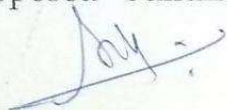


Allocation" shall be drawn up on similar terms, conditions and covenants.

- 12.4. Neither of the parties hereto would enter into any Agreement or contract for sale or otherwise disposal of units and other spaces of the building complex nor to receive part payments and/or earnest moneys till the issuance of the sanctioned plan and making of demarcation of units and saleable spaces as per *Clauses 12.1 and 12.2* above and the commencement of construction of the proposed building complex.
- 12.5. The Parties have agreed that till the Developer has made over possession of the Units forming part of the Owner's Allocation to the Owner and/or its nominees/transferees, the Developer shall not make over possession of the Units forming part of the Developer's Allocation to its buyers/nominees.
- 12.6. The Owner herein, if so required by the Developer, shall join as confirming party in the Agreements and/or Contracts and Deeds for disposing of the Units/Saleable spaces forming part of the Developer's Allocation. Similarly, the Developer if so required by the Owner, shall join as confirming party in all Agreements and/or Contracts and Deeds for disposing of the Units/Saleable spaces forming part of the Owner's Allocation.

13. SECURITY DEPOSIT:

- 13.1. (a) It is recorded that on or before the execution of this Agreement, the Developer herein has duly deposited with the Owner a sum of Rs.2,00,00,000/- (Rupees Two Crores Only) as and by way of interest free Security Deposit towards development of the "said Property", described in the *First Schedule* hereunder written, the receipt whereof the Owner herein doth hereby as also by the Memorandum hereunder written admit and acknowledge.
- 13.1. (b) It has been agreed that apart from the security deposit amount mentioned in *Clause 13.1(a)* above, the Developer herein shall deposit with the Owner a further sum of Rs.50,00,000/- (Rupees Fifty Lacs) only as and by way of interest free security deposit and the same within a fortnight from the date of the Developer submitting the plan to the Kolkata Municipal Corporation for obtaining necessary sanction of the same.
- 13.2. It has been agreed that pending the completion of construction of the proposed building complex and the Developer herein making over







possession of the Units and other Saleable Spaces to the Owner and/or the transferees/buyers of the Units forming part of the Owner's Allocation, the Developer herein shall be entitled to be paid 50% (Fifty percent) of the amount of the earnest monies, advance payments and part payments of the consideration price, which the Owner shall be entitled to be paid by the intending buyers in pursuance of the Agreements or Contracts for sale or otherwise disposal of the Units and other Saleable Spaces forming part of the Owner's Allocation and the same towards refund of the interest free security deposit amount mentioned hereinabove.

- 13.3. It has also been agreed that the said interest free security deposit amount mentioned hereinabove, which would remain balance after adjusting the amounts to be paid to the Developer in pursuance of *Clause 13.2* hereinabove, shall be refunded to the Developer by the Owner on or before the Developer making over to the Owner and/or its nominees and/or transferees the Units forming part of the Owner's Allocation and the same on completion of construction of the said building complex and also obtaining of necessary Completion Certificate from the Kolkata Municipal Corporation.

14. CONSIDERATION:

- 14.2. In consideration of the premises and in consideration of the appointment of the Developer as the builders and also in view of the Developer being allowed to develop the "said Property" and construct the said residential-cum-commercial building complex as per this Agreement, the Developer hereby agree to bear and pay the entire costs and expenses to undertake, carry out and complete the development work in respect of the "said Property" and construction of the building complex.
- 14.3. In consideration of the Owner having allowed the Developer to develop the "said Property" and to construct the said building complex as per this Agreement, it is agreed and made clear that the Owner shall not be responsible to bear and pay the costs of development and/or construction either on account of the Owner's Allocation or on account of the Developer's allocation or of any other portion of the said building complex.
- 14.4. In consideration of the Developer bearing the costs charges and expenses for development of the "said Property" and/or construction of the building complex including the Owner's allocation as aforesaid, the Developer shall be entitled to the Developer's allocation and/or proceeds thereof, without being liable to pay the value and/or costs and/or consideration on account

of the undivided proportionate share in respect of the land comprised in the "said Property" as may be attributable to and/or in relation to the Developer's allocation.

