

Rajesh Shaw,

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Dhannik Kumayshaw

Uttam Kumar Shaw

PODDAR PROJECTS LIMITED

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money etc for sale proceedings from the intending purchaser/customer to be taken and obtained by the DEVELOPER itself and in certain cases with legal necessity it may be made in the name of the OWNERS but any such dealings shall not create or foster in any manner any financial, civil and/or criminal liability of the OWNERS and the OWNERS will not be liable in any case or circumstance in respect of the said project as well as for any financial liability of the Developer either in its name or in the name of the present OWNERS to any Third Party including the Purchaser/Customers.

- 11.4** The DEVELOPER shall be entitled to enter into separate contract or agreements in its name with building contractor, architects and others for carrying out the development at the risk and costs of THE DEVELOPER.
- 11.5** **FORCE MAJEURE** shall mean riot, war, tempest, civil commotion strike, any kind of boycott or strike, lock down, pandemic outbreak, procedural delay, constitutional and financial emergency and other legal emergency or any other act or commission beyond the control of the party affected thereby.
- 11.6** The DEVELOPER as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a **FORCE MAJEURE** with a view that obligation of the party affected by the **FORCE MAJEURE** shall be suspended for the duration of the **FORCE MAJEURE**.
- 11.7** It is understood that from time to time to enable the construction of the building by the developer, various deeds, matters and things not herein specifically referred to may be required to be done by the DEVELOPER for which the DEVELOPER may required the authority of the OWNERS and various applications and other documents may be required to be signed or made by the OWNERS relating to which no specific provision has been made herein, the OWNERS hereby authorizes the DEVELOPER to do all such acts, deeds, matters and things and undertakes, forthwith upon being required by the DEVELOPER in this behalf to execute any such additional powers or authorities as may be required by the DEVELOPER for the purpose as also undertakes to sign and execute all such additional applications and other documents as may be reasonably required for the purpose with prior approval of the OWNERS and by giving prior information.
- 11.8** The DEVELOPER shall frame the rules and regulations regarding the user and

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rendition of common services till also the common restrictions, which have to be normally kept in the same till transfer of the ownership flats.

- 11.9** The OWNERS and DEVELOPER hereby agree to abide by all the rules and regulations of such management Society/Association/holding organization and hereby give their its consent to abide by the same till such period of formation of the Association/Society under the West Bengal Apartment Ownership Act, 1972 or similar such Act for the time being in force.
- 11.10** Any notice required to be given by the DEVELOPER shall be without prejudice to any other mode of service available be deemed to have been served on the OWNERS if delivered by hand or sent by prepaid registered post.
- 11.11** Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the OWNERS or the said premises or any part thereof to the DEVELOPER or creating any right, title or interest in respect thereof in favour of the DEVELOPER other than exclusive license to the DEVELOPER to commercially exploit the same in terms thereof.
- 11.12** As and from the date of receipt of the completion certificate of the building from the Burdwan Municipality, the DEVELOPER and/or its transferees and the OWNERS and/or their transferees shall be liable to pay and bear proportionate charges on account of all other taxes payable in respect of their respective spaces.
- 11.13** The DEVELOPER shall install any equipment or/and erect and maintain in the said premises at its/his own cost all facilities required for execution of the project.
- 11.14** The OWNERS shall pay and bear all property taxes and other dues and outgoings in respect of the said premises accruing and due till the date of handing over possession of the premises (for the commencement of work at the said premises) to the DEVELOPER by the OWNER.
- 11.15** That for the expenses in regard to preparation and registration of this present instrument, the DEVELOPER will bear the entire estimated expenses of this instrument and presently the expenses including the payable Stamp Duty as well as Legal Fees and also the Miscellaneous Fees for preparing, drafting and registering this Indenture.
- 11.16** That the building and also Shops, Offices, Residential Flats are to be constructed as per the specification given in the Third Schedule mentioned

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hereunder and the said Building will be named as styled as "**Burdwan Residency-5**".

11.17 That the GST which is liable to be paid by the Owners, under the law after 01/04/2019 under the RCM (Reverse Charge Mechanism) the liability of OWNER passes to DEVELOPER. The liability regarding payment of GST, under the law after 01/04/2019 under the RCM (Reverse Charge Mechanism) shall remain upon the Owner exclusively.

ARTICLE XII - POWER OF ATTORNEY:

12.1 In respect of the Allocation of the Developer, i.e., the Developer shall have and will enjoy all the direct, collateral and ancillary power in regard to negotiate for sale in respect of its allocated Share of 60% in respect of the multi-storied building on and over the **First Schedule** mentioned property and to settle the consideration amount and to receive the consideration amount by its own in regard to its share and to deposit the said amount in the Bank Accounts of the DEVELOPER; to enter into an agreement for sale on behalf of the Executants/Executors of this Power of Attorney being the OWNERS and execute the agreement for sale by receiving the advance amount and if required, to appear before the registering authority and presenting the same & shall admit execution and registration and to receive the consideration amount in respect of its allocated portion of the proposed multi-storeyed building on and over the **First Schedule** mentioned property and to deposit the said amount in the Bank Accounts of the Developer; to execute the sale deed in favour of the prospective purchasers and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the owner/ executants and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount in respect of its allocated portion of the proposed multi-storeyed building on and over the **First Schedule** mentioned property and to deposit the said amount in the Bank Accounts of the Developer; to receive the entire amount of the consideration amount from the all purchasers and to receive the consideration amount in respect of its allocated portion of the proposed multi-storeyed building on and over the **First Schedule** mentioned property and to deposit the said amount

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in the Bank Accounts of the Developer in respect of its allocation and remaining amount of the said consideration amount of the parking spaces are to be adjusted by the Developer being the Power of Attorney Holder in lieu of the expenses and investment the DEVELOPER incurred and made as per the terms and conditions of this Agreement; to deliver the possession in favour of the buyer in respect of its allocated portion of the proposed multi-storeyed building on and over the **First Schedule** mentioned property.

12.2 In pursuance of this Agreement since one Power of Attorney for Development and also for selling the Flats and Parking Spaces on behalf of the OWNERS are required, hence for the said reason the OWNERS hereby decided to execute one Power of Attorney by virtue of this Agreement itself so that the DEVELOPER may smoothly and uninterruptedly carry on and continue its works. Hence the Power of Attorney for Development Purpose, for Selling Purpose as well for other associated and ancillary Purpose is being executed on the following effects;

TO ALL TO WHOM THESE PRESENTS SHALL COME, THE OWNERS,

- a) **SHRI RAJESH SHAW**, Son of Shri Lob Kishore Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (Nearby Omkar Nath Ashram), Post - Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; **PAN: ALDPS0968H;**
- b) **SHRI RAJEN SHAW**, Son of Shri Lob Kishore Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; **PAN: ALDPS0968H;**
- c) **SHRI DHANUK KUMAR SHAW**, Son of Late Ram Prosad Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; presently residing at Ananda Pally, P.O. Sripally, P.S. Burdwan Sadar, District - Purba Bardhaman, West Bengal, PIN-713103; **PAN : APBPS2600E; and**

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d) **SHRI UTTAM KUMAR SHAW**, Son of Late Ram Prasad Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibil Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; **PAN : ALYPS1055N; SEND GREETINGS:-**

WHEREAS the Executants/Executors of this Power of Attorney are the OWNERS of the immovable properties consisting of a plot of land and structure thereon and which is more particularly described in **First Schedule** hereunder written.

AND WHEREAS Executants/Executors of this Power of Attorney being the OWNERS intended and proposed to develop the said **First Schedule** mentioned property construction and erecting and constructing new multi-storied building with flats and car parking spaces therein and to utilize the land to aid and support the process of construction of the multi-storeyed residential building inclusive of Shops, Offices, Residential Flats and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities and intended to sell on ownership basis to the intending purchaser/purchasers.

AND WHEREAS in connection to such proposal, Executants/Executors of this Power of Attorney being the OWNERS hereby execute this Development Agreement being this Indenture in favour of the Developer only for Development and Construction of the said project over the **First Schedule** mentioned land and in the said Agreement the Executants/Executors of this Power of Attorney being the OWNERS have already confirmed that for purpose of the said Agreement, one Registered Power of Attorney will be executed in favour of the Developer, i.e., the Holder of this Power of Attorney and for the same purpose Executants/Executors of this Power of Attorney being the OWNERS are hereby executing this Power of Attorney.

AND WHEREAS Executants/Executors of this Power of Attorney being the OWNERS are currently unable to attain and manage all matters regarding the construction and also regarding the other paper-works due to their health problem and also due other occupations and habitation issues.

