



Bongpur More, Alamganj Road, P.O.- Sripally, Dist - Bardhaman, Pin - 713103
Mob - 7001185382, 8512936470 E-mail - brookfield.bdn@gmail.com

Ref. No.

Date :

1. Ownership of Land

The land on which the proposed project “PRATIMA REGENCY” is being developed is situated at Mouza – Bhatchala, J.L. No. 37, R.S. Plot Nos. 565, 565/598, 565/599 and 567; L.R. Plot No. 1489; L.R. Khatian Nos. 436, 465, 3185, 3186 and 3187; Ward No. 18, Holding No. 606/1, P.S. Bardhaman, District Purba Bardhaman.

The said land is legally owned by:

- Sri Gouri Sankar Roy
- Sri Chandra Nath Roy
- Smt. Sumati Roy
- Smt. Sadhana Hazra
- Smt. Bandana Samanta

as recorded in the registered title documents and revenue records (Schedule–A property description) .

2. Title of the Promoter

The Promoter, **Brookfield Infra & Developer**, is not the absolute owner of the land but has acquired lawful development rights through a **registered Development Agreement dated 18.11.2024**, registered as Deed No. I-07452 of 2024 in the office of the Additional District Sub-Registrar, Burdwan .

Further, the landowners have executed a **registered Power of Attorney dated 30.12.2024**, registered as Deed No. 02405 of 2025, authorising the Promoter to develop the property, obtain necessary sanctions, market the flats and execute deeds of conveyance in favour of purchasers .

3. Authentication and Validity of Title

- The title of the landowners is derived from valid and subsisting registered conveyances and reflected in revenue records.
- The Development Agreement and Power of Attorney are duly registered documents conferring legal authority upon the Promoter to undertake development and sale.
- The Promoter’s right, title and interest are thus legally established through the above registered instruments.

Copies of the following documents are enclosed/uploaded with the RERA application in compliance with Section 4(2)(I)(B) of the Real Estate (Regulation and Development) Act, 2016:

- Chain of Title Deeds of the landowners.
- Registered Development Agreement.
- Registered Power of Attorney in favour of the Promoter.

Accordingly, the Promoter has lawful, valid and enforceable development rights over the said land, and the title is free from encumbrances except as disclosed in the application.

**BROOKFIELD
INFRA & DEVELOPER**
Prensada Ghosh
Partner