15. DEFAULTS:

- 15.2. In the event, despite the Owner having duly performed its obligations including those mentioned in *Clauses 5.7 and 5.8* above, the Developer fails to complete the development of the "said Property" as also construction of the said proposed building complex within the stipulated time mentioned in *Clauses 6.4 and 8.11* above, the Owner shall be entitled to be paid adequate compensation on account of delay in completion of the construction of the building complex.
- 15.3. In the event the Owner fails to carry out its obligations under this Agreement including those mentioned in *Clauses 5.7 and 5.8* above or to extend full co-operation in carrying out the development of the "said Property" and construction of the building complex agreed to be extended as per this Agreement, then the Developer carrying out such obligations and responsibilities shall be entitled to claim compensation and/or damages without prejudice to its other rights hereunder.
- 15.4. This Agreement is binding on the parties hereto and each of the parties hereto shall be entitled to sue the defaulting party for specific performance of this Agreement and for other consequential reliefs.
- 15.5. Neither of the parties shall be entitled to cancel or rescind this Agreement without taking recourse to conciliation and arbitration as hereafter provided. In the event of any default on the part of either party, the other party shall be entitled to claim specific performance of this Agreement and also for damages and the parties agree that the Arbitral Tribunal shall be empowered to award specific performance and additionally also to award damages and other such reliefs.

16. RATES, TAXES AND MAINTENANCE:

- 16.2. The Owner herein shall bear and pay the municipal corporation tax and other rates taxes and outgoings whatsoever concerning or relating to the "said Property" during the period till the issuance of sanction plan for development and construction of the said building complex.
- 16.3. On and from the date of issuance of the sanction plan, the Developer herein shall bear and pay the land revenue as also the Municipal taxes and other



rates taxes and outgoings whatsoever concerning or relating to the "said property" and/or the said land till the Developer complete construction of the said building complex and makes over possession of the units and spaces of the building complex to the buyers.

- 16.4. On and from the date of completion of the building complex as also making over of possession of the several Units/saleable spaces of the building complex to the buyers and/or transferees, the Buyers/Transferees shall be responsible to bear and pay the land revenue, Municipal taxes and all other rates, taxes and outgoings as also to pay the monthly maintenance and service charges on account of their respective units and spaces.
- 16.5. On and from the date of completion of construction of the said building complex, the Developer shall be responsible to look after, manage and administer the day to day maintenance of the building complex as also maintenance of the common parts, areas, amenities and facilities at the building till the formation of an Association/Syndicate or incorporation of a Company for the purpose.
- 16.6. After the completion of the construction of the said building complex, the Developer shall cause an Association or Syndicate or Limited company to be floated and/or incorporated for the purpose of managing and maintaining the common facilities, common areas and amenities at the said building complex. The Developer shall also be responsible to frame the rules, regulations and byelaws of such Management Association/Syndicate /Company.
- 16.7. The Developer and the Owner shall in proportion to their respective share in the Project bear the works contract and GST, if found payable arising out of this Development Agreement.

17. COMMON RESTRICTIONS

- 17.2. All the Units at the building complex shall be subject to the same restrictions on transfer as may be applicable in the building complex.
- 17.3. The Owner and/or the Developer shall not permit the use of any of the Units at the building complex for carrying on any wrongful, offensive, illegal and/or immoral trade or activity or such other acts, which may cause nuisance or be hazardous to the other occupiers or Owners of Units/Flats at the building complex.