AND WHEREAS due to the physical ailments and other businesses Executants/Executors of this Power of Attorney being the OWNERS frequently reside

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out of the town which clearly disable Executants/Executors of this Power of Attorney being the OWNERS from appending their signature to various deeds, documents, consents and other instruments therefore Executants/Executors of this Power of Attorney being the OWNERS appoint the DEVELOPER namely "PODDAR PROJECTS LIMITED" (CIN : L51909WB1963PHC025750), (PAN: AACCP5704B), [A Company duly incorporated and Registered under the Provisions of Indian Companies Act 1956] and having its registered Office at Poddar Court, 9th Floor, 18, Rabindra Sarani, Kolkata-700001, West Bengal; represented by its Authorized Signatory cum Authorised Person namely **Mr. Pradip Ghosh**, S/o Late Trinath Chandra Ghosh. By Nationality: Indian, by caste Hindu, by occupation Service, residing at Bhagini Nibedita Sarani, MB Road, P.O. Birati, P.S. Nimta, Kolkata-700051; PAN. AKIPG9676Q; as the attorney or agent of the Executants/Executors of this Power of Attorney being the OWNERS with full power to construct proposed new building/apartments by developing the same in the **First Schedule** mentioned land and thereafter stated on the behalf of the Executants/Executors of this Power of Attorney being the OWNERS and in the names of the Executants/Executors of this Power of Attorney being the OWNERS and which the said attorney have agreed to do and the same hereby been executed in regard to the terms to which Executants/Executors of this Power of Attorney being the OWNERS agreed upon as per the Agreement for Development.

NOW KNOW ALL MEN BY THESE PRESENTS THAT, EXECUTANTS/EXECUTORS OF THIS POWER OF ATTORNEY BEING THE OWNERS NAMELY:

- a) **SHRI RAJESH SHAW**, Son of Shri Lob Kishore Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (Nearby Omkar Nath Ashram), Post - Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; PAN: ALDPS0968H;
- b) **SHRI RAJEN SHAW**, Son of Shri Lob Kishore Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; PAN: ALDPS0968H;
- c) **SHRI DHANUK KUMAR SHAW**, Son of Late Ram Prosad Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; presently residing at



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Ananda Pally, P.O. Sripally, P.S. Burdwan Sadar, District - Purba Bardhaman, West Bengal, PIN-713103; PAN : APBPS2600E; and

- a) **SHRI UTTAM KUMAR SHAW**, Son of Late Ram Prasad Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; PAN : ALYPS1055N; Do hereby nominate constitute and appoint "**PODDAR PROJECTS LIMITED**" (CIN : **L51909WB1963PHC025750**), (PAN: **AACCP5704B**), [A Company duly incorporated and Registered under the Provisions of Indian Companies Act 1956] and having its registered Office at Poddar Court, 9th Floor, 18, Rabindra Sarani, Kolkata- 700001, West Bengal; represented by its Authorized Signatory cum Authorised Person namely **Mr. Pradip Ghosh**, S/o Late Trinath Chandra Ghosh. By Nationality: Indian, by caste Hindu, by occupation Service, residing at Bhagini Nibedita Sarani, MB Road, P.O. Birati, P.S. Nimta, Kolkata-700051; PAN. **AKIPG9676Q**; to be their true & lawful Attorney with full authority & power to do and execute all acts, deeds and things mentioned below from and on behalf of them and in their names viz.

1. To work, manage, control and supervise the management of all and administer the properties of the Executants/Executors of this Power of Attorney being the OWNERS as mentioned in below.
2. To sign all letters (including the written consent of the Executants/Executors of this Power of Attorney being the OWNERS to the developer or prospective buyers or agreements with such prospective buyers) deeds, documents consents, applications, receipts and discharges for moneys received on the behalf of the Executants/Executors of this Power of Attorney being the Owner, assurances or any other instruments requiring the signature of the Executants/Executors of this Power of Attorney being the Owner.
3. To appear before the Burdwan Municipality and to do all acts deeds and things in relation to the completion of mutation in the names of the Executants/Executors of this Power of Attorney being the OWNERS and to sign on giving acknowledgements receipt on behalf of the Executants/Executors of this Power of Attorney being the Owner.

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4. For the more better and more effectual execution of the powers and authorities aforesaid, the attorney of the Executants/Executors of this Power of Attorney being the OWNERS shall be entitled to present and/or to acknowledge any of the various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executants/Executors of this Power of Attorney being the Owner, assurances or any other instrument requiring the signature of the Executants/Executors of this Power of Attorney being the OWNERS before the Registrar, Notary, Oath, Commissioner or other public authorities as if the same was duly executed by the Executants/Executors of this Power of Attorney being the OWNERS and to do and perform all or any other acts, deeds and things in connection therewith, as may be necessary or expedient if such registration or presentation shall be necessary as fully and effectually as could be done by the Executants/Executors of this Power of Attorney being the OWNERS personally.
5. To receive for safe custody various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executants/Executors of this Power of Attorney being the Owner, assurances or any other instrument requiring the signature of the Executants/Executors of this Power of Attorney being the OWNERS and signed by them under these presents and hand over the same for safe custody.
6. To present the Executants/Executors of this Power of Attorney being the OWNERS if necessary before all courts of law in any legal proceeding that may arise in consequence of the development of the said immovable property and for that purpose to engage and appoint any Solicitor or Advocate or Advocates or Counsel and to give instructions to them on behalf of the Executants/Executors of this Power of Attorney being the OWNERS for the purpose of conducting the litigations, if any, as the said attorney of the Executants/Executors of this Power of Attorney being the OWNERS shall think fit and proper to do so, whether as plaintiff or defendant, or as appellant or respondent as the case may be.
7. To sign verify and affirm by affidavit, if the occasion so arises, of all plaints written statements, petitions, Memorandum of Appeal, Stay Applications

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and all other legal document for the purpose of filing the same in Court and to give all necessary instructions for the due prosecution or the defence of such litigation of the said immovable property specifically mentioned in the **First Schedule** hereinafter.

8. For the aforesaid propose or any of them to do everything which is generally required to be done in connection with the signing or execution of any of the abovementioned documents usually to be done by the Executants/Executors of this Power of Attorney being the OWNERS and to sign generally on behalf of any in OWNER' name including the approval of the said document or documents. Purchaser of flats may required if necessary and for that purpose the said attorney of the Executants/Executors of this Power of Attorney being the OWNERS is hereby authorized and empowered to appear before the Registrar or Sub-Registrar or Joint- Registrar or Deeds and Assurances or any other registering authority officer of officers as occasioned shall or may require.
9. AND thereby ratify and confirm and agree to ratify and confirm and agree to whatsoever the attorney of the Executants/Executors of this Power of Attorney being the OWNERS shall lawfully do or purport to do or cause to be done by virtue of these presents and the Executants/Executors of this Power of Attorney being the OWNERS further agree and undertake that all the signatures executed by them on any indentures or deeds or documents or applications or receipts or discharges of money received on behalf of the Executants/Executors of this Power of Attorney being the OWNERS or any other instrument requiring our signature in connection with and all acts, deeds and things in connection therewith and lawfully done by the said attorney of the Executants/Executors of this Power of Attorney being the OWNERS shall be construed as being signed and/or executed by the Executants/Executors of this Power of Attorney being the OWNERS and/or done by themselves.
10. To execute and effect all repairs, alterations, constructions major or minor, that may be deemed necessary for the purpose of maintenance of the property mentioned above and to engage labours, contractors, job-men, technicians and engineers for such purpose and to enter into contracts for

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the same in the name of the Executants/Executors of this Power of Attorney being the Owner.

11. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
12. To enter into, make sign, execute and register and do all such things, contracts, agreements, receipts, deeds, payment assignments, transfers, conveyances, releases, assurances, instruments, notices and things and may be in the opinion of the said attorney necessary, usual or convenient for the exercise of any of the power herein conferred on the said attorney.
13. To prepare building plan, design work and to put signature on behalf of the Executants/Executors of this Power of Attorney being the OWNERS as the lawful attorney of the Executants/Executors of this Power of Attorney being the OWNERS in the building plan drawings and other allied necessary papers and apply for the sanction of building plan and deposit all fees to the concerned authority in the name of the Executants/Executors of this Power of Attorney being the OWNERS and on behalf of the Executants/Executors of this Power of Attorney being the OWNERS in connection with the building plan or necessary modify the building plan and regularize the modification or changes and sign in the modified plan all papers, documents, affidavits declaration & register boundary declaration, splayed corner, and strip of land relating thereto and receive the same from the said Burdwan Municipality or any other competent authority against acknowledgement receipt on behalf of the Executants/Executors of this Power of Attorney being the OWNERS as the lawful attorney of the Executants/Executors of this Power of Attorney being the Owner.
14. To appear for and on behalf of the Executants/Executors of this Power of Attorney being the OWNERS in office of the WBSEDCL, West Bengal Electricity Supply, Burdwan Municipality or any local or any statutory authority and all Government Offices, Police Station and to apply for and obtain necessary sanction, permit, license, supply service and to apply for and obtain permanent connection of water, electricity drainage and sewerage to the said premises.

