

018714



Sl No.....Date.....
Name.....
Add.....
AMT.....SO.....

06 SEP 2023

06 SEP 2023

Asha Boddar 2 Amt.

189/1/1, M.S.C. BSR RD

Kol-1

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SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



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FEDERAL BUDGET
CONFIRMANCES - IV, KOLKATA
- 9 SEP 2023



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



080920232021020680

GRIPS Payment Detail

GRIPS Payment ID:	080920232021020680	Payment Init. Date:	08/09/2023 13:31:17
Total Amount:	79042	No of GRN:	1
Bank/Gateway:	Bank of Boroda	Payment Mode:	Online Payment
BRN:	1351604983	BRN Date:	08/09/2023 13:35:13
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: PMV PROJECTS LLP
Mobile: 9748477347

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240210206811	Directorate of Registration & Stamp Revenue	79042
Total			79042

IN WORDS: SEVENTY NINE THOUSAND FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





ADGM REGISTRATION
CANCELLED
- 9 SEP 2023



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240210206811

GRN Details

GRN:	192023240210206811	Payment Mode:	Online Payment
GRN Date:	08/09/2023 13:31:17	Bank/Gateway:	Bank of Baroda
BRN :	1351604983	BRN Date:	08/09/2023 13:35:13
GRIPS Payment ID:	080920232021020680	Payment Init. Date:	08/09/2023 13:31:17
Payment Status:	Successful	Payment Ref. No:	2002272913/6/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	PMV PROJECTS LLP
Address:	3/1, Krishna Behari Sen Street
Mobile:	9748477347
E-Mail:	sp.poddar@rediffmail.com
Depositor Status:	Buyer/Claimants
Query No:	2002272913
Applicant's Name:	Org C K Jain And Company
Identification No:	2002272913/6/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	08/09/2023
Period To (dd/mm/yyyy):	08/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002272913/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2002272913/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	4021
			Total	79042

IN WORDS: SEVENTY NINE THOUSAND FORTY TWO ONLY.

PAYED



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REGISTRAR OF COMPANIES
BANGALORE
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(which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators and legal representatives) of the **ONE PART AND (2) PMV PROJECTS LLP (PAN : AAXFP7673D)** a limited liability partnership firm constituted under the Limited Liability Partnership Act, 2008 having its registered office at 3/1, Krishna Behari Sen Street, P.S. Jorasanko, Kolkata – 700073, represented by its Partners: **(i) MR. MADHUR PODDAR (PAN : AFXPP0211N)** son of Mr. Chand Prasad Poddar, residing at 3/1, Krishna Behari Sen Street, Kolkata – 700073 **(ii) MR. MUDIT PODDAR, (PAN : AFXPP0212R)** son of Mr. Gouri Prasad Poddar residing at 3/1, Krishna Behari Sen Street, P.S. Jorasanko, Kolkata – 700073, **(iii) MR.VARUN PODDAR (PAN : AOVPP1634E)** son of Mr. Shanti Prasad Poddar residing at 3/1, Krishna Behari Sen Street, P.S. Jorasanko, Kolkata – 700073 and **(iv) MR. VEDANT PODDAR (PAN : CWPPP9779N)** son of Mr. Arvind Prasad Poddar residing at 3/1, Krishna Behari Sen Street, P.S. Jorasanko, Kolkata – 700073, hereinafter referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include the partners for the time being of the said limited liability partnership firm and each of their respective heirs executors administrators and/or legal representatives) of the **OTHER PART :**

WHEREAS one Khundker Fazley Sobhan was at all material times absolutely seised and possessed of or otherwise well and sufficiently entitled to All That the two storied brick built messuage tenement and dwelling house together with the piece or parcel of partly Mourashi Mekarari and partly Rayati Sthitiban land whereon or on part whereof the same are erected and built and containing by admeasurement an area of 2 Bighas 1 Cottah 15 Chittacks and 1 Sq.ft. be the same a little more or less situate lying at and being Municipal Holding No.133, Bansdroni Road, Tollygunge in the suburbs of the town of Calcutta and known as premises No.1 Regent Grove in Mouza Khanpur, J.L. No.46, Pargana Khaspur Police Station Tollygunge Sadar Sub-Registry Alipore in the District of 24-Parganas free from all encumbrances and charges;

AND WHEREAS by an Indenture of Conveyance dated the 21st day of November, 1945 and made between the said Khundker Fazley Sobhan therein



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referred to as the Vendor of the One Part and Srimati Kanan Devi therein referred to as the Purchaser of the Other Part and registered at the Office of the Sadar Joint Sub-Registrar of Alipore in Book No.1, Volume No.56, at Pages 98 to 103 Being No.3023 for the year 1945 the aforesaid Vendor for the consideration therein mentioned sold and conveyed unto the said Srimati Kanan Devi All That the two storied brick built messuage tenement and dwelling house together with the piece or parcel of partly Mourashi Mokarari and partly Rayati Sihiliban land whereon or on part whereof the same are erected and built and containing by admeasurement an area of 2 Bighas 1 Cottah 15 Chittacks and 1 Sq.ft. be the same a little more or less situate lying at and being Municipal Holding No.133, Bansdrani Road, Tollygunge in the suburbs of the town of Calcutta and known as premises No.1 Regent Grove in Mouza Khanpur, J.L. No.46, Pargana Khaspur Police Station Tollygunge Sadar Sub-Registry Alipore in the District of 24-Parganas hereinafter referred to as the "said Entire Property" on the terms and conditions stated therein;

AND WHEREAS Sometime in the year 1947 the Public Road called Bansdrani Road was subsequently renamed as Netaji Subhas Chandra Bose Road, by the Tollygunge Municipality and the said Municipal Holding No. 133, Bansdrani Road was re-numbered and assessed as Municipal Holding No.189/133, Netaji Subhas Chandra Bose Road, Tollygunge;

AND WHEREAS thereafter the said Municipal Holding No.189/133, Netaji Subhas Chandra Bose Road, Tollygunge was again re-numbered as Municipal Holding No.189, Netaji Subhas Chandra Bose Road, Tollygunge and subsequently the said Tollygunge Municipality merged with the Corporation of Calcutta and became known as the Calcutta Municipal Corporation ;

AND WHEREAS thereafter the said Smt. Kanan Devi erected and constructed or caused to be erected and constructed a one-storeyed and a two-storeyed building, four one-storeyed asbestos sheds, three one-storeyed C.I. Sheds, outhouses, garages, servant's quarters and a temple thereon or on part thereof according to a plan being building sanction No.223 (T) dated the 25th day of July, 1962 passed by



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the Corporation of Calcutta and subsequently known as the Calcutta Municipal Corporation :

AND WHEREAS thus the said Smt. Kanan Devi became seised and possessed or otherwise well and sufficiently entitled to All Those an one-storeyed and a two-storeyed brick built buildings, four one-storeyed asbestos sheds three one-storeyed C.I. Sheds, out houses, garages, servant's quarters, two R.T. Sheds and a temple together with the land appertaining thereto of an area of 2 Bighas 1 Cottah 15 Chittacks and 1 Sq.ft. more or less as hereinbefore mentioned be the same a little more or less situate lying at and being premises No. 189, Netaji Subhas Chandra Bose Road within the Municipal Limit of Calcutta hereinafter for the sake of brevity collectively referred to as the 'Entire Property' free from all encumbrances and charges ;

AND WHEREAS the said Smt. Kanan Devi firstly demarcated the said Entire Property into two lots being Plot 1 containing by admeasurement an area of 17 Cottahs, 1 Chittack and 15 Sq.ft. be the same a little more or less together with the structures situate thereon and Plot 2 containing by admeasurement a total area of 24 Cottahs, 13 Chittacks and 31 Sq.ft. be the same a little more or less together with the structures situate thereon ;

AND WHEREAS thereafter the said Smt. Kanan Devi further divided the total area of the said Plot 2 into three lots as follows :-

- a) Lot – A comprising of an area of 9 Cottahs, 5 Chittacks and 31 Sq.ft. be the same a little more or less together with the brick built building tenement or dwelling house situate thereon being divided and demarcated portion of premises No.189/1/1, Netaji Subhas Chandra Bose Road, Calcutta, (formerly known as 189, Netaji Subhas Chandra Bose Road, prior thereto 189/133, Netaji Subhas Chandra Bose Road, prior thereto 133, Bansdroni Road);
- b) Lot – B containing by admeasurement of an area of 3 Cottahs, 6 Chittacks and 25 Sq.ft. being a common passage for ingress and egress thereto;



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- c) Lot – C comprising of an area of 12 Cottahs, 1 Chittack and 20 Sq.ft. be the same a little more or less together with the brick built building, temple, garage, outhouses situate thereon being divided and demarcated portion of premises No.189/1/1, Netaji Subhas Chandra Bose Road, Calcutta, (formerly known as 189, Netaji Subhas Chandra Bose Road, prior thereto 189/133, Netaji Subhas Chandra Bose Road, prior thereto 133, Bansdroni Road);