- 17.4. The buyers of units/flats shall not demolish or permit demolition of any wall or other structures or any portion thereof or make any structural alteration therein.
- 17.5. All the buyers/transferees of units shall be abide by all bye-laws, rules and regulations of the Government and Local Bodies as the case may be and shall attend to and answer and be responsible for any deviation, violation and/or breach of any of the laws, bye-laws, rules and regulations thereof.
- 17.6. The Buyers/transferees of units shall keep the interiors, walls, sewers, drainage, pipes and other fittings and fixtures and the floor and ceiling etc. of the building complex in good, working and repaired condition and in particular, so as not to cause any damage to the building complex or any part or portion or accommodation therein.
- 17.7. The Buyers/Transferees of units at the complex shall not do nor permit any one to do anything which may render void or voidable any Insurance in respect of the said building complex or portion thereof and/or cause increase in the amount of premium payable on account of such insurance.
- 17.8. No goods or other items shall be kept by the Buyers/transferees of units at the complex for display or otherwise in the lobbies, staircases, roof and corridors or other places of common use in the building and no hindrance or obstruction shall be caused in any manner in the free movement in the lobbies, staircases, roof, corridors and other places of common use in the building complex and in case of any such hindrance or obstruction caused, the Developer and/or the owner shall be entitled to remove the same at the risks and costs of the concerned party.
- 17.9. The Buyers of units at the building complex shall not throw or accumulate any dirt, rubbish waste or refuse nor permit the same to be thrown or accumulated in or about the building complex or in the lobbies, staircases, roof, compounds, corridors or any other common portion or areas of the building.
18. MISCELLANEOUS:
- 18.2. The Owner and the Developer have entered into this Agreement purely on principal to principal basis and nothing stated herein shall be deemed or construed to be a partnership and/or joint venture between the Developer and the Owner nor the parties hereto shall constitute an Association of persons.



- 18.3. Nothing in these presents shall be construed as a sale, transfer or assignment or conveyance in law by the Owner of the "said Property" or any part thereof to the Developer, or as creating any right title or interest in respect thereof in favour of the Developer, save the right to undertake development as per this Agreement.
- 18.4. The proposed building complex to be erected by the Developer in or upon the land comprised in the "said Property" shall be named with such name as the Developer would at its discretion.
- 18.5. On completion of the development of the "said Property" and/or construction of the said building complex as also delivery and/or distribution of the Units and Saleable Spaces of the building complex between the Owner and the Developer as per their respective allocations in the Project, this Agreement shall stand fulfilled.
- 18.6. The Owner and the Developer hereby agree and undertake to sign and execute all other deeds and documents for smooth implementation of this Agreement, as and when so required.
- 18.7. The Owner and/or their respective directors and authorised representatives shall at all times be entitled to view and inspect the progress of the development work and/or construction of the building complex at the "said Property".
- 18.8. Neither of the parties hereto shall be entitled to dispute the legality and/or enforceability and/or validity of this Agreement and/or any of the terms herein recorded.
19. DOCUMENTATION:
- 19.2. All agreements, contracts, deeds, documents for the sale or otherwise disposal of the units at the building complex shall be identical containing the similar terms and conditions as may be mutually approved by the parties.
- 19.3. All deeds, documents, Agreements, Deeds and papers as may from time to time be required to be prepared in pursuance of this Agreement including those for disposal of the "Units" of the building complex shall be prepared by Messrs B.K. Jain & Co., Solicitors & Advocates (Project Advocates) and the same shall be strictly in accordance with the agreed terms under this agreement.
20. CONFIDENTIALITY:
- 20.1 The parties hereto and each of them and their staff and employees shall keep confidential this Agreement as also the terms herein recorded and further the



information which they may acquire in relation to the Development of the "said Property" contemplated by this Agreement and shall not disclose the same to outsiders.

21. ENTIRE AGREEMENT:

21.1 This Agreement records all the terms, conditions, understandings, representations, and declarations by and between the parties, oral or writing with regard to the subject matter hereof.

21.2 This Agreement is a culmination of the discussions and negotiations between the parties and constitutes the final bargain between them and all rights and obligations with respect to the "said Property" shall be governed only by this Agreement. No offer, counter offer or communication made or exchanged between the parties, contrary to or inconsistent herewith, prior to this Agreement shall bind the parties.

22. AMENDMENTS:

22.1. No modification or amendment of this Agreement nor waiver of the terms or conditions herein recorded shall be binding, unless made specifically in writing by the parties.

23. SEVERABILITY:

23.1. If any of the provisions of this Agreement is or become invalid, unlawful or unenforceable, the parties agree that the validity, legality and/or enforceability of the remaining provisions shall not in any way be affected or impaired.