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15. To sign, execute and verify and file all complaints, suits, written statement, written objection, pleadings, application, complaints, memorandum of appeal, arose objection reply affidavit and sign all other papers to be filed before Civil Court, Criminal Court, administrative authorities Tribunal, High Court and Arbitration and to accept all service of summons and other process and to appoint lawyer and sign Vakalatnama and compromise any suit and proceeding for protection of any interest in the said subject on behalf of the Executants/Executors of this Power of Attorney being the Owner. And the Executants/Executors of this Power of Attorney being the OWNERS do hereby ratify, agree and undertake to ratify and conform all acts deeds the attorney of the Executants/Executors of this Power of Attorney being the OWNERS shall lawfully do, execute, and perform or cause to be done executed or performed by virtue of power of attorney.
16. To appear and act in all the Courts, Criminal, Civil, Revenue Office, Block Land and Land Reform Office, District Registrar Office, Additional District Registrar Office, District Magistrate, Sub-Divisional Office, District Board or any other local authority.
17. To appoint an architect and to get the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities concerned in respect of the proposed building.
18. To make necessary applications and signed all papers, to appear before the Burdwan Municipality, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and things as may be necessary for getting the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities.
19. To develop and construct proposed building on the said plot and to utilize the land to aid and support the process of construction of the multistoried residential building inclusive of Shops, Offices, Residential Flats and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities as per the sanctioned plans and according to specifications & other requirements of the Burdwan Municipality and for the purpose to imply

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contractors, architects, structural engineer, surveyors and other professionals as may be required in the construction of the building.

20. To enter into and sign and contract with the contractor or contractors for construction as well as contractors for labour and to sign such agreement.
21. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally/required for a building.
22. To pay any deposit and pay moneys required to be deposited with the Burdwan Municipality and other authorities for getting the plans sanctioned and for getting any water or electric and other conveniences necessary and to withdraw such deposit which are refundable.
23. To pay all the taxes to the concern authority relating to the said property until the completion of the building and to transfer defined and demarcated areas from DEVELOPER'S ALLOCATION.
24. To file or defend any suit on behalf of the Executants/Executors of this Power of Attorney being the OWNERS regarding the **First Schedule** mentioned property and sign, verify plaints, written statements, petitions, objections, memorandum of appeal and petitions, objection and application of all kinds and to file it in any Court of law such as any Civil Court, Criminal Court, Tribunal or any of the office or offices and to depose on behalf of the Executants/Executors of this Power of Attorney being the Owner.
25. To appoint any Advocate, Agent or any other legal practitioner or any person legally authorized to do any act.
26. To file and receive back any documents, to deposit money by challan or receipt and to withdraw money from any Court, cases or from any office or offices and to grant proper acknowledgment receipt.
27. To accept service of any summons, notice, writ issued by any court and to represent in such court of Civil, Criminal or Tribunal or before any office whatsoever.
28. To apply for the inspection of and to inspect any judicial records any records of any office or offices.

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29. To enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed for any of the purposes of this present or to or in which the Executants/Executors of this Power of Attorney being the OWNERS are or may be party or any way interested.
30. To negotiate for sale of the Allocation made in favour of the DEVELOPER being the DEVELOPER's ALLOCATION as enumerated in Sixth Schedule save and except the OWNER'S RETAINABLE ALLOCATION i.e., Flats and Retainable Parking Spaces in the Total Parking Lot Area and Commercial Spaces in the proposed building of this Registered Deed of Development Agreement as enumerated in Fifth Schedule of the present Deed in respect of the proposed construction to be made on and over the first schedule mentioned property and to settle the consideration amount in respect of DEVELOPER's ALLOCATION in the Residential Space Area and in total Parking Lot Area and Commercial Space Area as described in the Fifth Schedule in the proposed building in respect of the proposed construction which is to be made in respect of the **First Schedule** mentioned property and to settle the consideration amount and to receive the consideration amount in respect of the Developer' Allocation as well as of the Developer's Allocation and to deposit the said amount in the Bank Accounts of the DEVELOPER.
31. To execute, sign and enter into an agreement for sale on behalf of the Executants/Executors of this Power of Attorney being the OWNERS in respect of the Allocation made in favour of the DEVELOPER being the DEVELOPER's ALLOCATION as enumerated in Sixth Schedule save and except the OWNER'S RETAINABLE ALLOCATION i.e., Flats and Retainable Parking Spaces in the Total Parking Lot Area and Commercial Spaces in the proposed building of this Registered Deed of Development Agreement as enumerated in Fifth Schedule of the present Deed of this Registered Deed of Development Agreement in respect of the proposed construction to be made on and over the first schedule mentioned property and to settle the consideration amount in respect of DEVELOPER's ALLOCATION as enumerated in Sixth Schedule save and except the OWNER'S

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RETAINABLE ALLOCATION as enumerated in Fifth Schedule in the proposed building and to appear before the registering authority and presenting the same & shall admit execution and registration in respect of the Developer's Allocation in the proposed building to receive the consideration amount on behalf of the OWNERS as well as the DEVELOPER in respect of the Developer's Allocation and to deposit the said amount in the Bank Accounts of the DEVELOPER.

32. To sign, admit and execute and register the sale deed in favour of the prospective purchasers in respect of the Allocation made in favour of the DEVELOPER being the DEVELOPER's ALLOCATION as enumerated in Sixth Schedule save and except the OWNER'S RETAINABLE ALLOCATION i.e., Flats and Retainable Parking Spaces in the Total Parking Lot Area and Commercial Spaces in the proposed building of this Registered Deed of Development Agreement as enumerated in Fifth Schedule of the present Deed in respect of the proposed construction to be made on and over the first schedule mentioned property and to settle the consideration amount in respect of DEVELOPER's ALLOCATION in respect of the proposed construction to be made on and over the first schedule mentioned property and to receive consideration from them in respect of the Allocation made in favour of the DEVELOPER being the DEVELOPER's ALLOCATION as enumerated in Sixth Schedule save and except the OWNER'S RETAINABLE ALLOCATION i.e., Flats and Retainable Parking Spaces in the Total Parking Lot Area and Commercial Spaces in the proposed building of this Registered Deed of Development Agreement as enumerated in Fifth Schedule of the present Deed in respect of the proposed construction to be made on and over the first schedule mentioned property and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the owner/executants in respect of the Developer's Allocation and also OWNER's ALLOCATION save and except the OWNER'S RETAINABLE ALLOCATION i.e., the aforesaid Flats and Parking Spaces in the Total Parking Lot Area and 40% Commercial Space Area and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the

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consideration amount on behalf of the OWNERS and/or DEVELOPER and to deposit the said amount in the Bank Accounts of the DEVELOPER.

33. To receive the entire amount of the consideration amount from the all purchasers and to receive the consideration amount on behalf of the OWNERS and/or DEVELOPER in respect of the Allocation made in favour of the DEVELOPER being the DEVELOPER's ALLOCATION as enumerated in Sixth Schedule save and except the OWNER'S RETAINABLE ALLOCATION i.e., Flats and Retainable Parking Spaces in the Total Parking Lot Area and Commercial Spaces in the proposed building of this Registered Deed of Development Agreement as enumerated in Fifth Schedule of the present Deed in respect of the proposed construction to be made on and over the first schedule mentioned property and to settle the consideration amount in respect of DEVELOPER'S ALLOCATION and also OWNER'S ALLOCATION save and except the OWNER'S RETAINABLE ALLOCATION in respect of the proposed construction to be made on and over the first schedule mentioned property and to deposit the said amount in the Bank Accounts of the DEVELOPER except the money received for the Owner's Allocation in respect of its allocation and remaining amount of the said consideration amount of the parking spaces are to be adjusted by the Developer being the Power of Attorney Holder in lieu of the expenses and investment the **DEVELOPER** Firm incurred and made as per the terms and conditions of this Agreement.
34. To Register the agreement for Sale Deed and/or also Sale Deed in favour of the prospective purchasers in respect of the Allocation made in favour of the DEVELOPER being the DEVELOPER's ALLOCATION and as enumerated in Sixth Schedule save and except the OWNER'S RETAINABLE ALLOCATION in the proposed building of this Registered Deed of Development Agreement as enumerated in Fifth Schedule of the present Deed in respect of the proposed construction to be made on and over the first schedule mentioned property and to settle the consideration amount in respect of DEVELOPER's ALLOCATION in respect of the proposed construction to be made on and over the first schedule mentioned property in any Registering Office by representing the OWNERS and by signing on their behalf and by admitting any document and deed on their behalf and to receive consideration from them and to present for

Rajesh Kumar

Rajesh Kumar

Dhanraj Kumar

Dhanraj Kumar

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registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the owner/ executants and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the OWNERS and/or the DEVELOPER for self.