AND WHEREAS by five separate indentures of Conveyance all dated the 27th day of April, 1987 and registered at the office of the Registrar of Assurances at Calcutta in Book No.I, being Deed Nos.4347, 4348, 4349, 4350 and 4351 for the year 1987 the said Smt. Kanan Devi for the consideration mentioned therein sold transferred and conveyed unto and in favour of Suresh Kumar Agarwalla, Smt. Nisha Devi Agarwalla, Suresh Kumar Agarwalla H.U.F., Master Sakel Agarwalla and Master Pranay Agarwalla respectively All That undivided 1/5th share into or upon the said Lot – C being All That the R.T. Shed, brick built temple and out houses, garage together with the piece or parcel of land thereunto belonging whereon or on part whereof the same are erected and built and containing by admeasurement an area of 12 Cottahs, 1 Chittack and 20 Sq.ft. be the same a little more or less being demarcated portion of premises No.189/1/1, Netaji Subhas Chandra Bose Road, Calcutta, together with an undivided one-tenth share upon All That common passage being Lot – B measuring 3 Cottahs, 6 Chittacks and 25 Sq.ft. be the same a little more or less on the terms and conditions mentioned in the said Deeds of Conveyance ;

AND WHEREAS by a Deed of Conveyance dated 27th day of April, 1987 and registered at the office of the Registrar of Assurances at Calcutta in Book No.I, Volume No.178, Pages 287 to 316 , Being No.7050 for the year 1987 the said Smt. Kanan Devi for the consideration mentioned therein sold transferred and conveyed unto and in favour of Master Marish Agarwalla All That undivided 1/6th share into or upon the said Lot – A being All That brick built building tenement or dwelling hours thereon together with the piece or parcel of land thereunto belonging whereon or on part whereof the same are erected and built and containing by admeasurement an area of 9 Cottahs, 5 Chittack and 31 Sq.ft. be the same a little more or less being



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demarcated portion of premises No.189/1/1, Netaji Subhas Chandra Bose Road, Calcutta, together with an undivided 1/12th share upon All That common passage being Lot - B measuring 3 Cottahs, 6 Chittacks and 25 Sq.ft. more or less on the terms and conditions mentioned in the said Deed of Conveyance ;

AND WHEREAS by five Deeds of Conveyance all dated the 8th July 1987 registered at the office of the Registrar of Assurances, Calcutta in Book No.I, being Deed Nos.7045, 7046, 7047, 7048 and 7049 for the year 1987 the said Smt. Kanan Devi for the consideration mentioned therein sold transferred and conveyed unto and in favour of Smt. Kiran Devi Agarwalla, Purnamal Agarwalla, Ramanand Agarwalla, Purnamal Agarwalla H.U.F., and Smt. Kisturi Devi Agarwalla respectively All That undivided 1/6th share into or upon the said Lot - A being All That brick built building tenement or dwelling house thereon together with the piece or parcel of land admeasuring 9 Cottahs, 5 Chittacks and 31 Sq.ft. be the same a little more or less being demarcated portion of premises No.189/1/1, Netaji Subhas Chandra Bose Road, Calcutta, together with an undivided one-twelfth share upon All That common passage being Lot - B measuring 3 Cottahs, 6 Chittacks and 25 Sq.ft. more or less on the terms and conditions mentioned in the said Deeds of Conveyance ;

AND WHEREAS by virtue of the aforesaid several Deeds of Conveyance dated 27th April, 1987 the said Suresh Kumar Agarwalla & others became the absolute owners of All That Lot - C of the Entire property being demarcated portion of premises No.189/1/1, Netaji Subhas Chandra Bose Road, Calcutta, each having an undivided share therein ;

AND WHEREAS by virtue of the aforesaid several Deeds of Conveyance dated 27th April, 1987 and 8th July, 1987 the said Manish Agarwalla & others became the absolute owners of All That Lot-A of the Entire property being demarcated portion of premises No.189/1/1, Netaji Subhas Chandra Bose Road, Calcutta, each having an undivided share therein ;

AND WHEREAS the common passage between the said Lot -A and Lot - C of the said Plot - 2 belonged to the aforesaid purchasers in equal shares;



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AND WHEREAS by virtue of a Deed of Conveyance dated the 4th September, 1990 registered at the office of the Registrar of Assurances, Calcutta in Book No.I, Volume No.558, pages 303 to 320. Being No.16718 for the year 1990, Purnamal Agarwalla therein described as the Vendor of the One Part and Smt. Chandra Prabha Devi Poddar, Smt. Asha Poddar, Smt. Kiran Poddar, Smt. Ranjana Poddar and Smt. Seema Poddar therein collectively described as the Purchasers of the Other Part, the said Vendor sold transferred and conveyed All That undivided 1/6th share into or upon the said Lot - A being All That piece or parcel of land admeasuring 9 Cottahs, 5 Chittacks and 31 Sq.ft. be the same a little more or less being demarcated portion of premises No.189/1/1, Netaji Subhas Chandra Bose Road, Calcutta, together with an undivided one-twelfth share upon All That common passage being Lot - B measuring 3 Cottahs, 6 Chittacks and 25 Sq.ft. more or less for the consideration and on the terms and conditions stated therein;

AND WHEREAS by virtue of a Deed of Conveyance dated the 4th September, 1990 registered at the office of the Registrar of Assurances, Calcutta in Book No.I, Volume No.558, pages 379 to 398, Being No.16722 for the year 1990, Ramanand Agarwalla therein described as the Vendor of the One Part and Smt. Asha Poddar, therein described as the Purchaser of the Other Part, the said Vendor sold transferred and conveyed All That undivided 1/6th share into or upon the said Lot - A being All That piece or parcel of land admeasuring 9 Cottahs, 5 Chittacks and 31 Sq.ft. be the same a little more or less being demarcated portion of premises No.189/1/1, Netaji Subhas Chandra Bose Road, Calcutta, together with an undivided one-twelfth share upon All That common passage being Lot - B measuring 3 Cottahs, 6 Chittacks and 25 Sq.ft. more or less for the consideration and on the terms and conditions stated therein ;

AND WHEREAS by virtue of a Deed of Conveyance dated the 4th September, 1990 registered at the office of the Registrar of Assurances, Calcutta in Book No.I, Volume No.558, pages 321 to 339. Being No.16719 for the year 1990, Purnamal Agarwalla H.U.F. therein described as the Vendor of the One Part and Smt. Chandra Prabha Devi Poddar, therein described as the Purchaser of the Other Part, the said



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Vendor sold transferred and conveyed All That undivided 1/6th share into or upon the said Lot – A being All That piece or parcel of land admeasuring 9 Cottahs, 5 Chittacks and 31 Sq.ft. be the same a little more or less being demarcated portion of premises No.189/1/1, Netaji Subhas Chandra Bose Road, Calcutta, together with an undivided one-twelfth share upon All That common passage being Lot-B measuring 3 Cottahs, 6 Chittacks and 25 Sq.ft. more or less for the consideration and on the terms and conditions stated therein;

AND WHEREAS by virtue of a Deed of Conveyance dated the 4th September, 1990 registered at the office of the Registrar of Assurances, Calcutta in Book No.I, Volume No.558, pages 340 to 359, Being No.16720 for the year 1990, Kiran Devi Agarwalla therein described as the Vendor of the One Part and Smt. Ranjana Poddar, therein described as the Purchaser of the Other Part, the said Vendor sold transferred and conveyed All That undivided 1/6th share into or upon the said Lot – A being All That piece or parcel of land admeasuring 9 Cottahs, 5 Chittacks and 31 Sq.ft. be the same a little more or less being demarcated portion of premises No.189/1/1, Netaji Subhas Chandra Bose Road, Calcutta, together with an undivided one-twelfth share upon All That common passage being Lot – B measuring 3 Cottahs, 6 Chittacks and 25 Sq.ft. more or less for the consideration and on the terms and conditions stated therein ;

AND WHEREAS by virtue of a Deed of Conveyance dated the 4th September, 1990 registered at the office of the Registrar of Assurances, Calcutta in Book No.I, Volume No.558, pages 360 to 378, Being No.16721 for the year 1990, Smt. Kisturi Devi Agarwalla therein described as the Vendor of the One Part and Smt. Seema Poddar therein described as the Purchaser of the Other Part, the said Vendor sold transferred and conveyed All That undivided 1/6th share into or upon the said Lot – A being All That piece or parcel of land admeasuring 9 Cottahs, 5 Chittacks and 31 Sq.ft. be the same a little more or less being demarcated portion of premises No.189/1/1, Netaji Subhas Chandra Bose Road, Calcutta, together with an undivided one-twelfth share upon All That common passage being Lot – B measuring 3 Cottahs, 6 Chittacks and 25 Sq.ft. more or less for the consideration and on the terms and conditions stated therein ;



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AND WHEREAS by virtue of a Deed of Conveyance dated the 24th August, 1993 registered at the office of the Registrar of Assurances, Calcutta in Book No.I, Volume No.282, pages 204 to 225, Being No.12253 for the year 1993, Master Manish Agarwalla therein described as the Vendor of the One Part and Smt. Kiran Poddar, therein described as the Purchaser of the Other Part, the said Vendor sold transferred and conveyed All That undivided 1/6th share into or upon the said Lot – A being All That piece or parcel of land admeasuring 9 Cottahs, 5 Chittacks and 31 Sq.ft. be the same a little more or less being demarcated portion of premises No.189/1/1, Netaji Subhas Chandra Bose Road, Calcutta, together with an undivided one-twelfth share upon All That common passage being Lot – B measuring 3 Cottahs, 6 Chittacks and 25 Sq.ft. more or less for the consideration and on the terms and conditions stated therein ;