24. ARBITRATION AND CONCILLATION:

24.2. In case of there being any dispute or difference or misunderstanding by and between the parties hereto concerning or relating to or arising out of this agreement and/or interpretation of this agreement or any of the clauses herein recorded and/or the completion of the transaction as per this agreement, the parties would hold joint meetings and make all possible efforts to conciliate and/or settle such disputes and/or differences and/or misunderstandings mutually.

24.3. In the event the parties hereto being not able to amicably clarify the confusions and/or misunderstandings and/or to mutually resolve the disputes and/or differences as provided hereinabove, all disputes and differences by and between the parties hereto concerning or relating to or arising out of this Agreement or with regard to interpretation of this



Agreement or any of the clauses herein recorded and/or the respective claims of the parties, the same shall be referred to Mr. Harish Chopra of No.FE-266, Sector-III, Salt Lake City, Kolkata - 700102 and Mr. Jai Hind Singh of No.FE-13, Sector-III, Salt Lake City, Kolkata - 700102 as the Arbitrators for final adjudication as per the provisions of the Arbitration and Conciliation Act, 1996. The said Arbitrators Mr. Harish Chopra and Mr. Jai Hind Singh shall jointly nominate and appoint the Third Arbitrator. The Arbitrators shall have summary power and need not record the reasons and further be at liberty to make interim awards.

25. **JURISDICTION:**

- 23.1 The Hon'ble Court at Calcutta shall exclusively have the Jurisdiction to entertain, try and determine all matters concerning or arising out of this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the property under Development)

All That piece and parcel of land measuring more or less 8 (Eight) Cottahs 12 (Twelve) Chittacks together tin/asbestos shed 3000 Square Feet structure standing thereon being premises No.25, Gangadhar Babu Lane (formerly Nos.24/1 and 25, Gangadhar Babu Lane), within the KMC Ward No.47, Police Station and Post Office Baubajar, Kolkata - 700 012 along with all user and easement rights and all other rights and facilities appurtenant thereto and also shown in RED borders in the plan marked "X" annexed hereto. The said land is butted and bounded by: -

- On the North : By premises No.23, Gangadhar Babu Lane;
 On the South : By premises No.27, Gangadhar Babu Lane;
 On the East : By Gangadhar Babu Lane;
 On the West : By premises No.26, Gangadhar Babu Lane;

THE SECOND SCHEDULE ABOVE REFERRED TO

(SPECIFICATIONS)

1. FOUNDATION AND SUPER STRUCTURE:
 a. R.C.C. frame structure.
2. FLOORING:



- a. Bed Rooms and drawing dinning would be finished with marbles.
 - b. Toilets: anti-skid Spanish vitrified tiles or marble on floor and wall with combination Spanish tiles and glass tiles on walls up to door height.
 - c. Kitchen: Anti-skid Spanish vitrified tiles and/or marbles on floor and counter with granite.
3. **TOILETS:**
Sanitary Ware and Fittings: Ceramic fittings of reputed concern with concealed cistern of best stylish C.P. fittings of reputed make.
4. **ELECTRICAL ACCESORIES:** For electrical wiring of the apartment, conduit pipes is being used for copper wiring with good quality switches and sufficient lighting points including power point, T.V. point, telephone point.
5. **DOORS AND WINDOWS:** Wood framed Flush door in the bed room and main door. Panel door in the bath room.
- Windows will be fabricated from aesthetic dimensionally tolerant high resistance long lasting Aluminium sections and anodized to protect surface finish with clear glass pence.
6. **ELEVATOR:** Elevators for passenger of reputed make.
7. **BACK UP POWER:** Full back up power to all common areas.
8. **INTERNAL FINISH:** Plaster and Peris on the internal walls.
9. **EXTERNAL FINISH:** Good quality of tiles/ stones with combination of acrylic paint.
10. **WATER SUPPLY:** Deep tube well and high efficiency pumping system. All water supply will be directed through high capacity water filtration plant to ensure hygienic water.
11. **COMMON AMENITIES:** Fire fighting arrangement and security surveillance.