35. To sign, admit and execute the sale deed in favour of the prospective purchasers in respect of the rest portion of the DEVELOPER'S ALLOCATION as enumerated in Sixth Schedule save and except the OWNER'S RETAINABLE ALLOCATION i.e., Flats and Retainable Parking Spaces in the Total Parking Lot Area and Commercial Spaces in the proposed building of this Registered Deed of Development Agreement as enumerated in Fifth Schedule of the present Deed in respect of the proposed construction to be made on and over the first schedule mentioned property and to settle the consideration amount in respect of DEVELOPER'S ALLOCATION save and except the OWNER'S RETAINABLE ALLOCATION in respect of the proposed construction from the OWNERS' ALLOCATION and also the Entire Constructed and Saleable Portion i.e., all the Flats is the Entire Building inclusive of the Multiple Flats and Parking Spaces save and except the OWNER'S RETAINABLE ALLOCATION as per Fifth Schedule in respect of the proposed construction and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the owner/ executants and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the OWNERS and make adjustment by keeping the Second Schedule mentioned amount of money in their account in connection to making adjustment in respect of the advance money obtained and received by the OWNERS in respect of the said adjustable and deductible portion out of the OWNER'S allocated 40% allotment in respect of the entire constructed area save and except the retainable Space from the OWNERS' ALLOCATION and also the Entire Constructed and Saleable Portion i.e., all the Commercial Units, Flats in the Entire Building inclusive of the Multiple Shops and Offices and Flats save and except the

Rajendra Sharma.

Rajendra Sharma

Dhanraj Kumar Shaw

Dhanraj Kumar Shaw

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Pradip Singh

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OWNER'S RETAINABLE ALLOCATION as per Fifth Schedule in respect of the proposed construction. Be it mentioned here that after making the adjustment and reimbursement, the DEVELOPER will deposit the rest amount of received to the Bank Account of the OWNERS as the consideration money received out of the sale proceeds.

36. To deliver the possession in favour of the buyer on behalf of the Executants/Executors of this Power of Attorney being the Owner.
37. To execute, sign and enter into Lease Agreement or Agreement for Lease or Sign Letter of Intent or Sign and Execute any type of Memorandum of Understanding or Agreement or any type of Tenancy Agreement or Rent Agreement on behalf of the Executants/Executors of this Power of Attorney being the OWNERS in respect of the Owners' Allocation as well as of the Developer's Allocation and execute the Lease Agreement or Agreement for Lease or Sign Letter of Intent or Sign and Execute any type of Memorandum of Understanding or Agreement or any type of Tenancy Agreement or Rent Agreement by receiving the Security Deposit amount and also the monthly or quarterly or half yearly or yearly rent and also by receiving the Minimum Guaranteed Rent along with Revenue Share perpetually in respect of the Owner's Allocation as well as of the Developer's Allocation and to appear before the registering authority and presenting the same & shall admit execution and registration in respect of the Owner's Allocation as well as of the Developer's Allocation and to receive the Security Deposit amount and also the monthly or quarterly or half yearly or yearly rent and also by receiving the Minimum Guaranteed Rent along with Revenue Share permanently and continuously on behalf of the OWNER in respect of the Owner's Allocation as well as of the Developer's Allocation and to keep and retain the said amounts to reimburse and to make adjustment in respect of their expenses and to adjust and reimburse the cost of construction.
38. Generally to Act as the Attorney or Agent of the Executants/Executors of this Power of Attorney being the OWNERS in relation to the matter aforesaid and all other matters in which the Executants/Executors of this Power of Attorney being the OWNERS may be interested or concerned and on behalf of the Executants/Executors of this Power of Attorney being the

Rajesh Shaw.

Rajesh Shaw-

Dhanraj Kumar Shaw

Uttam Kumar Shaw

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OWNERS to execute and to do all deeds, acts, or things as fully and effectual in all respect as the Executants/Executors of this Power of Attorney being the OWNERS and/or themselves to do if personally present.

39. To the intent as above, the Executant, the above named principal hereby agree and undertake to confirm and ratify all and whatever acts, deeds and things the DEVELOPER cum Attorney shall do or cause to be done by virtue of the power and liabilities conferred on it by these presents and will not cause or initiate to revoke and will not revoke this power of attorney and will not revoke any power of this instrument and will not cancel this instrument until the tenure of the Development Agreement is completed.

ARTICLE XIII - ARBITRATION:

- 13.1 In case of any dispute difference or question arising between the parties with regard to the interpretation meaning or scope of this agreement or any rights and liabilities of the parties under the agreement or out of the agreement or in any manner whatsoever concerning this agreement and same shall be referred to arbitration under the provisions of The Arbitration Act, 1996 and/or statutory modification or enactment thereto under one sole Arbitrator who will be elected by the both the PARTIES and the award made and published by sole Arbitrator shall be final and binding on the parties hereto. In any event if the appointment of Sole Arbitrator is not possible then there will an Arbitration under 2 (Two) Arbitrators among whom, 1 (One) shall be appointed by the OWNERS and another 1 (One) shall be appointed by the DEVELOPER and if the said 2 (Two) Arbitrators thinks it fit and proper, then they will have liberty to appoint one Presiding Arbitrator/Umpire in respect of such Arbitration and in that event the award made and published in the said Arbitration Proceeding shall be final and binding on the parties hereto. The cost of Arbitration will be equally borne by both OWNERS AND DEVELOPER and it will be at KOLKATA only.

ARTICLE XIV - JURISDICTION:

- 14.1 The Calcutta High Court and /or Burdwan shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties but no suit filed and instituted by the OWNERS shall lie in

Rajesh Shrivastava

Rajesh Shrivastava

Dhanuk Kumar Shrivastava
Dhanuk Kumar Shrivastava

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Rajesh Shrivastava
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any Court unless and until the dispute has been referred to and disposed off by way of an Arbitration Proceeding and in all that events the Jurisdiction of the Court are expressly barred by virtue of operation of Arbitration and Conciliation Act but whereas the DEVELOPER in respect of violation of any condition of this Agreement may prefer to file and institute any civil suit or criminal case in any court of law and in that event the Jurisdiction of either the Civil or Criminal Court will not be barred and in this regard the parties with all free consent and full satisfaction with undertaking to not to raise any objection and claim in future, unconditionally accepts this point along with other points.

The Stamp Duty over the value assessed by A.D.S.R., Burdwan has been paid duly by the Party to the SECOND PART.

The photos, finger prints, signatures of OWNER, the DEVELOPER is annexed herewith in separate sheets, which will be treated as the part of this Deed.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Property Details)

ALL THAT PIECE AND PARCEL OF TOTAL LAND measuring an area about **0.380 (Zero point Three Eight Zero) Acres** or **38 (Thirty Eight) Decimals** be the same a little more or less, now lying vacant, appertaining to -

- a. R. S. Plot No.- 1291 (One Two Nine One), under R. S. Khatian No.- 375 (Three Seven Five) corresponding to Present L. R. Plot No.- 3324 (Three Three Two Four), under L. R. Khatian No.- 9248 (Nine Two Four Eight), classification of Land "Bastu", measuring an area 0.090 (zero point zero Nine zero) acres or 09 (Nine) decimal (be the same a little more or less);
- b. R. S. Plot No.- 1289 (One Two Eight Nine), under R. S. Khatian No.- 1473 (One Four Seven Three) corresponding to Present L. R. Plot No.- 3325 (Three Three Two Five), under L. R. Khatian No.- 3449 (Three Four Four Nine), 1287 (One Two Eight Seven), 20424 (Two Zero Four Two Four) and 20425 (Two Zero Four Two Five) classification of land "Bastu", measuring an area 0.160 (Zero point One Six Zero) acres or 16 (Sixteen) decimal (be the same a little more or less); and
- c. R. S. Plot No.- 1290 (One Two Nine Zero), under R. S. Khatian No.- 597 (Five Nine Seven) corresponding to Present L. R. Plot No.- 3323 (Three Three Two

Rajesh Shaw.

Rajesh Shaw.

Dhanu Kumar Shaw

Dhanu Kumar Shaw

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Pradip Singh

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Three), under L.R Khatian No.- 3449 (Three Four Four Nine), 1287 (One Two Eight Seven), 20424 (Two Zero Four Two Four) and 20425 (Two Zero Four Two Five), classification of land "Bastu", measuring an area 0.130 (zero point One Three zero) acres or 13 (Thirteen) decimal (be the same a little more or less).

And the aforesaid plot numbers situated at Mouza "Bahir Sarbamangala", J. L. No.- 42 (Forty Two), Keshabganj Mohalla, within the area of Burdwan Sadar Police Station, Dist- Purba Bardhaman, West Bengal and the same are also within the Municipal Limits of Burdwan Municipality, Present Ward No.- 27, TOGETHER WITH Uninterrupted absolute Right of free ingress and egress from the said Land and use of all Common Areas, Benefits, Common Facilities & Amenities and together with Undivided and Impartible Proportionate Share and/or Interest of Land along with all Privileges of Rights of Easements, Quasi Easements, and Others thereof attached thereto are also subject to said Landed Property of this Agreement whereas the property is altogether measuring 0.380 (Zero point Three Eight Zero) acre or 38 (Thirty Eight) decimal (be the same a little more or less) comprising in the above 3 (Three) Plots of Land and the said 0.380 acre or 38 decimal (be the same a little more or less) and the Total Land given for Development is measuring **0.38 Acres** (A Little More or Less) i.e., **38 Decimals** (A Little More or Less) i.e., **1540.52 Sq. Mtrs.** (A Little More or Less) i.e., **16,582 Sq. Ft.** (A Little More or Less) of landed property and the said property is demarcated and specifically portrayed in the Sanctioned Plan of the Burdwan Municipality being Municipal Plan Memo No. 705/E/VII-4 dated 29/10/2018 bearing Enclosure No. 1501 dated 09/10/2018 extended vide Memo No. 275/E/VII-4 dated 07/05/2022 in regard to Petition No. 556 dated 08/10/2021 with the permission to construct one Basement (B) Plus (+) Ground (G) Plus (+) Seven (7) Storied Residential Building to be comprised with Commercial Units and Residential Flats and Parking Spaces

AND THE SAID PREMISES IS BUTTED AND BOUNDED BY.