AND WHEREAS by virtue of a Deed of Conveyance dated the 6th August, 1991 registered at the office of the Registrar of Assurances, Calcutta in Book No.I, Volume No.264, pages 80 to 99, Being No.11506 for the year 1991, Smt. Nisha Devi Agarwalla therein described as the Vendor of the One Part and Smt. Kiran Poddar therein described as the Purchaser of the Other Part, the said Vendor sold transferred and conveyed All That undivided 1/5th share into or upon the said Lot – C being All That piece or parcel of land admeasuring 12 Cottahs, 1 Chittack and 20 Sq.ft. be the same a little more or less being demarcated portion of premises No.189/1/1, Netaji Subhas Chandra Bose Road, Calcutta, together with an undivided one-tenth share upon All That common passage being Lot – B measuring 3 Cottahs, 6 Chittacks and 25 Sq.ft. more or less for the consideration and on the terms and conditions stated therein ;

AND WHEREAS by virtue of a Deed of Conveyance dated the 6th August, 1991 registered at the office of the Registrar of Assurances, Calcutta in Book No.I, Volume No.268, pages 148 to 167, Being No.11504 for the year 1991, Suresh Kumar Agarwalla H.U.F. therein described as the Vendor of the One Part and Smt. Chandra Prabha Devi Poddar therein described as the Purchaser of the Other Part, the said Vendor sold transferred and conveyed All That undivided 1/5th share into or upon the said



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Lot - C being All That piece or parcel of land admeasuring 12 Cottahs, 1 Chittack and 20 Sq.ft. be the same a little more or less being demarcated portion of premises No.189/1/1, Netaji Subhas Chandra Bose Road, Calcutta, together with an undivided one-tenth share upon All That common passage being Lot - B measuring 3 Cottahs, 6 Chittacks and 25 Sq.ft. more or less for the consideration and on the terms and conditions stated therein;

AND WHEREAS by virtue of a Deed of Conveyance dated the 6th August, 1991 registered at the office of the Registrar of Assurances, Calcutta in Book No.I, Volume No.264, pages 60 to 79, Being No.11505 for the year 1991, Suresh Kumar Agarwalla therein described as the Vendor of the One Part and Smt. Asha Poddar therein described as the Purchaser of the Other Part, the said Vendor sold transferred and conveyed All That undivided 1/5th share into or upon the said Lot - C being All That piece or parcel of land admeasuring 12 Cottahs, 1 Chittack and 20 Sq.ft. be the same a little more or less being demarcated portion of premises No.189/1/1, Netaji Subhas Chandra Bose Road, Calcutta, together with an undivided one-tenth share upon All That common passage being Lot - B measuring 3 Cottahs, 6 Chittacks and 25 Sq.ft. more or less for the consideration and on the terms and conditions stated therein ;

AND WHEREAS by virtue of a Deed of Conveyance dated the 24th August, 1993 registered at the office of the Registrar of Assurances, Calcutta in Book No.I, Volume No.282, pages 226 to 247, Being Deed No.12254 for the year 1993, Master Saket Agarwalla therein described as the Vendor of the One Part and Smt. Ranjana Poddar therein described as the Purchaser of the Other Part, the said Vendor sold transferred and conveyed All That undivided 1/5th share into or upon the said Lot - C being All That piece or parcel of land admeasuring 12 Cottahs, 1 Chittack and 20 Sq.ft. be the same a little more or less being demarcated portion of premises No.189/1/1, Netaji Subhas Chandra Bose Road, Calcutta, together with an undivided one-tenth share upon All That common passage being Lot - B measuring 3 Cottahs, 6 Chittacks and 25 Sq.ft. more or less for the consideration and on the terms and conditions stated therein ;



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AND WHEREAS by virtue of a Deed of Conveyance dated the 24th August, 1993 registered at the office of the Registrar of Assurances, Calcutta in Book No.1, Volume No.282, pages 184 to 203, Being No.12252 for the year 1993, Master Pranay Agarwalla therein described as the Vendor of the One Part and Smt. Seema Poddar therein described as the Purchaser of the Other Part, the said Vendor sold transferred and conveyed All That undivided 1/5th share into or upon the said Lot - C being All That piece or parcel of land admeasuring 12 Cottahs, 1 Chittack and 20 Sq.ft. be the same a little more or less being demarcated portion of premises No.189/1/1, Netaji Subhas Chandra Bose Road, Calcutta, together with an undivided one-tenth share upon All That common passage being Lot - B measuring 3 Cottahs, 6 Chittacks and 25 Sq.ft. more or less for the consideration and on the terms and conditions stated therein :

AND WHEREAS by virtue of the said several Deeds of Conveyance the said Smt. Chandra Prabha Devi Poddar, Smt. Asha Poddar, Smt. Kiran Poddar, Smt. Ranjana Poddar and Smt. Seema Poddar became absolutely seised and possessed of and otherwise well and sufficiently entitled to in fee simple in possession of Lot-A and Lot-C of the said Plot-2 being ALL THOSE several pieces and parcels of land measuring 21 Cottahs, 6 Chittacks and 51 Sq.ft. be the same a little more or less and Lot-B admeasuring 3 Cottahs, 6 Chittacks and 25 Sq.ft. being common passage for ingress and egress thereto and the said Lot-A remained as premises No.189/1/1, Netaji Subhas Chandra Bose Road, Kolkata and Lot-C was renumbered as premises No.189/1/1A, Netaji Subhas Chandra Bose Road, Kolkata and the said Owners applied for mutation of the said Plot 2 before the appropriate authorities of the Kolkata Municipal Corporation :

AND WHEREAS subsequently the said Smt. Chandra Prabha Devi Poddar & Others applied for amalgamation of the said Lot-A, Lot-B and Lot-C containing by admeasurement a total area of 24 Cottahs, 13 Chittacks and 31 Sq.ft. be the same a little more or less into one single premises and the same was amalgamated by the Kolkata Municipal Corporation by an order dated 31st May, 2005 passed by the Assessor Collector vide case No.TTD/098/329/05-06 and renumbered as premises No. 189/1/1, Netaji Subhas Chandra Bose Road, Kolkata - 700040;



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AND WHEREAS in view of the aforesaid the said Smt. Chandra Prabha Devi Poddar, Smt Asha Poddar, Smt. Kiran Poddar, Smt. Ranjana Poddar and Smt. Seema Poddar became absolutely seised and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of All That pieces and parcels of land containing by odmeasurement an area of 24 Cottahs, 13 Chittacks and 31 Sq.ft. be the same a little more or less together with the building messuage tenements hereditaments and structures situate thereon situate lying at and being Premises No.189/1/1, Netaji Subhas Chandra Bose Road, within the limit of K.M.C. Ward No.98, P.S. Netaji Nagar previously Jadavpur, Kolkata - 700040 morefully and particularly described in the Schedule stated herein hereinafter referred to as the "said Premises" each of them having undivided one-fifth share into or upon the same;

AND WHEREAS by virtue of a Development Agreement dated 11th March 2021 duly registered at the office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No.IV, Volume No.1904-2021 Pages 116374 to 116440, Being No.2214 for the year 2021 made between Chandra Prabha Devi Poddar & Ors. therein referred to as the Owner of the First Part and PMV Projects LLP therein referred to as the Developer of the Second Part and Mahadev Fiscal Services Pvt. Ltd. therein referred to as the Confirming Party of the Third Part the said Owners with the consent of the Confirming Party entrusted the Developer the right to develop the said premises for the consideration and on the terms conditions covenants and stipulations recorded therein hereinafter referred to as the said Development Agreement ;

AND WHEREAS in accordance with the said Development Agreement the said Developer deposited a sum of Rs.5,00,000/- as Security Deposit with the owners ;

AND WHEREAS in terms of the said Development Agreement dated 11th March, 2021 the said (1) Smt. Chandra Prabha Devi Poddar, (2) Smt. Asha Poddar, (3) Smt. Kiran Poddar, (4) Smt. Ranjana Poddar and (5) Smt. Seema Poddar through the Developer intended to construct a new building at the said Premises No.189/1/1,



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Netaji Subhas Chandra Bose Road, Kolkata – 700040 in accordance with a plan duly sanctioned on 29th September, 2022 by the appropriate authorities of the Kolkata Municipal Corporation;

AND WHEREAS during the sanctioning of the said plan the said Owners gifted a portion of land comprised in the said premises measuring 80.568 Sq. Meter in favour of Kolkata Municipal Corporation as a result whereof the total area of the said premises became 23 Cottahs, 10 Chittacks and 18 Sq.ft. be the same a little more or less which is morefully described in the Schedule stated hereunder;

AND WHEREAS in the mean time by a Deed of Gift dated 5th September, 2023 and registered at the office of the Registrar of Assurances-II, Kolkata recorded in Book No.I, Being No.190212091 for the year 2023 made between Smt. Chandra Prabha Devi Poddar therein referred to as the Donor of the One Part and Smt. Asha Poddar, Smt. Kiran Poddar, Smt. Ranjana Poddar and Smt. Seema Poddar therein referred to as the Donees of the Other Part the said Donor transferred conveyed assured and assigned by way of Gift ALL THAT undivided one-fifth (1/5th) share into or upon ALL THAT piece and parcel of Bastu land containing by admeasurement an area of 23 Cottahs, 10 Chittacks and 18 Sq.ft. be the same a little more or less together with the G+1 storied building messuage tenements hereditaments and structures situate thereon situate lying at and being Premises No.189/1/1, Netaji Subhas Chandra Bose Road, within the limit of K.M.C. Ward No.98, P.S. Netaji Nagar previously Jadavpur, Kolkata – 700040 together with benefit of said sanctioned plan unto and in favour of the Donees therein at or for the consideration and on the terms and conditions stated therein ;

AND WHEREAS by virtue of the aforesaid the said Smt. Asha Poddar & Ors, became absolutely seised and possessed of and/or otherwise well and sufficiently entitled to in fee simple possession of ALL THAT piece and parcel of Bastu land containing by admeasurement an area of 23 Cottahs, 10 Chittacks and 18 Sq.ft. be the same a little more or less together with the G+1 storied building messuage tenements hereditaments and structures situate thereon situate lying at and being Premises No.189/1/1, Netaji Subhas Chandra Bose Road, within the limit of K.M.C.