THE THIRD SCHEDULE ABOVE REFERRED TO
 (Details of the original title deeds and documents in respect of
 the "said Property" deposited with Escrow Holder)

Deed of Conveyance dated the 1st day of November, 2013 being Deed No.14708 for the year 2013 registered at the office of the Additional Registrar of Assurances-II, Kolkata



IN WITNESS WHEREOF the parties hereto hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the Owner above named at Kolkata in the presence of:

- 1) Sharan pal Chofra
FE-266 SECTOR-III
SALT LAKE - KOL-700106
- 2) Jai Hril Singh
FE-13 Salt Lake city sec III
KOLKATA-700106

SIGNED SEALED AND DELIVERED

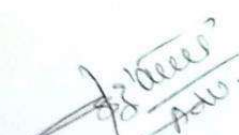
by the Developer above named at Kolkata in the presence of:

- 1) Sharan pal Chofra
- 2) Jai Hril Singh

For Manprakash Projects (P) Ltd
Santosh Kumar Singhania
Director

PRAJAPATI BUILDERS
Sandeep Kumar Sarangi
PARTNER

PRAJAPATI BUILDERS
Tawandewan Arma
Authorised Signatory


Prepared & Drafted By:
B.K. Jain & Co. (Advocates)
6A, K.S. Roy Road, Kolkata-700001
Sandeep Jain, Advocate
Enrolment No. F-961/1373/96

SPECIMEN FORM FOR TEN FINGERPRINTERS

7

Sl. No.	Signature of the executants/and/ or purchaser Presentants
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Santosh Kumar Singhania

	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little



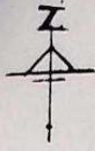
Sandeep Kumar Sarvag

	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little



Pawan Kumar Agrawal

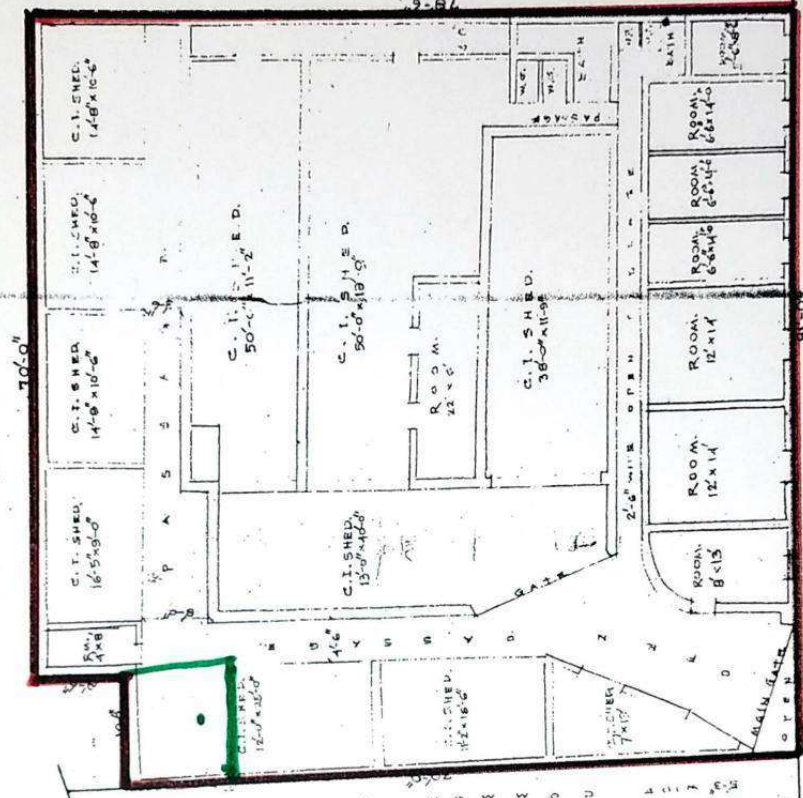
	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little



EXISTING PLAN OF C.I. SHED AT PREMISES NO-25,
 GANGA DHAR BABU LANE, KOLKATA-70002, WARD NO 47;
 SCALE: 1" = 80'

TOTAL LAND AREA (AS PER SITE
 MEASUREMENT) = 81' 12" CH. 0 SFT. COLOUR-RED BOTTLE
 (MORE OR LESS)

PREL. NO-



EXT. GROUND PLAN.