- In the North:** 75 Feet Wide G.T. Road;
In the South : Dreamland Nursing Home;
In the East: Canal;
In the West : Petrol Pump;

TOTAL AREA OF PROPERTY GIVEN FOR DEVELOPMENT AS PER THIS AGREEMENT:- 0.38 Acres (A Little More or Less) i.e., 38 Decimals (A Little

Rajesh Mishra

Rajesh Shaw

Dhanuk Kumar Shaw

Uttam Kumar Shaw

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Shashi Mishra

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More or Less) i.e., 1540.52 Sq. Mtrs. (A Little More or Less) i.e., 16,582 Sq. Ft. (A Little More or Less) which is specifically demarcated and properly delineated as per Burdwan Municipal Plan being Memo No. 705/E/VII-4 dated 29/10/2018 bearing Enclosure No. 1501 dated 09/10/2018 extended vide Memo No. 275/E/VII-4 dated 07/05/2022 in regard to Petition No. 556 dated 08/10/2021.

The Property is having Holding No. "57/1" of Ward No. 27, Mahalla - Keshabganj within the limit of Burdwan Municipality.

Revenue payable to the State of West Bengal through B.L & L.R.O., Burdwan- I.

THE SECOND SCHEDULE ABOVE REFEREED TO

(Details of Payment System of Consideration Amount)

OWNERS received a sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) through Different Installments and Payment from the date of negotiation of the deal and finalization of the terms and conditions of this Development Agreement till the Month of 22nd February of 2011 out of which

- a) Rs. 7,65,700/- (Rupees Seven Lakhs Sixty Five Thousand Seven Hundred Only) has been paid vide Cheque No. "863153" dated 22/02/2011 of Central Bank of India to Dhanuk Kumar Shaw.
- b) Rs. 4,18,500/- (Rupees Four Lakhs Eighteen Thousand Five Hundred Only) has been paid vide Cheque No. "863152" dated 22/02/2011 of Central Bank of India to Lab Kishor Shaw being the Father of Rajesh Shaw and Rajen Shaw.
- c) Rs. 3,15,800/- (Rupees Three Lakhs Fifteen Thousand Eight Hundred Only) has been paid vide Cheque No. "863151" dated 22/02/2011 of Central Bank of India to Uttam Kumar Shaw.

Total Earnest Consideration Amount:- Rs. 15,00,000/- (Rupees Fifteen Lakhs Only)

(Note: The Earnest Consideration Amount will be adjusted in favour of the Developer from the Allocation of the OWNERS at the time of Booking of Parking Spaces and Registration of Car Parking Spaces/Garages at Market Price).

THE THIRD SCHEDULE ABOVE REFEREED TO

(Construction of Flat, Shops, Office and Building Details)

BUILDING STRUCTURE:- Reinforced Cement Concrete (1:2:4).

Rajem Shaw.

Rajen Shaw.

Dhanik Kumar Shaw

Uttam Kumar Shaw

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Vishal Shaw
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MAIN WALLS & PARTITION WALLS:- 200 MM/250 MM Thick Brick (Pug Mill)

Work for Main Walls and 125 MM Thick and 75 MM Thick Cement brickwork (Pug Mill Brick) (1:4) for Flat Separating Wall and Partition Walls inside the respectively,

FLOOR:- Marble/Vitrified Floor Tiles for All room, Balcony, Hall, Kitchen, Bath/Toilet, Lobby, Floor Passage, Stairs and also for the Commercial Section.

SKIRTING AND DADO:- Marble/Vitrified Tiles, the height not to be exceeded 150 MM High and the Dado Not Exceeding 200 MM High (For Toilet Glazed Tiles will be used up to a height of 6 Ft. form Skirting).

PLASTERING:- Plastering to external walls will be of 20 MM. thick in 1:5 Cement, Sand and Mortar. Plastering to internal walls will be 15 MM thick in 1:6 Cement, Sand and Mortar and Ceiling will be 10 MM thick in 1:4 Cement, Sand and Mortar.

WOODWORK AND JOINERY:- Original or Malaysian Wood or equivalent section for Door frame, Thick solid core Flush door or Metal Shutter or Grilled or Metal Gate. Main Door shutter for the Commercial Section will be made of quality Flush door or Metal Shutter or Grilled or Metal Gate.

M. S. GRILL WORKS:- All windows will be aluminium framed with necessary hardware fittings. The grill -works for the windows will be completely separately fixed. The balcony balustrades (if any) will be M.S. in Flat. The Glasses of the windows will be Ground Glass or Frosted Glass.

PAINTING:- All the internal wall surfaces and the ceiling will be finished with Putty.

The external wall surfaces will be finished with snow-cem or equivalent cement based paint. All the wooden surfaces and the steel surfaces will be finished with necessary priming coat

FINISHING WORKS FOR PARKING:- The Basement and Ground Floor Parking areas will be finished with neat cement finish.

Rajesh Shaw.

Rajesh Shaw.

Dhanu Kumar Shaw

Uttam Kumar Shaw

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HARDWARE FITTINGS AND FIXTURES:- In Residential Section all the hardware fittings will be of aluminium. The internal doors will have all the necessary locking arrangements like.

In Commercial Section all the Hardware fittings will be of aluminium. If there are any internal doors in the commercial units then such will have all the necessary locking arrangements. The Metal Shutter may be fixed as the main entrance to each Office/Shop.

ELECTRICAL WORKS:- All the electrical lines will be concealed with copper wires. with PVC conduit. Each flat will have the following electrical points.

RESIDENTIAL SECTION:-

Each Bed Room Two light points, One Plug point, One Fan Point.

Living Room cum Dining Space Three light Points Two Fan Point, One Plug Point, One Freeze point.

Kitchen One light Point, One Power Point, One Exhaust fan point.

Exhaust Fan points will be provided in each toilet. Geyser Line (except Geyser) including electrical point for the same will also be provided in one toilet.

COMMERCIAL SECTION:-

All the electrical lines will be concealed with copper wires. with PVC conduit. Each Shopping cum Commercial Zone cum Area and/or Shop/Office/Commercial Unit will have required numbers of light points, Plug points, Fan Points and if necessary with AC Point and other Points as per the Requirement of the Purchaser.

WATER SUPPLY & DRAINAGE:- One overhead water reservoir will be provided the required capacity of pump will be installed for storage of water in the overhead water reservoir.

Rajesh Shaw.

Rajesh Shaw-

Dharmik Kumar Shaw

Uttam Kumar Shaw

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The drainage line will be connected to the existing sewer line through the Master trap. Each flat have separate water supply line from the overhead water reservoir through P.V.C. Pipes and fittings with proper necessary valves. For external drainage P.V.C. pipes will be used.

In the Commercial Section the drainage line will be connected to the existing sewer line through the Master trap. Each Shopping cum Commercial Zone cum Area and/or Shop/Office/Commercial Unit have separate water supply line from the overhead water reservoir through P.V.C. Pipes and fittings with proper necessary valves. For external drainage P.V.C. pipes will be used.

TOILET FITTINGS & FIXTURES:- Each toilet will be provided with one shower, one Anglo Indian/European commode. Necessary taps will be provided in the toilets and the floor will be of Tiles or marble. One basin with tap will be installed at Dining Hall in residential section.

In Commercial Area toilet will be common unless and otherwise requested or asked by the Shop/Office Purchaser and the common toilet will be provided with Indian Pan or European commode. Necessary taps will be provided in the toilets and the floor will be of Anti Skid Tiles (Marbles to be given only as per specific request and extra price). One basin with tap will be installed at Toilet.

KITCHEN SPACE:-

In residential Section each Kitchen space will be provided with one cooking platform finished with one still sink with required water connections.

In Commercial Section at the request and demand of the Office/Shop Purchasers and with extra price pantry space will be provided with one cooking platform finished with one still sink with required water connections.

Rajesh Sharma.

Rajesh Sharma.

Dhanik Kumar Sharma
Dhanik Kumar Sharma

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OVER HEAD TANK:-

P.V.C. or Concrete (for Residential Section) and P.V.C. or Concrete (for Commercial Section).