Ward No.98, P.S. Netaji Nagar previously Jadavpur, Kolkata – 700040 each of them having undivided 1/4th (one-fourth) share into or upon the same ;

AND WHEREAS in pursuance of the said Development Agreement dated 11th March, 2021 a sum of Rs.1,00,000/- (Rupees one lakh) only given as Security Deposit to Smt. Chandra Prabha Devi Poddar as her share was refunded by her to the Developer upon her ceasing to be the Owner of the said premises ;

AND WHEREAS the present Owners namely Smt. Asha Poddar, Smt. Kiran Poddar, Smt. Ranjana Poddar and Smt. Seema Poddar are interested to continue to develop or promote the said premises by way of construction of a residential building consisting of flats/apartments and other constructed areas capable of being occupied independently hereinafter collectively referred to as the said Housing Complex on the terms and conditions as stated hereunder ;

AND WHEREAS in view of what is stated hereinabove the Owners and the Developer have mutually agreed to record on the terms and conditions in respect of the Development of the said Premises by way of erection and construction of the said Housing Complex in accordance with the said sanctioned Plan by the Kolkata Municipal Corporation as stated hereunder;

AND WHEREAS it is recorded confirmed and declared that this Agreement will supersede the previous registered Development Agreement dated 11th March, 2021

NOW THIS AGREEMENT WITNESSETH and It is hereby agreed by and between the parties hereto as follows:-

I. **REPRESENTATIONS AND OBLIGATIONS OF THE OWNER**

1. It is recorded that the Owners have good and marketable title of the said Premises free from all encumbrances, charges mortgage, liens, dispendens trusts, acquisition, requisitions, litigations, claims and demands whatsoever or howsoever.



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2. It is agreed and recorded that the Developer at its own costs and expenses shall obtain for and on behalf of the Owner necessary permissions and sanctions in respect of the construction of the Housing Complex in accordance with applicable laws.
3. It is represented and recorded that the said Premises is not affected by any notice of acquisition and/or requisition by the Government and the said Premises is in complete possession of the Owners.
4. It is agreed and recorded that the Owners shall obtain requisite consents, permissions, sanction, approvals, licences, permits as may be required from time to time for development of the said Premises at the cost and expenses of the Developer.
5. It is agreed and recorded that the Owners have full power and authority to enter into this agreement for development of the said premises.
6. It is agreed and recorded that the Owners shall transfer undivided proportionate impartible share of the land of the said Premises appertaining to flats/apartments and other constructed areas of the said Housing Complex free from all encumbrances whatsoever.
7. It is agreed and recorded that the Owners shall not enter into any Agreement for Sale or otherwise deal with the said Premises with any other person or persons during the pendency of this Development Agreement excepting in the manner as envisaged herein.
8. It is agreed and recorded that the Developer has agreed to develop the said Premises as a promoter under the Provisions of the West Bengal Real Estate (Regulation and Development) Rules 2021 hereinafter referred to as RERA on the terms and conditions as stated herein.



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II. DEVELOPER'S REPRESENTATIONS

1. The Developer has sufficient knowledge and expertise in the matter of development of immovable properties and construction of new residential and building and/or Housing Complexes.
2. The Developer has sufficient financial resources and has capacity of arranging finance and infrastructure as may be required for carrying out the development of the "said Premises" and/or the construction of the said Housing Complex.
3. The Developer shall carry out and complete the development work on the said Premises in accordance with plan or plans, layout and specification to be sanctioned by appropriate concerned Authorities and entire construction work shall be completed with good quality materials as shall be approved by the Architects.
4. It is agreed and recorded that the Developer shall cause preparation of the plan or plans design and shall obtain all requisite sanctions of the plan consents, permissions, approvals, licences, permits as may be required from time to time for self and on behalf of the Owner for development of the said Premises from the concerned authorities at its own costs and expenses.
5. It is agreed and recorded that the Developer shall complete the construction of the Housing Complex within 3 (three) years from the date of the execution of this Agreement and there shall be no deviation in respect of the construction of the said Housing Complex at the said Premises.
6. It is agreed and recorded that the Developer shall register the said Housing Complex under the provisions of the West Bengal Real Estate (Regulation and Development) Rules 2021 in the state of West Bengal hereinafter referred RERA as a Promoter of the said Housing Project and shall be liable for compliance of the said Act and rules and Regulation framed thereunder.



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III. RATES, TAXES AND OUTGOINGS

1. It is agreed and recorded that the Owners shall bear and pay all kinds of rates, taxes levies, land revenues, outgoings and all other Impositions of whatsoever nature concerning or relating to the said premises upto the date of the sanction of the Plan or plans.

2. It is agreed and recorded that with effect from the date of sanction of the plan of the said premises the Developer shall be liable to pay all kinds of rates and taxes and other impositions in respect of the said premises till the completion of the said Housing Complex and upon completion of the same the intending Purchasers and occupiers of the said Housing Complex shall be liable to pay all kinds of rates and taxes and other impositions with regard to their respective flats and other areas together with various expenses including common area service and maintenance charges provided however, the Owners and Developer shall be liable to pay rates and taxes in respect of unsold area of their respective share of the said Housing Complex.

3. It is agreed and recorded that on and from the date of Completion of the said Housing Complex and upon handing over of the flats and/or constructed areas of the housing complex, the Purchasers and occupiers of the said Housing Complex shall pay property tax and/or all kinds of rates and taxes of whatsoever nature in respect of their share in the said Housing Complex.

IV. TITLE DOCUMENTS

1. It is agreed and recorded that the Owners have given inspection of original title deeds and other title documents of the said Premises morefully described in the Schedule stated hereunder and the Developer hereby accepts the title of the Owners and is tully satisfied in respect thereof.



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2. The Owners undertake to answer all reasonable questions and/or requisition and shall also give reasonable explanation and clarification in respect of title of the said Premises.

V. COMMENCEMENT

1. It is agreed and recorded that this Agreement shall commence upon execution hereof and shall continue to be in force till the fulfilment of all the terms and conditions by the Owners and Developer within the time period of completion of the said Housing Complex as envisaged herein.

2. It is agreed and recorded that the Developer shall complete the construction of the said Housing Complex within 3 (three) years from the date of this agreement provided further that the Developer shall apply and obtain sanction of the Plan for construction of the said Housing Complex within 1(one) year from the date hereof.

VI. APPOINTMENT

1. The Owners herein hereby appoints the Developer as the Promoter/Builder and/or Developer for carrying out construction of the said Housing Complex by way of development at the "said Premises" as per the sanctioned plan or plans subject to the terms and conditions recorded herein.

2. The Developer hereby accepts its appointment as the Promoter/Developer in respect of the "said Premises" and further agrees to carry out construction and/or the development of the said Housing Complex in the manner and on the terms and conditions as envisaged herein.

3. The Owners hereby permits the Developer to enter upon the said Premises for the purpose of development and construction of the said Housing Complex on the terms and conditions as envisaged herein.



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VII. DEMOLITION OF EXISTING STRUCTURE

1. It is agreed and recorded that the Developer shall engage competent contractor to pull down the entire existing structures if any at the said Premises in a workmanlike and skilful manner and shall remove all constructed materials including stones, bricks, debris and rubbles and shall keep the said Premises cleared of all things and in a levelled condition.

2. It is agreed and recorded that while pulling down the existing structures and clearing the said Premises, the Developer's contractor shall observe all the applicable rules and regulations of the local authorities and will not cause damage to the adjoining properties.

3. It is agreed and recorded that all sale proceeds of demolished materials after deducting all costs and expenses shall be appropriated by the Owners after deducting all costs and expenses of demolition of the existing structures.

4. It is agreed and recorded that the work of demolition and removal of materials and the levelling of the land of the said premises shall be done in such manner as may be convenient and practical within six months from the date of sanction of the plan or plans or earlier as the case may be.

VIII. PERMISSIONS/APPROVALS BY THE DEVELOPER

1. It is agreed and recorded that the Developer for and on behalf of the Owners shall apply and obtain all other necessary consents, approvals, permissions, licences and sanction of the plan or plans including but without limitation those required to be obtained from the State Government Department or any other statutory body constituted under the law or regulatory authority in respect of the development of the said Premises without any conditions and restrictions regarding the use, development construction and occupation of any areas of the said Housing Complex and the Owners shall extend full cooperation to the Developer for development of the same as envisaged herein in respect of the said premises to



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enable the Developer to erect and construct the said Housing complex without any restriction and obstruction whatsoever.