For Manprakash Projects (P) Ltd
 Santosh Kumar Singhania
 Director

Sandeep Kumar Dasgupta

Tanvinder Singhania
 Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANPRAKASH PROJECTS PRIVATE
LIMITED

02/05/2013

Permanent Account Number

AAICM5726G

20052013

For Manprakash Projects Private Limited
Sanjeev Kumar Singhania
Director

इस कार्ड के खोने/पाने पर कृपया सूचित करें/जाटाए
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: info@nsdl.co.in

For Manprakash Projects (P) Ltd.

Sanjeev Kumar Singhania
Director

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AJUPS9156L

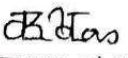
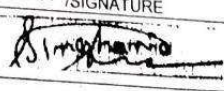


नाम /NAME
SANTOSH KUMAR SINGHANIA

पिता का नाम /FATHER'S NAME
MANNA LAL SINGHANIA

जन्म तिथि /DATE OF BIRTH
30-03-1955

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.व. - II
COMMISSIONER OF INCOME-TAX, W.B. - II



Santosh Singhania
Santosh Kumar Singhania

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

In case this card is lost/found, kindly inform/return to the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

Santosh Singhania
Santosh Kumar Singhania


 ভারত সরকার
 Government of India


 সন্তোষ সিংহানিয়া
 Santosh Singhania
 পিতা : মন্নালাল সিংহানিয়া
 Father : Mannalal Singhania
 জন্মতারিখ / DOB : 30/03/1955
 পুরুষ / Male



6295 4308 7606

আধার - সাধারণ মানুষের অধিকার

Santosh Singhania
Santosh Kumar Singhania


 ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

ঠিকানা:
 18বি রাম মোহন দত্ত রোড,
 পি.ও-এল.এল.আর সারানী,
 এল.আর.সারানী, এল.আর.সারানী,
 কোলকাতা, পশ্চিমবঙ্গ, 700020

Address:
 18B RAM MOHAN DUTTA ROAD,
 P.O-L.L.R SARANI, L.R.Sarani,
 L.r.sarani, Kolkata, West Bengal,
 700020

6295 4308 7606

 1947
 1800 300 1947

 help@uidai.gov.in

 www.
 www.uidai.gov.in

Santosh Singhania
Santosh Kumar Singhania

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAXFP3994P

नाम / Name
PRAJAPATI BUILDERS

बिगमन / गठन की तारीख
Date of Incorporation / Formation
13/05/2019

19052019



Sandeep Kumar Sarangi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANDEEP KUMAR SARAOGI
SHYAM SUNDER SARAOGI

16/02/1974
Permanent Account Number
AIIPS2104F

S. Saraogi
Signature

27062008



Sandeep Kumar Saraogi



भारतीय विराट् पहचान अधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 0000/00422/85150

To
Sandeep Kumar Saraogi
S/O Shyamsundar Saraogi
41/A Tara Chand Dutta Street
Near Md. Ali Park C R Avenue
Kolkata
Chittaranjan Avenue
Kolkata
West Bengal 700073
9830035958

21/09/2011
81572830



MD815728300FH



आपका आधार क्रमांक / Your Aadhaar No. :

3900 3022 6095

मेरा आधार, मेरी पहचान

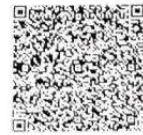


भारत सरकार

Government of India



Sandeep Kumar Saraogi
DOB : 16/02/1974
Male



3900 3022 6095

मेरा आधार, मेरी पहचान

Sandeep Kumar Saraogi



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण 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 गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Unique Identification Authority of India

Address:

S/O Shyamsundar Saraogi, 41/A, Tara Chand Dutta Street,
Near Md. Ali Park, C R Avenue, Kolkata, Chittaranjan
Avenue, West Bengal, 700073

3900 3022 6095



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADAPA4911H

नाम / Name
PAWAN KUMAR AGARWAL

पिता का नाम / Father's Name
BASUDEO AGARWAL

जन्म की तारीख / Date of Birth 02/06/1968
पञ्चम कुमार अग्रवाल
हस्ताक्षर / Signature