ADDITIONAL WORK:-

Any extra additional work done by the Developer, at the request of the OWNERS and/or PURCHASERS shall be charged extra at market rate and the OWNERS and/or PURCHASERS shall have to pay cost of those extra additional works executed by the Developer additionally.

THE FOURTH SCHEDULE ABOVE REFEREED TO

(Common Facilities and Common Parts)

1. Entrance and Exits to the Premises.
2. Stair Case,
3. Stair Case Landings,
4. Stair Head Room and Lobbies on all the floors of the New Building.
5. Passage for Entrance,
6. Passage to approach common areas,
7. Pump (Deep Tube Well/Submersible Pump of adequate capacity to ensure round the clock),
8. Electric Meter & Electric Meter Space,
9. Electric/Utility room & Water Pump room
10. Septic Tanks,
11. Boundary Walls with Entrance Gate,
12. Water Harvest (if any),
13. Overhead Water Tank,
14. Transformer and space (if any),
15. Lift(s) (preferbably Otis or Kone),
16. Electrical wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
17. Lighting of the Common Portions.
18. Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.

Rajesh Shaw.

Rajesh Shaw-

Dhanuk Kumar Shaw
Dhanuk Kumar Shaw

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19. Drainage and Sewage lines and other installation for the same (except only those as are installed within the exclusive area of any Unit and/or exclusively for its use).
20. Such other parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the Units in common by the Co-Owner.
21. The said Multi-Storied Building will be named as styled as "Burdwan Residency-5".

**THE FIFTH SCHEDULE ABOVE REFERRED TO
("OWNERS' RETAINABLE ALLOCATION")**

RESIDENTIAL :

DHANUK KUMAR SHAW :

Floor	Flat No.	Area in Sq. Ft.
2 nd	2F	926.00
3 rd	3F	926.00
4 th	4D	987.00
4 th	4E	920.00
5 th	5E	920.00
6 th	6A	1141.00
6 th	6D	987.00
6 th	6E	920.00
7 th	7E	920.00
Area in actual		8647.00 SFT
Area as per agreement		8519.00 SFT

Dhanuk Kumar Shaw shall have to pay **Developer** for **128 SFT** in Cost price.

RAJESH SHAW :

Floor	Flat No.	Area in Sq. Ft.
5 th	5A	1141.00
5 th	5D	987.00

RAJEN SHAW :

Floor	Flat No.	Area in Sq. Ft.
5 th	5C	998.00
6 th	6G	891.00

Rajesh Shaw

Rajen Shaw

Dhanuk Kumar Shaw
Uttam Kumar Shaw

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RAJESH SHAW & RAJEN SHAW :

Floor	Flat No.	Area in Sqft
7 th	7B	771.00
Area in actual		4788.00 sqft
Area as per agreement		4655.00 sqft

The Owner (Rajesh Shaw & Rajen Shaw) shall have to pay Developer for 133.00 sqft in cost price.

Uttam Kumar Shaw :

Floor	Flat No.	Area in Sq. Ft.
1 st	1B	771.00
2 nd	2D	987.00
2 nd	2E	920.00
4 th	4A	1141.00
Area in actual		3819.00 sqft
Area as per agreement		3513.00 sqft

Uttam Kumar Shaw shall have to pay Developer for 306.00 sqft in Cost price.

(“OWNERS’ RELINQUISHED ALLOCATION”)

To be handed over to the Developers as agreed

Rajesh Shaw & Rajen Shaw :

Floor	Flat No.	Area in Sq. Ft.
7 th	7B	771.00

Uttam Kumar Shaw :

Floor	Flat No.	Area in Sq. Ft.
1 st	1B	771.00

GROUND FLOOR COMMERCIAL [EASTERN SIDE] :

Dhanuk Kumar Shaw	:	889 Sq. Ft.
Uttam Kumar Shaw	:	305 Sq. Ft.
Rajesh Shaw & Rajen Shaw	:	254 Sq. Ft.

FIRST FLOOR COMMERCIAL [EASTERN SIDE] :

Dhanuk Kumar Shaw	:	1230 Sq. Ft.
Uttam Kumar Shaw	:	507 Sq. Ft.
Rajesh Shaw & Rajen Shaw	:	672 Sq. Ft.

Basement Car Parking :

Rajesh Shaw

Rajen Shaw

Dhanuk Kumar Shaw
Uttam Kumar Shaw

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Dhanuk Kumar Shaw : Parking No. 9, 10, 11, 12, 13
Rajesh Shaw & Rajen Shaw : Parking No. 14 & 15
Uttam Kumar Shaw : Parking No. 16 & 17

Ground Floor Car Parking :

Dhanuk Kumar Shaw : Parking No. 10 & 11
Rajesh Shaw & Rajen Shaw : Parking No. 1 & 2
Uttam Kumar Shaw : Parking No. 3

*** Due to unnecessary delay and other causes created /made by Owners, the Owners agree to give a Flat being No. 7B of 7th Floor, measuring an area of 771 Sq. Ft. and a Flat being No. 1B of 1st Floor, measuring an area of 771 Sq. Ft.

THE SIXTH SCHEDULE ABOVE REFERRED TO

["DEVELOPER'S ALLOCATION"]

Floor	Flat No.	Area in Sq. Ft.
1 st	1A	1141.00
2 nd	2A	1141.00
2 nd	2B	771.00
2 nd	2C	998.00
2 nd	2G	891.00
3 rd	3A	1141.00
3 rd	3B	771.00
3 rd	3C	998.00
3 rd	3D	987.00
3 rd	3E	920.00
3 rd	3G	891.00
4 th	4B	771.00
4 th	4C	998.00
4 th	4F	926.00
4 th	4G	891.00
5 th	5B	771.00
5 th	5F	926.00

Rajesh Sharma

Rajesh Shaw

Dhanu K Kumarsen
Munim Kumar Shaw

PODDAR PROJECTS LIMITED
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Floor	Flat No.	Area in Sq. Ft.
5 th	5G	891.00
6 th	6B	771.00
6 th	6C	998.00
6 th	6F	926.00
7 th	7A	1141.00
7 th	7C	998.00
7 th	7D	987.00
7 th	7F	926.00
7 th	7G	891.00
Area in actual		24462.00 sqft
Area as per agreement		25029.00 sqft

The land owner shall have to pay Developer for total 567.00 sqft in cost price

Ground Floor Commercial Area [WESTERN SIDE] : 2172 Sq. Ft.

First Floor Commercial Area [WESTERN SIDE] : 3615 Sq. Ft.

Basement Car Parking :

14 Nos. Car Parking Space save and except the car parking space allotted to the owners. (Developers Parking Nos. 1 to 8, 18 to 23)

Ground Floor Car Parking :

7 Nos. Car Parking space save and except the car parking space allotted to the owners. (Developers Parking No. 4 to 9 & 12)

Relinquished Share from Owners in favour of the Developer :

Floor	Flat No.	Area in Sq. Ft.
1 st	1B	771.00
7 th	7B	771.00

IN WITNESSES WHEREOF, the **OWNER**, the **DEVELOPER** and **WITNESSES** after knowing the purpose and meaning of this Deed, made over and read over to them by the witnesses in their another tongue and after satisfaction put their signatures in good health and open mind on **27th of July, 2022**.

Memo of Consideration cum Receipt

The **OWNERS** hereby doth admit and confirm about **RECEIPT** and **RECEIVING** of and from the within named **DEVELOPER** the sum of total **Rs. 15,00,000/- (Rupees Fifteen Lakhs Only)** in different instalments through Different Payments till this Date as the total and full and final of the pre-settled earnest consideration amount.

[This Deed is prepared on 1 (One) Stamp Paper, 69 (Sixty Nine) Legal Papers and 2 (Two) Legal Papers containing the Finger Prints and Photos of the Parties i.e., this Deed is prepared on and upon total 72 (Seventy Two) Legal Size Pages].

WITNESSES:-

1. *Mantu Janna.*
LATE. SURI MARI JANA.
VILL - ALIGORI
POST - BALIGORI, P.S -
TARAKSWAR.
HOOGLY.

2. *Baerwar Hazra*
Late Madhen - Hazra
Village - Turra
P.O - Malcherda
P.S - Bather
Distt. Bardhaman
→ *Abhijit Ghosh*
S/o - Ananta Ghosh
Bhabani Gramlane
P.O - Raibati, Burdwan

Drafted by me & typed in my Office:-


Rajdeep Goswami
Advocate
Burdwan Dist. Judges Court
Enrollment No. WB/1989/2011

1. *Rajesh Shaw.*

2. *Rajen Shaw.*

3. *Dhann K Kumar Shaw*

4. *Utam Kumar Shaw*

SIGNATURES OF THE OWNERS

PODDAR PROJECTS LIMITED
Pradyumn Ghosh
AUTHORISED SIGNATORY

SEAL & SIGNATURE OF THE DEVELOPER

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Rajesh Shaw.