2. It is agreed and recorded that the Developer shall register the said Housing Complex with the West Bengal Real Estate Regulatory Authority as a Developer/Promoter of the said Housing Complex and shall be responsible for compliance of the various functions and duties under West Bengal Real Estate (Regulation and Development) Rules, 2021 or such other Rules as may be applicable hereinafter referred to as 'RERA'

IX. COSTS FOR CONSTRUCTION/FINANCE

1. All costs, charges and expenses of whatsoever nature in respect of carrying out construction and completion of the said Housing Complex including approvals, permissions NOC and fees for sanction of the plan or plans shall be borne and paid by the Developer and the Owners shall not be liable to incur any kind of expenses in respect of the Development of the said Housing Complex.

2. That the Developer shall invest and arrange required finances for completion of construction of the said Housing complex from its own resources provided however the Developer may obtain loans from any Banks and/or financial institutions which shall be exclusively utilised for construction of the said Housing Complex.

3. It is agreed and recorded that the Developer alone shall be liable to repay entire loans together with interest thereon to the Banks and/or financial institutions or Private financiers and the Owners shall not be liable to pay the same in any manner whatsoever in respect of any loan to be obtained by the Developer.

4. In case owing to any loans or finances obtained by the Developer, the Owners suffer any losses or damages due to any non repayment, delay in



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repayment by the Developer or due to any other consequence of delay or default of the Developer in respect of its obligations in respect of any such loan or liability whatsoever, the Developer shall indemnify and keep the Owners saved harmless and indemnified in respect thereof.

X. MANNER OF CONSTRUCTION BY DEVELOPER

1. That the Developer shall appoint and engage a professional team of reputed Architects, Structural Engineers & Designers in consultation with the Owners to cause preparation of plans, layout, specifications and all such other persons required for construction of the said Housing Complex on such terms and conditions as the Developer may think fit and proper and the Developer shall bear and pay their fees, remunerations, wages, salaries and all other expenses of whatsoever nature in respect thereof.

2. That the Developer shall cause to be prepared all plans, drawings, specifications applications and other papers and documents in such form and manner as may be required from time to time and shall endeavour to avail maximum permissible constructed areas and shall apply to obtain necessary permissions and sanction from the Appropriate Authorities for development of the said Premises by way of erection and construction of the said Housing Complex comprising of a residential building and other areas, provided however it is agreed and recorded that all such permissions, consents, approvals NOC and sanctions shall be obtained by the Developer for and on behalf of the Owners from the appropriate authorities and the Developer shall bear and pay all costs, charges fee, expenses as may be required in connection with the sanction of the plans of the said 'Housing Complex' and the Owners shall extend full support and cooperation as may be required from time to time.

3. The Owners shall sign and execute from time to time through out the course of development all such papers and documents at the instance and/or request of the Developer for the purpose of obtaining such sanction/ approval or permissions of the plans together with modifications thereof or any other work in

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connection with the development and construction of the said Housing complex at the said Premises which are required to be signed by the Owners for the purpose and fulfilment of the terms of this agreement.

4. That the Developer shall appoint and employ the building contractors and sub-contractors to carry out the construction of the said Housing complex and the Developer will take all steps necessary to effectually procure the due performance and observance of the obligations and duties of the building contractor or sub-contractor as the case may be.

5. That the Developer for and on behalf of the Owners shall be entitled to apply for and obtain Power Electricity, water, sanitary, gas, telephone and other connection and/or any amenities and facilities of whatsoever nature as may be required in the said Housing Complex at its own cost and the Owners hereby accord its consent and further agrees to extend all necessary cooperation to the Developer for obtaining the same.

6. That the entire construction work of the said Housing complex at the said Premises shall be with the knowledge and approval of the reputed architects, engineers and other professionals appointed by the Developer and best materials required to be used for construction of the said Housing complex shall be used with the approvals of the said architects.

7. It is agreed and recorded that in view of what is stated hereinabove the Developer agrees to construct and complete the said Housing Complex in accordance with the plan sanctioned by the appropriate concerned authorities and Kolkata Municipal Corporation as the case may be without any deviation whatsoever.

XI. DURATION FOR COMPLETION

1. It is agreed and recorded that the Owners hereby grants permission to the Developer for the purpose of carrying out construction of the said Housing



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Complex of the said Premises in accordance with the plan sanctioned by the appropriate concerned authorities from the Kolkata Municipal Corporation or any other authorities as the case may be.

2. It is agreed and recorded that the Developer has submitted plans of the said Housing Complex before the concerned authorities which has been sanctioned.

4. It is agreed and recorded that the Developer shall complete the construction of the said entire said Housing Complex at the said Premises within 3 (three) years from the date of this agreement and the Developer shall forward to the Owners monthly progress report of the work carried out at the said premises.

5. It is agreed and recorded that the Developer shall be at liberty to obtain completion certificate and/or certificates of Housing Complex in one or more parts from the concerned authorities.

XII. REVENUE SHARE ALLOCATION

1. In consideration of the development and construction of the entire said Housing Complex at the said Premises to be done by the Developer at its own costs and expenses which includes Owner's Share it is agreed by and between the Owners and the Developer that the entire Sale Proceeds of the constructed areas of the said Housing complex shall be divided shared and apportioned between the Developer and Owners in the manner as stated hereunder:-

- i) Entire sale proceeds and/or consideration of the 45% (forty five per cent) of the constructed areas of the said Housing Complex together with all the common areas, amenities and facilities therein together with undivided proportionate impartible share of the said land of the said Premises appertaining thereto shall belong to the Owners hereinafter called the "Owner's Share".



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- ii) Entire sale proceeds and/or consideration of the 55% (seventy per cent) of the constructed areas of the said Housing Complex together with all the common areas amenities and facilities therein together with undivided proportionate impartible share of the said land of the said Premises appertaining thereto shall belong to the Developer hereinafter called the "Developer's Share".

Provided however it is made clear that the Owners and Developer shall in consultation with each sale and transfer the said Housing Complex and shall be entitled to apportion entire consideration amount to be received and appropriate the same in the proportion stated hereinabove subject to however compliance of RERA by the Developer.

2. It is agreed and recorded that the entire common areas, car parking areas, open areas, roofs and all other areas together with common areas, amenities and facilities/equipments of whatsoever nature of the said Housing complex shall also belong to the Owners and the Developer in the said proportion i.e. 45% to the Owners and 55% to the Developer.

3. It is agreed and recorded that the Owners and Developer shall open joint account in a Bank to deposit the entire sale proceeds and/or consideration to be received from the Purchasers of the said Housing Complex and the said Joint Account of the Owners and Developer shall be opened immediately after sanction of the Plan.

4. It is agreed and recorded that for the convenience of the distributing of the consideration amount to be received for transfer of any area of the said Housing Complex three separate Bank account shall be opened and First Bank account shall be operated jointly by the two persons one to be nominated by the Owners and another to be nominated by the Developer wherein entire sale proceeds and/or consideration amount shall be deposited. Thereafter the consideration amount from the First Bank Account will be transferred into two separate accounts in the proportion of their share i.e. 45% to the Owner's Bank account which shall be



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exclusively appropriated by the Owners and in another Bank account wherein 55% of the share of the Developer shall be transferred which will be operated exclusively by the Developer provided however it is made clear that consideration amount to be received by the Developer in its account shall be appropriated by the Developer subject to however strict compliance of the requirement of RERA.

5. It is agreed recorded and clarified that the said sale proceeds and/or consideration amount of 45% to be deposited in the Bank account of the Owners shall be appropriated by the Owners in consideration of the transfer of undivided share of the land appertaining to the constructed areas of the said Housing Complex as stated hereinabove and similarly the 55% of the sale proceeds and/or consideration shall be appropriated by the Developer for the development of entire said Housing Complex.

6. It is agreed and recorded that the Developer shall prepare monthly Statement of Accounts within 7 (seven) days of every succeeding month in respect of the realisation of the consideration amount to be received for transfer of the constructed areas of the Housing Complex together with undivided proportionate impartible share of the land of the said premises which shall be submitted by the Developer to the Owners and the Developer shall reimburse the consideration amount into the respective Bank Accounts of the Owners and Developer within 7 (seven) days from the date of receipts thereof.

XIII. INTEREST FREE SECURITY DEPOSIT

1. It is agreed and recorded that for the purpose of fulfilling its obligations as stated herein the Developer has deposited an interest free refundable Security Deposit of a sum of Rs.4,00,000/- (Rupees Four Lakh) only with the Owners i.e. the receipt whereof is hereby acknowledged by each of the Owners.

2. It is agreed and recorded that the said interest free Security Deposit of Rs.4,00,000/- (Rupees Four Lakhs) only shall be refunded by the Owners to the



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Developer out of 45% their share of the consideration to be released after completion of the sale of the constructed area of said Housing Complex.

XIV. TRANSFER OF CONSTRUCTED AREAS OF THE HOUSING COMPLEX :

1. That in consideration of development of the said Premises the Owners and the Developer shall jointly be entitled to transfer constructed areas of the said Housing complex to be constructed at the said Premises together with undivided proportionate impartible share of the land of the said premises appertaining to constructed areas unto and in favour of the intending Purchasers, provided that the Owners and Developer shall also be entitled to take advances pending construction of the said Housing Complex at the said Premises.

