Date of Execution - 14/06/2017, , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office			<i>Sima Saha</i>
	Jun 14 2017 12:48PM	LTI 14/06/2017	14/06/2017	
44/23 Shyamnagar Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZUPS5644P Status : Representative, Representative of : K S UDYOG (as Partner)				





5	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Sibnath Nath</b> Son of Late Panchanan Nath Date of Execution - 14/06/2017, , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office			<i>Sibnath Nath</i>
	Jun 14 2017 12:47PM	LTI 14/06/2017		14/06/2017
Bhatenda, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJAPN1095P Status : Representative, Representative of : K S UDYOG (as Partner)				
6	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Vivek Poddar</b> Son of Mr Milan Poddar Date of Execution - 14/06/2017, , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office			<i>Vivek Poddar</i>
	Jun 14 2017 12:46PM	LTI 14/06/2017		14/06/2017
93, Dr. Suresh Chandra Banerjee Road, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APJPP9042B Status : Representative, Representative of : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (as Director)				

**Identifier Details :**

<b>Name &amp; address</b>	
Mr Sentu Dutta Son of Late Girish Chandra Dutta Bhatenda, P.O:- Deara, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Sampad Aich, Smt Sipra Aich, Mr Kamal Saha, Smt Ima Saha, Mr Sibnath Nath, Mr Vivek Poddar	
<i>Sentu Dutta</i>	14/06/2017

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	K S UDYOG	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-38 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	K S UDYOG	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-7 Dec



## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHINUPUR-I, Mouza: Bhatenda

Sch No	Plot & Khatian Number	Details of Land
L1	LR Plot No:- 701(Corresponding RS Plot No:- 701), LR Khatian No:- 3037	Owner:কে. এস. উদ্যোগ, Address:রাজারহাট, ভাতেন্দা, স্কুল রোড, কলকাতা:-135, Classification:বাগান, Area:0.38000000 Acre,
L2	LR Plot No:- 701/860(Corresponding RS Plot No:- 701/860), LR Khatian No:- 3037	Owner:কে. এস. উদ্যোগ, Address:রাজারহাট, ভাতেন্দা, স্কুল রোড, কলকাতা:-135, Classification:বাগান, Area:0.07000000 Acre,

### Endorsement For Deed Number : I - 152305184 / 2017

On 13-06-2017

#### Certificate of Market Value(WB PUMI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,31,01,680/-

Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

On 14-06-2017

#### 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.

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

Presented for registration at 12:24 hrs on 14-06-2017, at the Office of the A.D.S.R. RAJARHAT by Mr Kamal Saha ,

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

Execution is admitted on 14-06-2017 by Mr Sampad Aich, Partner, K S UDYOG, Rajarhat, Bhatenda School Road, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by Mr Sentu Dutta, , Son of Late Girish Chandra Dutta, Galasia, P.O: Deara, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others:

Execution is admitted on 14-06-2017 by Smt Sipra Aich, Partner, K S UDYOG, Rajarhat, Bhatenda School Road, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by Mr Sentu Dutta, , Son of Late Girish Chandra Dutta, Galasia, P.O: Deara, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others:

Execution is admitted on 14-06-2017 by Mr Kamal Saha, Partner, K S UDYOG, Rajarhat, Bhatenda School Road, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by Mr Sentu Dutta, , Son of Late Girish Chandra Dutta, Galasia, P.O: Deara, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others:

Execution is admitted on 14-06-2017 by Smt Sima Saha, Partner, K S UDYOG, Rajarhat, Bhatenda School Road, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by Mr Sentu Dutta, , Son of Late Girish Chandra Dutta, Galasia, P.O: Deara, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others:

Execution is admitted on 14-06-2017 by Mr Sibnath Nath, Partner, K S UDYOG, Rajarhat, Bhatenda School Road, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by Mr Sentu Dutta, , Son of Late Girish Chandra Dutta, Galasia, P.O: Deara, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others:



Execution is admitted on 14-06-2017 by Mr Vivek Poddar, Director, MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED, 93, Dr. Suresh Chandra Banerjee Road, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

Indetified by Mr Sentu Dutta, , Son of Late Girish Chandra Dutta, Galasia, P.O: Deara, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,00,021/- ( B = Rs 1,00,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,00,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2017 6:59PM with Govt. Ref. No: 192017180019184111 on 13-06-2017, Amount Rs: 1,00,021/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1230573430 on 13-06-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 39,971/-

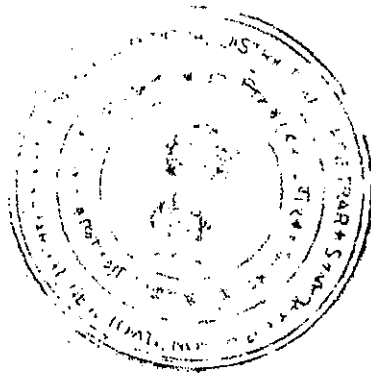
**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 7154, Amount: Rs.50/-, Date of Purchase: 31/03/2017, Vendor name: TAPAS KR SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2017 6:59PM with Govt. Ref. No: 192017180019184111 on 13-06-2017, Amount Rs: 39,971/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1230573430 on 13-06-2017, 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**



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1523-2017, Page from 149017 to 149066  
Seri No 152305184 for the year 2017.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2017.06.20 14:22:43 +05:30  
Reason: Digital Signing of Deed.

Debasish Dhar) 20-06-2017 14:22:39  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24 Parganas, West Bengal.

(This document is digitally signed.)