SIGNATURE

Rajesh Shaw.



Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Rajesh Shaw.

SIGNATURE

Rajesh Shaw.



Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Dhannik Kumar Shaw

SIGNATURE

Dhannik Kumar Shaw

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Uttam Kumar Shaw

SIGNATURE

Uttam Kumar Shaw

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Pradip Ghosh

SIGNATURE

PODDAR PROJECTS LIMITED
 Pradip Ghosh
 AUTHORISED SIGNATORY



PODDAR PROJECTS LIMITED

"PODDAR COURT", 9th Floor, 18, Rabindra Sarani, Kolkata - 700 001
CIN : U51909WB1963PLC025750
Phone : (033) 2225 0352 / 2225 4147 • E-mail : ipp@bppgrp.com

EXTRACT OF THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF PODDAR PROJECTS LIMITED HELD AT ITS REGISTERED OFFICE ON WEDNESDAY THE 1ST DAY OF JUNE 2022 COMMENCED AT 2.30 P.M. AND CONCLUDED AT 3.10 P.M.

TO ENTER INTO JOINT DEVELOPMENT AGREEMENT

"RESOLVED THAT the Company herein referred to as the Developer do enter into Joint Development Agreement ("Agreement") as per the draft placed before the meeting with Shri Rajesh Shaw, Shri Dhanuk Kumar Shaw, Shri Uttam Kumar Shaw referred to as the land owners residents of Burdwan District in West Bengal for development of free hold land at 57/1, Mahalla, Keshabganj, Ward no. 27, Burdwan containing an area of more/less 38 Satak.

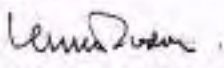
"RESOLVED FURTHER THAT Mr. Pradip Ghosh, Director of the Company be and is hereby authorized to do or execute all or any of the following acts, deeds or things in connection with the aforesaid joint venture viz:

1. To sign & execute the Joint Development Agreement.(JDA)
- 2.To represent the Company in all matters in connection with or relating to or arising out of the Agreement. "
- 3.To execute requisite Power of Attorney in all matters in connection with or relating to or arising out of the agreement.

FURTHER RESOLVED THAT a certified true copy of this resolution be provided to all concerned for their information and to act upon on.

**CERTIFIED TO BE TRUE COPY
FOR PODDAR PROJECTS LIMITED**

For PODDAR PROJECTS LIMITED


(ARUN KUMAR PODDAR) DIRECTOR
DIN:01598304

Major Information of the Deed



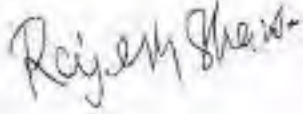


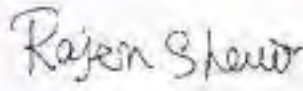


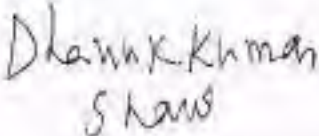
Deed No :	I-0203-08256/2022	Date of Registration	03/08/2022
Query No / Year	0203-2002258159/2022	Office where deed is registered	
Query Date	25/07/2022 1:14:50 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Rajdeep Goswami Bardhaman Court,Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 9002354575, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
	Rs. 6,17,15,459/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,061/- (Article:48(g))	Rs. 15,021/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: G.T. Road, Road Zone : (Komal Sayer to -- College More) , Mouza: Bahirsarbamangala, JI No: 42, Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set-forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3324 (RS :-1291)	LR-9248	Bastu	Bastu	9 Dec		1,46,16,819/-	Width of Approach Road: 75 Ft., Adjacent to Metal Road,
L2	LR-3325 (RS :-1289)	LR-3449	Bastu	Bastu	16 Dec		2,59,85,457/-	Width of Approach Road: 75 Ft., Adjacent to Metal Road,
L3	LR-3323 (RS :-1290)	LR-3449	Bastu	Bastu	13 Dec		2,11,13,183/-	Width of Approach Road: 75 Ft., Adjacent to Metal Road,
		TOTAL :			38Dec	0 /-	617,15,459 /-	
		Grand Total :			38Dec	0 /-	617,15,459 /-	

Land Lord Details :



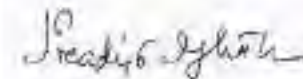


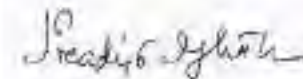


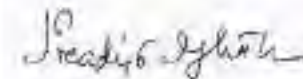
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Rajesh Shaw (Presentant) Son of Lob Kishore Shaw Executed by: Self, Date of Execution: 27/07/2022 , Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office			
	27/07/2022	LT 27/07/2022	27/07/2022	
Khaluibilui Math, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxx8h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/07/2022 , Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office				
2	Name Mr Rajen Shaw Son of Lob Kishore Shaw Executed by: Self, Date of Execution: 27/07/2022 , Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office			
	27/07/2022	LT 27/07/2022	27/07/2022	
Khaluibilui Math, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxx8h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/07/2022 , Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office				
3	Name Mr Dhanuk Kumar Shaw Son of Late Ram Prosad Shaw Executed by: Self, Date of Execution: 27/07/2022 , Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office			
	27/07/2022	LT 27/07/2022	27/07/2022	
Khaluibilui Math, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: apxxxxx0e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/07/2022 , Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mr Uttam Kumar Shaw Son of Late Ram Prosad Shaw Executed by: Self, Date of Execution: 27/07/2022 , Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office	 <small>27/07/2022</small>	 <small>L1 27/07/2022</small>	 <small>27/07/2022</small>
Khaluibilul Math, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: axxxxxx5n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/07/2022 , Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Poddar Projects Limited Poddar Court, 9th Floor, 18 Rabindra Sarani, City:- Kolkata, P.O:- Kolkata, P.S:-Burrobarazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxxx4b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Pradip Ghosh Son of Late Trinath Chandra Ghosh Date of Execution - 27/07/2022, , Admitted by: Self, Date of Admission: 27/07/2022, Place of Admission of Execution: Office </td> <td>  <small>Jul 27 2022 3:47PM</small> </td> <td>  <small>L1 27/07/2022</small> </td> <td>  <small>27/07/2022</small> </td> </tr> </tbody> </table> Bhagini Nivedita Sarani, M B Road, City:- Not Specified, P.O:- Birati, P.S:-Birati, District:-North 24-Parganas, West Bengal, India, PIN:- 700051, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, . PAN No.:: akxxxxxx6q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Poddar Projects Limited (as authorised signatory)	Name	Photo	Finger Print	Signature	Mr Pradip Ghosh Son of Late Trinath Chandra Ghosh Date of Execution - 27/07/2022, , Admitted by: Self, Date of Admission: 27/07/2022, Place of Admission of Execution: Office	 <small>Jul 27 2022 3:47PM</small>	 <small>L1 27/07/2022</small>	 <small>27/07/2022</small>
Name	Photo	Finger Print	Signature						
Mr Pradip Ghosh Son of Late Trinath Chandra Ghosh Date of Execution - 27/07/2022, , Admitted by: Self, Date of Admission: 27/07/2022, Place of Admission of Execution: Office	 <small>Jul 27 2022 3:47PM</small>	 <small>L1 27/07/2022</small>	 <small>27/07/2022</small>						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Ghosh Son of Mr Ananta Ghosh Shyamal Road, City:- Burdwan, P.O:- Rajbati, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104	 <small>27/07/2022</small>	 <small>27/07/2022</small>	 <small>27/07/2022</small>
Identifier Of Mr Rajesh Shaw, Mr Rajen Shaw, Mr Dhanuk Kumar Shaw, Mr Uttam Kumar Shaw, Mr Pradip Ghosh			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Rajesh Shaw	Poddar Projects Limited-2.25 Dec
2	Mr Rajen Shaw	Poddar Projects Limited-2.25 Dec
3	Mr Dhanuk Kumar Shaw	Poddar Projects Limited-2.25 Dec
4	Mr Uttam Kumar Shaw	Poddar Projects Limited-2.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Rajesh Shaw	Poddar Projects Limited-4 Dec
2	Mr Rajen Shaw	Poddar Projects Limited-4 Dec
3	Mr Dhanuk Kumar Shaw	Poddar Projects Limited-4 Dec
4	Mr Uttam Kumar Shaw	Poddar Projects Limited-4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Rajesh Shaw	Poddar Projects Limited-3.25 Dec
2	Mr Rajen Shaw	Poddar Projects Limited-3.25 Dec
3	Mr Dhanuk Kumar Shaw	Poddar Projects Limited-3.25 Dec
4	Mr Uttam Kumar Shaw	Poddar Projects Limited-3.25 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: G.T. Road, Road Zone : (Komal Sayer to – College More) , Mouza: Bahirsarbamangala, JI No: 42, Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3324, LR Khatian No:- 9248	Owner:শ্রী ধনুক কুমার সাউ, Gurdian:রাম প্রসাদ, Address:খালুইবিল মাঠ বর্ধমান , Classification:শালি, Area:0.09500000 Acre,	Mr Dhanuk Kumar Shaw
L2	LR Plot No:- 3325, LR Khatian No:- 3449	Owner:ধনুক কুমার সাউ, Gurdian:রামপ্রসাদ , Address:খালবিলমাঠ , Classification:শালি, Area:0.03400000 Acre,	Mr Dhanuk Kumar Shaw
L3	LR Plot No:- 3323, LR Khatian No:- 3449	Owner:ধনুক কুমার সাউ, Gurdian:রামপ্রসাদ , Address:খালবিলমাঠ , Classification:শালি, Area:0.07000000 Acre,	Mr Dhanuk Kumar Shaw

On 27-07-2022

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

Presented for registration at 15:05 hrs on 27-07-2022, at the Office of the A.D.S.R. Bardhaman by Mr Rajesh Shaw, one of the Executants.