2. That in consideration of the Development of the said Premises by the Developer the Owners hereby agrees and undertake to transfer undivided proportionate impartible share of the land of the said Premises appertaining to the Flats/Apartments and other commercial constructed areas of the said Housing complex and similarly the Developer shall release, relinquish, convey, assign and transfer constructed areas of the said Housing Complex and both shall jointly execute and register the appropriate Deed or Deeds in respect to the said Housing complex unto in favour of the Purchasers.

3. Subject to completion of the said Housing Complex by the Developer the Owners and the Developer shall apportion sale proceeds and/or consideration and appropriate the same in proportion to their respective ratio of revenue share of the consideration of the said Housing complex.

4. It is agreed and recorded that the Owners and the Developer shall both jointly transfer by way of sale of the constructed areas of the said Housing complex together with undivided proportionate impartible share in land of the said Premises appertaining thereto and all rents, issues and profits arising in respect thereof shall be appropriated by the Owners and Developer in respect of their respective share of the said Housing complex.



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XV. COMMON EXPENSES & EDC

1. It is agreed and recorded that besides the consideration amount receivable by the Owners and the Developer for transfer of the flats and other constructed areas of the said Housing Complex, the intending Purchasers shall also be liable to pay interest free security deposit in respect of the Common areas Maintenance and Service Charges and Municipal rates and taxes and other additional amenities and facilities to the Maintenance in Charge of the said Housing Complex.

2. It is further agreed and recorded that the intending Purchasers shall also pay extra charges, taxes, including GST, Deposits, and the amounts on various accounts as may be applicable.

XVI. DELAYS

1. That the Developer shall complete the total construction of the said Housing complex at the said Premises within a period of 3 (three) years from the date of sanction of the plan as stated hereinabove.

2. If any event occurs which is beyond the control of the Developer including but not limited to fire, flood, explosion, riot, terrorist acts, strike, war, acts of government or any circumstances outside the reasonable control of the Developer which results in delay in carrying out construction of the said Housing Complex as stated in this Agreement then and in such an event time shall be extended to complete the construction of the said Housing Complex.

3. It has been agreed that in case of delay and/or default on the part of the Developer to complete the construction of the said Housing Complex subject to force majeure within the time and/or completion of the said Housing Complex as agreed hereinabove, then the time for completion of such construction may be



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extended by maximum of one year and thereafter completion time shall not be further extended.

4. It is agreed and recorded that after completion of three years if the construction is not completed then only subject to force Majeure an additional period of 1 (one) year as stated above shall be extended to complete the construction of the said Housing Complex and thereafter the Developer shall pay damages to be assessed on the remaining unconstructed area till the completion of the said Housing Complex to the Owners.

XVII. MARKETING AND SALES

1. The Owners and the Developer shall bear and pay all the costs charges and expenses of whatsoever nature in respect of marketing, advertising and promoting the said Housing complex in the ratio of 45% by the Owners and 55% by the Developer. The brokerage or commission for sale and transfer of the constructed areas of the said Housing complex shall also be borne and paid proportionately by the Owners and Developer in accordance with their respective ratio of Revenue share.

2. It is agreed and recorded that the Owners and Developer and/or their respective intending Purchasers shall be liable to bear and pay works contact, GST or any other kind of other taxes or imposition or burden as may be payable and/or applicable.

XVIII. POWER AND RESTRICTIONS

1. That the Owners shall grant a Power of Attorney in favour of the Developer and/or its nominee or nominees to act on behalf of the Owners and to do all acts, deeds or things as may be required to be done by it in terms of this Agreement only for the purpose of the development and construction of the said Housing Complex at the said Premises.



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2. That the Owners shall not assign and transfer its right title and interest of the land during the pendency of this Agreement without written consent of the Developer and the Owners shall not do any acts deeds or things in course of construction whereby the Developer shall be prevented and/or disturbed from carrying out construction and completion of the said Housing complex at the said Premises in any manner whatsoever.

3. That during the subsistence of this Agreement the Owners shall not let out or lease or mortgage or create any charge of the said Premises or any part thereof.

4. That the Owners hereby appoints the Developer to act as Promoter under the provisions of the RERA with respect to the Development of the said Housing Complex.

XIX. OBLIGATIONS OF DEVELOPER

1. That the Developer shall be under obligation to apply and obtain completion certificate immediately after completion of the construction of the said Housing Complex in accordance with the Provisions of RERA, provided however, the Developer shall complete the construction of the said Housing Complex and obtain Completion Certificate within the stipulated time is stated hereinabove.

2. That the Owners and Developer shall frame a scheme for the management and administration of the common areas and facilities of the said Housing complex to be constructed at the said Premises and all intending Purchasers shall abide by all the rules and regulations to be framed in connection with the management of the affairs of the said Housing complex.

3. It is agreed and recorded that after completion of the construction of the said Housing Complex by the Developer and once the same is ready for occupation, the Developer shall give written notice to all the intending Purchasers to register their Deeds of Conveyance and occupy their respective constructed areas in the said Housing complex and within 30 (thirty) days from the date of the said



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notice the intending Purchasers shall become liable for payment of their share of proportionate maintenance charges and rates and taxes and duties or any impositions payable in respect thereof.

XX. DRAFTING OF DEEDS & DOCUMENTS

1. That all Agreements, Deeds of Sale/Conveyance and or other Deeds and Documents which are required to be executed and registered for transfer of the constructed areas together with undivided proportionate impartible share of the land appertaining thereto shall be drafted by competent legal experts who shall maintain uniformity as far as possible in respect of the agreements, restrictions, stipulations, covenants, terms and condition for the use and occupation of the Flats/Apartments and other constructed areas of the said Housing complex and the Owners and Developer shall from time to time execute and register all such Agreements, Deeds of Sale/Conveyance in favour of intending Purchasers and shall do all other acts deeds and things as may be necessary to implement and to enforce the same and to give full effect to the intention of the parties herein and for perfecting the powers and authorities herein expressly granted.

2. That the Owners and Developer shall not change alter and/or deviate the terms and conditions covenants, restrictions of the said uniform Agreement for Sale, Deeds of Sale/Conveyance and/or other documents.

XXI. SPECIFIC PERFORMANCE

1. In case the Owners fails to execute the Deeds of Sale/Conveyance in favour of the intending Purchasers in respect of the Flats/Apartments and other constructed areas of the Housing complex then the Developer shall be entitled to file suit for specific performance and all the costs, damages, charges and expenses on account of filing of the suit and damages shall be payable by the Owners to the Developer.



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2. In case the Developer fails to sign and execute Deeds of Sale/Conveyance and other Deeds and documents in favour of the Intending Purchasers then the Owners shall be entitled to file suit for specific performance and all the costs, charges and expenses on account of filing of the suit and damages shall be payable by the Developer to the Owners.

XXII. TERMINATION

1. In case the Developer is unable to complete the construction of the said Housing Complex due to lack of finance or for any other reason whatsoever then the Owners shall be entitled to terminate this agreement after giving 60 days notice and the Owners shall be entitled to complete the construction of the Housing Complex at their own further costs and expenses and upon termination and/or cancellation of this Agreement the Owners shall make payment of the cost of construction incurred by the Developer as well as on account of Architect's fees, sanctions and other permissions fees and expenses incurred relating to the construction to be certified by the Valuer of the said housing Complex. Provided however, it is made clear that in case of termination of this Agreement entire incomplete constructed areas of the said Housing Complex shall vest in the Owners and the said interest free Security Deposit given by the Developer to the Owners shall be forfeited.

2. It is agreed and recorded that upon termination and/or cancellation of this Agreement the Developer shall not have any right title and interest in the said Housing Complex and the Developer shall not obstruct the Owners and/or its assignees in completing the construction of the said Housing Complex.

3. It is however expressly agreed by and between the parties hereto that in case of termination the Owners shall be liable to make payment of all such amounts to the Developer only after completion of the said Housing Complex and out of consideration amounts to be received from the Intending Purchasers upon transfer of the constructed areas of the said Housing Complex.



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4. It is also agreed and recorded that in case of failure and/or delay on the part of the Developer to complete the construction of the said Housing Complex within stipulated time and/or failure to handover possession of the constructed areas to the Purchasers with all common amenities and facilities then the entire interest amount payable to the Purchasers for delay in handing over the constructed area the Developer alone shall be liable to pay interest under RERA and the Owners shall not be liable to bear and pay any part of the same.

5. It is also agreed that upon termination of this Agreement the Owners alone shall execute Deeds of Sale, Conveyance of the constructed area together with undivided proportionate impartible share of the land of the said premises and the Developer shall not have any right title and interest therein.

XXIII. NAME OF THE HOUSING COMPLEX

It is agreed and recorded that the said Housing Complex shall be named "UTSAV" or as may be mutually agreed upon.

XXIV. JOINT DEVELOPMENT

It is agreed and recorded that this Agreement will be treated as Joint Development agreement by and between the Owners and the Developer on revenue share basis and the Developer shall have right to develop the said Premises on the terms and conditions as envisaged herein.

XXV. INDEMNITY

1. That the Owners shall keep the Developer indemnified against all liabilities of the said Premises and the Developer shall keep the Owners indemnified against all kinds damages that may arise in course of construction and completion of the said Housing complex at the said Premises.



✓

SEP 9 1993
- 9 SEP 2023

2. The Developer will enforce the defects claims and demands against contractor or sub-contractor as the case may be within appropriate time and will hold proceeds of such claims.
3. The Developer alone shall be liable for breach of the provisions of the RERA in case of any complaints filed by the any intending Purchaser.
4. It is agreed and recorded that Owners and the Developer shall mutually indemnify and keep indemnified each other against all actions suits losses, claims, damages, costs, charges, expenses that may be incurred or suffered by the Owners and Developer on account of or arising out of any breach of any of these terms or any law rules or regulations or otherwise howsoever.

XXVI. ARBITRATION AND GOVERNING LAW

All disputes and differences between the parties arising out of this Agreement shall be referred to a Sole Arbitrator in the exclusive jurisdiction of Kolkata and venue of arbitration shall be at Kolkata in accordance with the provisions of Arbitration and Conciliation Act 1996 together with amendments thereof for the time being in force whose decision shall be final and binding on all the parties provided the same are not amicably settled.

XXVII. WAIVERS

No waiver by either party of any default by the other party in the performance of any particular term of this Agreement shall invalidate any other terms of this Agreement or operate as a waiver of any future default, whether like or different in character.

XXVIII. MODIFICATION

This Agreement may be modified only by a written document signed by both the parties i.e. Owners and Developer. A purported oral modification shall not be effective.



REGISTRAR OF COMPANIES, INDIA
OFFICE OF THE ADDL. REGISTRAR
- 9 SEP 2023

XXIX. SEVERABILITY

The various terms, provisions and covenants herein contained shall be deemed to be separate and severable, and the invalidity or unenforceability of them shall not affect or impair the validity or enforceability of the remainder.

XXX. ASSIGNMENT

The Agreement to which these terms and conditions relate and the rights and obligations hereunder may not be assigned or transferred by either party without the prior written consent of the other party and any such attempted of assignment or transfer shall be void.

XXXI. HEADINGS

Paragraph headings are for the purpose of convenience and identification only and shall not be used to interpret or construe this Agreement.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring 23 Cottahs, 10 Chittacks and 18 Sq.ft. be the same a little more or less together with 70 year old G+1 one storied residential building having cemented floor measuring about 415.35 Sq. Mtrs. equivalent to 4470 Sq.ft. situate lying at and being Premises No.189/1/1, Netaji Subhas Chandra Bose Road, within the limit of K.M.C. Ward No.98, P.S. Netaji Nagar previously Jadavpur, Kolkata – 700040 buffed and bounded as follows :-

ON THE NORTH : By Premises No.189, N.S.C. Bose Road and partly KMC Road;
ON THE EAST : By Premises No.201, N.S.C. Bose Road;
ON THE SOUTH : By Tolly Nalla;



ADDITIONAL REGISTRAR
OF ASSURANCES
- 9 SEP 2023

ON THE WEST : By partly Premises No.189/1, N.S.C. Bose Road and partly common passage of Premises No.189/1/1, N.S.C. Bose Road;

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED SEALED AND DELIVERED
by the OWNERS at Kolkata
In the presence of :-

1. Samar Kumar Das
7A, Kiron Shankar Roy Road
Kolkata - 700001
- 2) Ashis Tal
7A, Kiron Shankar Roy Road,
Kolkata - 700001.

Asha Poddar.

Kiran Poddar

Ranjana Poddar

Seema Poddar

SIGNED SEALED AND DELIVERED
by the DEVELOPER at Kolkata
In the presence of :-

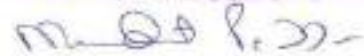
1. Samar Kumar Das
2. Ashis Tal

For PMV PROJECTS LLP



Partner

For PMV PROJECTS LLP



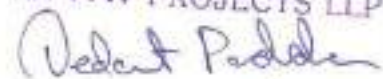
Partner

For PMV PROJECTS LLP



Partner

For PMV PROJECTS LLP



Partner


































Drafted by :-

Praveen Kumar Sharma
Praveen Kumar Sharma
Advocate
High Court Calcutta
WB/394/2012



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 9 SEP 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Executants and/or Purchaser Presents					
	 <i>Asla Poddar</i>					
		LITTLE	RING [Left	MIDDLE Hand]	FORE	THUMB
						
		LITTLE	RING [Right	MIDDLE Hand]	FORE	THUMB
	 <i>Anan Poddar</i>					
		LITTLE	RING [Left	MIDDLE Hand]	FORE	THUMB
						
		LITTLE	RING [Right	MIDDLE Hand]	FORE	THUMB
3	 <i>Ranjana Poddar</i>					
		LITTLE	RING [Left	MIDDLE Hand]	FORE	THUMB
						
		LITTLE	RING [Right	MIDDLE Hand]	FORE	THUMB



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 9 SEP 2023

SPECIMEN FORM FOR TEN FINGER PRINTS













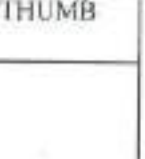

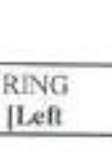



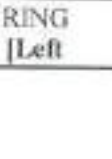





St. No.	Signature of the Executants and or Purchaser Presents					
	 					
		LITTLE	RING [Left Hand]	MIDDLE Hand]	FORE	THUMB
						
		LITTLE	RING [Right Hand]	MIDDLE Hand]	FORE	THUMB
	 					
		LITTLE	RING [Left Hand]	MIDDLE Hand]	FORE	THUMB
						
		LITTLE	RING [Right Hand]	MIDDLE Hand]	FORE	THUMB
	 					
		LITTLE	RING [Left Hand]	MIDDLE Hand]	FORE	THUMB
						
		LITTLE	RING [Right Hand]	MIDDLE Hand]	FORE	THUMB



2

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 9 SEP 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Excipients and or Purchaser Presents					
1	 <i>Vamsi Reddy</i>					
		LITTLE	RING [Left]	MIDDLE Hand]	FORE	THUMB
						
		LITTLE	RING [Right]	MIDDLE Hand]	FORE	THUMB
						
LITTLE	RING [Left]	MIDDLE Hand]	FORE	THUMB		
2	 <i>Vamsi Reddy</i>					
		LITTLE	RING [Right]	MIDDLE Hand]	FORE	THUMB
						
		LITTLE	RING [Left]	MIDDLE Hand]	FORE	THUMB
						
LITTLE	RING [Right]	MIDDLE Hand]	FORE	THUMB		
3						
		LITTLE	RING [Left]	MIDDLE Hand]	FORE	THUMB
						
LITTLE	RING [Right]	MIDDLE Hand]	FORE	THUMB		



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 9 SEP 2023

Major Information of the Deed

Deed No :	I-1904-13097/2023	Date of Registration	09/09/2023
Query No / Year	1904-2002272913/2023	Office where deed is registered	
Query Date	06/09/2023 4:52:22 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	C K Jain And Company 7A, Kiran Shankar Roy Road, Ground Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003855781, Status : Solicitor firm		
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 : 4,00,000/-]		
Set Forth value	Market Value		
Rs. 4,50,00,000/-	Rs. 4,87,97,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,071/- (Article:48(g))	Rs. 4,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :







District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 98 -- Ward No. 98) , , Premises No: 189/1/1, , Ward No: 098 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Basu	23 Katha 10 Chatak 18 Sq Ft	4,40,00,000/-	4,69,86,653/-	Property is on Road Adjacent to Metal Road,
Grand Total :				39.0225Dec	440,00,000 /-	469,86,653 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4470 Sq FL	10,00,000/-	18,10,350/-	Structure Type: Structure
Gr. Floor, Area of floor : 2270 Sq Ft., Residential Usa, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2200 Sq FL, Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4470 sq ft	10,00,000 /-	18,10,350 /-	

Land Lord Details :



















Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Smt ASHA PODDAR (Presentant) Wife of Mr Chandri Prasad Poddar Executed by: Self, Date of Execution: 09/09/2023 , Admitted by: Self, Date of Admission: 09/09/2023 ,Place : Office</p>	 <p>09/09/2023</p>	 <p>LT1 09/09/2023</p>	<p><i>Asha Poddar</i></p> <p>09/09/2023</p>
<p>189/1/1, Netaji Subhas Chandra Bose Road,, City:- , P.O:- Tollygunge, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/09/2023 , Admitted by: Self, Date of Admission: 09/09/2023 ,Place : Office</p>				
2	<p>Name</p> <p>Smt KIRAN PODDAR Wife of Mr Gourl Prasad Poddar Executed by: Self, Date of Execution: 09/09/2023 , Admitted by: Self, Date of Admission: 09/09/2023 .Place : Office</p>	 <p>09/09/2023</p>	 <p>LT1 09/09/2023</p>	<p><i>Kiran Poddar</i></p> <p>09/09/2023</p>
<p>3/1, Krishna Behari Sen Street, City:- , P.O:- Jorasanko, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/09/2023 , Admitted by: Self, Date of Admission: 09/09/2023 ,Place : Office</p>				
3	<p>Name</p> <p>Smt RANJANA PODDAR Wife of Mr Shanti Prasad Poddar Executed by: Self, Date of Execution: 09/09/2023 , Admitted by: Self, Date of Admission: 09/09/2023 ,Place : Office</p>	 <p>09/09/2023</p>	 <p>LT1 09/09/2023</p>	<p><i>Ranjana Poddar</i></p> <p>09/09/2023</p>
<p>189/1/1, Netaji Subhas Chandra Bose Road, City:- , P.O:- Tollygunge, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/09/2023 , Admitted by: Self, Date of Admission: 09/09/2023 ,Place : Office</p>				