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 6,17,15,459/-

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

Execution is admitted on 27/07/2022 by 1. Mr Rajesh Shaw, Son of Lob Kishore Shaw, Khaluibilui Math, P.O: Burdwan, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Mr Rajen Shaw, Son of Lob Kishore Shaw, Khaluibilui Math, P.O: Burdwan, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 3. Mr Dhanuk Kumar Shaw, Son of Late Ram Prosad Shaw, Khaluibilui Math, P.O: Burdwan, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 4. Mr Uttam Kumar Shaw, Son of Late Ram Prosad Shaw, Khaluibilui Math, P.O: Burdwan, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business

Indetified by Mr Abhijit Ghosh, , Son of Mr Ananta Ghosh, Shyamlal Road, P.O: Rajbati, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

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

Execution is admitted on 27-07-2022 by Mr Pradip Ghosh, authorised signatory, Poddar Projects Limited (Public Limited Company), Poddar Court, 9th Floor, 18 Rabindra Sarani, City:- Kolkata, P.O:- Kolkata, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Abhijit Ghosh, , Son of Mr Ananta Ghosh, Shyamlal Road, P.O: Rajbati, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,021/- (B = Rs 15,000/- .E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/07/2022 4:26PM with Govt. Ref. No: 192022230084103051 on 27-07-2022, Amount Rs: 15,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BUSRHF2 on 27-07-2022, Head of Account 0030-03-104-001-16

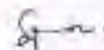
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,061/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 70,061/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4498, Amount: Rs.5,000/-, Date of Purchase: 27/07/2022, Vendor name: R S Ghalak

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/07/2022 4:26PM with Govt. Ref. No: 192022230084103051 on 27-07-2022, Amount Rs: 70,061/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BUSRHF2 on 27-07-2022, Head of Account 0030-02-103-003-02



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

On 03-08-2022

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.

Sgn.

Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AACCP5704B

संस्था / नाम
PODDAR PROJECTS LIMITED

संस्था/संस्थे की तिथि / DATE OF INCORPORATION
05-02-1963

आयकर अधिकारी (आय. करा.) महाराष्ट्र,
COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

PODDAR PROJECTS LIMITED
Pradyumn Singh
AUTHORISED SIGNATORY

आयकर विभाग
INCOME TAX DEPARTMENT
PRADIP GHOSH

TRINATH CHANDRA GHOSH

09/11/1971

Permanent Account Number

AKIPGG9676Q

Pradip Ghosh
Signature

भारत सरकार
GOVT. OF INDIA



17092012

कार्ड को खोलें / खोलें / खोलें / खोलें / खोलें
आयकर विभाग का कार्ड, पर 09/11/1971
ध्यान दें: आयकर विभाग
आयकर विभाग का कार्ड / खोलें / खोलें / खोलें / खोलें / खोलें
सर्वे, गुण - 411005

*If this card is lost / someone's lost card is found,
Please inform / return to:*
Income Tax PAN Services Unit, NSDL
1st Floor, Sapphire Chambers,
New Bunder Telephone Exchange,
Bandra, Pune - 411 005

Tel: 91-20-2721 8089, Fax: 91-20-2721 8031
e-mail: mainf@nsdl.co.in

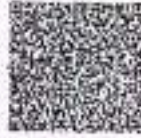
Pradip Ghosh



ভারত সরকার
Government of India



প্রদীপ ঘোষ
Pradipto Ghosh
জন্মতারিখ / DOB : 09/11/1971
সুপ্ত / MALE



3710 6919 5880

আমার আধার, আমার পরিচয়



ভারতের একমুদ্রিত পরিচয়
Unique Identification Authority of India

ঠিকানা: 15 ভগিনী নিবেদিতা সারানী, নর্থ
দুন্দুম (ম), উত্তর ২৪ পরগনা, পশ্চিম
বঙ্গ, 700051



Address: 15 BHAGINI NIVEDITA SARANI,
North Dum Dum (m), North 24 Parganas,
West Bengal, 700051

3710 6919 5880



1947



naip@uidai.gov.in



www.uidai.gov.in

Pradipto Ghosh

कार्ड लेक संख्या /PERMANENT ACCOUNT NUMBER

ALYPS1055N



नाम /NAME
UTTAM KUMAR SHAW

पिता का नाम /FATHER'S NAME
RAM PROSAD SHAW

जन्म तिथि /DATE OF BIRTH
24-08-1989

हस्ताक्षर /SIGNATURE

Uttam Kumar Shaw

K. Das

असिस्टेंट कमिश्नर, प.प्र.-XI

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

इस कार्ड के खो / गिरा जाने पर कुम्या जारी करने वाले अधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(पटवनि एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 059.

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.

Uttam Kumar Shaw



भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No.: 1193/63064/00295

To
Uttam Kumar Shaw
S/O Late Ram Prosad Shaw
5, Khalui Bil Math
Near Rubi Palace Burdwan - I
Burdwan Bardhaman
West Bengal 713101
9153128686

35321035



UG353216554IN



आपका आधार क्रमांक / Your Aadhaar No. :

4637 2176 1333

आधार – आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Uttam Kumar Shaw
Year of Birth : 1969
Male

4637 2176 1333



आधार – आम आदमी का अधिकार



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाईन ऑथेंटिकेशन द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और नैर-सरकारी सेवाओं का लाभ चढ़ाने में उपयोगी होगा।
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Address:

S/O Late Ram Prosad Shaw, 5, Khalui Bil
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713101



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P.O. Box No. 1947,
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Uttam Kumar Shaw



Rajen Shaw -

 भारत सरकार
GOVERNMENT OF INDIA


Rajen Shaw
Year of Birth : 1971
Male



3824 8680 6091

आधार — आम आदमी का अधिकार

 भारतीय विशिष्ट पहचान प्राधिकरण
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Bardhaman, West Bengal, 713101

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1801 180 1801

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Bangalore-560 001

Rajen Shaw.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

APBPS2600E



नाम /NAME

DHANUK KUMAR SHAW

पिता का नाम /FATHER'S NAME

RAM PROSAD SHAW

जन्म तिथि /DATE OF BIRTH

15-11-1962

हस्ताक्षर /SIGNATURE

Dhanuk Kumar
Shaw

EB Shaw

अधिकार संख्या/पत्र-III

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

इस कार्ड के लो / मिस होने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर अधुक्त(पदाति एवं तकनीकी), पी-7, चौरेंगी स्क्वायर, कलकत्ता - 700 069.

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P-7,

Chowringhee Square,

Calcutta- 700 069.

Dhanuk Kumar Shaw



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1193/63064/00368

To
Dhanuk Kumar Shaw
S/O Ram Prosad Shaw
Anendapally
Burdwan
Sripalli Bardhaman
West Bengal 713103
9232096484

2534967



UG353496770IN



आपका आधार क्रमांक / Your Aadhaar No. :

3507 0815 2215

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Dhanuk Kumar Shaw
Year of Birth : 1982
Male

3507 0815 2215



आधार — आम आदमी का अधिकार

Dhanuk Kumar Shaw

भारत सरकार
GOVERNMENT OF INDIA



Rajesh Shaw
Year of Birth : 1968
Male



3597 0876 3269

आधार — आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
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Rajesh Shaw.



Rajesh Shaw.

GOVERNMENT OF WEST BENGAL

Driving Licence No : WB41 20210001243

Name: **ASHUTOSH CHAKR-**

Address:
 OFFICE OF REGIONAL OFFICER
 REGIONAL TRUCK LIAISON OFFICE
 BINA, L.A.
 Saranagar 40, Park Road, No. 10/11



SC W OF VEHICLE GROUP:

Date of issue	22-02-2021	Group	3-
Valid Till (NT)	25-11-2021	Date of Birth	05-11-1991
Valid Till (TR)		License holder sign	

Licensing Authority Sign

Ashutosh Chakraborty

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2022, Page from 203653 to 203745
being No 020308256 for the year 2022.



Digitally signed by Sanjit Sardar
Date: 2022.08.03 15:19:02 +05:30
Reason: Digital Signing of Deed.

San.

(Sanjit Sardar) 2022/08/03 03:19:02 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.

(This document is digitally signed.)