4	Name	Photo	Finger Print	Signature
	Smt SEEMA PODDAR Wife of Mr Arvind Prasad Poddar Executed by: Self, Date of Execution: 09/09/2023 , Admitted by: Self, Date of Admission: 09/09/2023 ,Place : Office	 09/09/2023	 Captured LTI 09/09/2023	 09/09/2023
3/1, Krishna Behari Sen Street, City:- , P.O:- Jorasanko, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:- AFxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/09/2023 , Admitted by: Self, Date of Admission: 09/09/2023 ,Place : Office				




Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	PMV PROJECTS LLP 3/1, Krishna Behari Sen Street, City:- Kolkata, P.O:- Jorasanko, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:- AAxxxxxx3D,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 MADHUR PODDAR Son of Mr Chandi Prasad Poddar Date of Execution - 09/09/2023, , Admitted by: Self, Date of Admission: 09/09/2023, Place of Admission of Execution: Office </td> <td>  Sep 9 2023 1:12PM </td> <td>  Captured LTI 09/09/2023 </td> <td>  09/09/2023 </td> </tr> <tr> <td colspan="4"> 3/1, Krishna Behari Sen Street, City:- , P.O:- Jorasanko, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:- AFxxxxxx1N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PMV PROJECTS LLP (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr MADHUR PODDAR Son of Mr Chandi Prasad Poddar Date of Execution - 09/09/2023, , Admitted by: Self, Date of Admission: 09/09/2023, Place of Admission of Execution: Office	 Sep 9 2023 1:12PM	 Captured LTI 09/09/2023	 09/09/2023	3/1, Krishna Behari Sen Street, City:- , P.O:- Jorasanko, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:- AFxxxxxx1N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PMV PROJECTS LLP (as Partner)			
Name	Photo	Finger Print	Signature										
Mr MADHUR PODDAR Son of Mr Chandi Prasad Poddar Date of Execution - 09/09/2023, , Admitted by: Self, Date of Admission: 09/09/2023, Place of Admission of Execution: Office	 Sep 9 2023 1:12PM	 Captured LTI 09/09/2023	 09/09/2023										
3/1, Krishna Behari Sen Street, City:- , P.O:- Jorasanko, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:- AFxxxxxx1N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PMV PROJECTS LLP (as Partner)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr MUDIT PODDAR Son of Mr Gouri Prasad Poddar Date of Execution - 09/09/2023, , Admitted by: Self, Date of Admission: 09/09/2023, Place of Admission of Execution: Office </td> <td>  Sep 9 2023 1:13PM </td> <td>  Captured LTI 09/09/2023 </td> <td>  09/09/2023 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr MUDIT PODDAR Son of Mr Gouri Prasad Poddar Date of Execution - 09/09/2023, , Admitted by: Self, Date of Admission: 09/09/2023, Place of Admission of Execution: Office	 Sep 9 2023 1:13PM	 Captured LTI 09/09/2023	 09/09/2023				
Name	Photo	Finger Print	Signature										
Mr MUDIT PODDAR Son of Mr Gouri Prasad Poddar Date of Execution - 09/09/2023, , Admitted by: Self, Date of Admission: 09/09/2023, Place of Admission of Execution: Office	 Sep 9 2023 1:13PM	 Captured LTI 09/09/2023	 09/09/2023										

3/1, Krishna Behari Sen Street, City:- , P.O:- Jorasanko, P.S:-Jorasanko, District-Kolkata, West Bengal, India, PIN:- 700073, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AFxxxxxx2R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PMV PROJECTS LLP (as Partner)

3	Name	Photo	Finger Print	Signature
	Mr VARUN PODDAR Son of Mr Shanti Prasad Poddar Date of Execution - 09/09/2023, , Admitted by: Self, Date of Admission: 09/09/2023, Place of Admission of Execution: Office		 Captured	
		Sep 9 2023 1:13PM	LTJ 09/09/2023	09/09/2023
At 3/1, Krishna Behari Sen Street, City:- , P.O:- Jorasanko, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx4E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PMV PROJECTS LLP (as Partner)				

4	Name	Photo	Finger Print	Signature
	Mr VEDANT PODDAR Son of Mr Arvind Prasad Poddar Date of Execution - 09/09/2023, , Admitted by: Self, Date of Admission: 09/09/2023, Place of Admission of Execution: Office		 Captured	
		Sep 9 2023 1:14PM	LTJ 09/09/2023	09/09/2023
3/1, Krishna Behari Sen Street, City:- Kolkata, P.O:- Jorasanko, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CWxxxxxx9N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PMV PROJECTS LLP (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Praveen Kumar Sharma Son of Mr Gokaran Sharma 4, Watkins Lane, City:- , P.O:- Salkia, P.S:-Golabari, District -Howrah, West Bengal, India, PIN:- 711101		 Captured	
	09/09/2023	09/09/2023	09/09/2023
Identifier Of Smt ASHA PODDAR, Smt KIRAN PODDAR, Smt RANJANA PODDAR, Smt SEEMA PODDAR, Mr MADHUR PODDAR, Mr MUDIT PODDAR, Mr VARUN PODDAR, Mr VEDANT PODDAR,			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt ASHA PODDAR	PMV PROJECTS LLP-9.75562 Dec
2	Smt KIRAN PODDAR	PMV PROJECTS LLP-9.75562 Dec
3	Smt RANJANA PODDAR	PMV PROJECTS LLP-9.75562 Dec
4	Smt SEEMA PODDAR	PMV PROJECTS LLP-9.75562 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt ASHA PODDAR	PMV PROJECTS LLP-1117.50000000 Sq Ft
2	Smt KIRAN PODDAR	PMV PROJECTS LLP-1117.50000000 Sq Ft
3	Smt RANJANA PODDAR	PMV PROJECTS LLP-1117.50000000 Sq Ft
4	Smt SEEMA PODDAR	PMV PROJECTS LLP-1117.50000000 Sq Ft

Endorsement For Deed Number : I - 190413097 / 2023

On 09-09-2023

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 12:48 hrs on 09-09-2023, at the Office of the A.R.A. - IV KOLKATA by Smt ASHA PODDAR , 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 4,87,97,003/-

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

Execution is admitted on 09/09/2023 by 1. Smt ASHA PODDAR, Wife of Mr Chandri Prasad Poddar, 189/1/1, Netaji Subhas Chandra Bose Road,, P.O: Tollygunge, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others, 2. Smt KIRAN PODDAR, Wife of Mr Gouri Prasad Poddar, 3/1, Krishna Behari Sen Street, P.O: Jorasanko, Thana: Jorasanko, , Kolkata, WEST BENGAL, India, PIN - 700073, by caste Hindu, by Profession Others, 3. Smt RANJANA PODDAR, Wife of Mr Shanti Prasad Poddar, 189/1/1, Netaji Subhas Chandra Bose Road, P.O: Tollygunge, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others, 4. Smt SEEMA PODDAR, Wife of Mr Arvind Prasad Poddar, 3/1, Krishna Behari Sen Street, P.O: Jorasanko, Thana: Jorasanko, , Kolkata, WEST BENGAL, India, PIN - 700073, by caste Hindu, by Profession Others

Identified by Mr Praveen Kumar Sharma, , Son of Mr Gokaran Sharma, 4, Watkins Lane, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-09-2023 by Mr VARUN PODDAR, Partner, PMV PROJECTS LLP, 3/1, Krishna Behari Sen Street, City:- Kolkata, P.O:- Jorasanko, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073

Identified by Mr Praveen Kumar Sharma, , Son of Mr Gokaran Sharma, 4, Watkins Lane, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Execution is admitted on 09-09-2023 by Mr VEDANT PODDAR, Partner, PMV PROJECTS LLP, 3/1, Krishna Behari Sen Street, City:- Kolkata, P.O:- Jorasanko, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073

Identified by Mr Praveen Kumar Sharma, , Son of Mr Gokaran Sharma, 4, Watkins Lane, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Execution is admitted on 09-09-2023 by Mr MADHUR PODDAR, Partner, PMV PROJECTS LLP, 3/1, Krishna Behari Sen Street, City:- Kolkata, P.O:- Jorasanko, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073

Identified by Mr Praveen Kumar Sharma, , Son of Mr Gokaran Sharma, 4, Watkins Lane, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Execution is admitted on 09-09-2023 by Mr MUDIT PODDAR, Partner, PMV PROJECTS LLP, 3/1, Krishna Behari Sen Street, City:- Kolkata, P.O:- Jorasanko, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073

Identified by Mr Praveen Kumar Sharma, , Son of Mr Gokaran Sharma, 4, Watkins Lane, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,105.00/- (B = Rs 4,000.00/- ,E = Rs 21.00/- , I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 4,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/09/2023 1:35PM with Govt. Ref. No: 192023240210206811 on 08-09-2023, Amount Rs: 4,021/-, Bank: Bank of Baroda (BARB0INDIAE), Ref. No. 1351604983 on 08-09-2023, Head of Account 0030-03-104-001-16

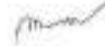
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 75.021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18714, Amount: Rs.50.00/-, Date of Purchase: 08/09/2023, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/09/2023 1:35PM with Govt. Ref. No: 192023240210206811 on 08-09-2023, Amount Rs: 75,021/-, Bank: Bank of Boreda (BARB0INDIAE), Ref. No. 1351604983 on 08-09-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 780710 to 780760

being No 190413097 for the year 2023.



Mohul

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2023.10.04 17:31:31 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 04/10/2023
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.