29082017

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लौटाए:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Pawan Kumar Agarwal



भारत सरकार
GOVERNMENT OF INDIA



पवन कुमार आगरवाल
Pawan Kumar Agarwal
जन्म तिथि/ DOB: 02/06/1968
पुरुष / MALE



8686 5137 8146

-साधारण मानव्येव अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O बासुदेब आगरवाल, अलकोवि
क्लोसिया, टवर-2 तीसरा फ्लोर, फ्लैट-
3एच, 403/1, दक्षिणंदरी रोड,
श्रीभूमि, नॉर्थ 24 पार्गानास,
वेस्ट बंगाल - 700048

Address:
S/O Basudeb Agarwal, Alcove
Gloria, Tower-2,3rd Floor, Flat-
3H, 403/1, Dakshindan Road,
Sri-bhumi, North 24 Parganas,
West Bengal - 700048



1947
1899 359 1947

Pawan Kumar Agarwal



BAR COUNCIL OF WEST BENGAL

(STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)

2 & 3, KIRANSANKAR ROY ROAD, CALCUTTA-700 001

PHONES : 248-8956/7233

IDENTITY CARD



Name.....
SANDEEP JAIN

.....Advocate

Father's/Husband's Name.....
BIJOY KUMAR JAIN

.....

.....

.....

CHAIRMAN EX-COMMITTEE

CHAIRMAN

Card No..... A-6749

Address Recorded on the Roll..... 6/1C, Palm Avenue,
4th Floor, Calcutta-700 019

Present Address Same as above

Enrolment No F-961/1373/96

Date of Enrolment 09.04.99

Date of Birth 08.12.70

Date 07.5.99

Secretary/Assistant Secretary

Signature



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

GRN: 192019200044227028 Payment Mode : Net Banking-SELF
GRN 19/07/2019 12:28:30 Payment Gateway SBI EPay-State Bank of India
BRN : 0806356321012 BRN Date: 19/07/2019 12:29:56
SBI ePay txn No. : IGAGPVBX9 SBI ePay txn Date. 19/07/2019 12:28:58

DEPOSITOR'S DETAILS

Name : Sandeep Saraogi Id No. : 19020001136725/12/20
Contact No. 9830035958 null
E-mail : Mobile No. +91 9830035958
Address : 41A Tara Chand Dutta St Kol73
User Type : Buyer/Claimants

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19020001136725/12/2019	Property Registration- Registration Fees	0030-03-104-001-16	50000
2	19020001136725/12/2019	Property Registration- Stamp duty	0030-02-103-003-02	35000
			Total Amount	85000

In Words : Rupees Eighty Five Thousand Only.

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

GRN: 19-201920-004299194-1
GRN Date: 17/07/2019 15:54:21
BRN : 1755352018

Payment Mode Online Payment
Bank : ICICI Bank
BRN Date: 17/07/2019 15:55:55

DEPOSITOR'S DETAILS

Id No. : 19020001136725/2/2019
[Query No./Query Year]

Name : SANDEEP SARAOGI
Contact No. : 9830035958 Mobile No. : +91 9830035958
E-mail : fabulousrealty@hotmail.com
Address : 41A TARA CHAND DUTTA STREET KOLKATA 700073
Applicant Name : Mr Sandeep Jain
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19020001136725/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	19020001136725/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	200021
Total				240042

In Words : Rupees Two Lakh Forty Thousand Forty Two only

Major Information of the Deed

Deed No :	I-1902-03493/2019	Date of Registration	19/07/2019
Query No / Year	1902-0001136725/2019	Office where deed is registered	
Query Date	15/07/2019 3:07:57 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sandeep Jain 6A, K.S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9874673130, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,50,00,000/-]		
Set Forth value	Market Value		
	Rs. 3,73,11,955/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 2,50,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Bowbazar, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gangadhar Babu Lane, , Premises No: 25, , Ward No: 047 Pin Code : 700012

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 12 Chatak		1,26,85,464/-	Property is on Road
L2			Commercial use	4 Katha		2,35,01,491/-	Property is on Road
		TOTAL :		14.4375Dec	0 /-	361,86,955 /-	
		Grand Total :		14.4375Dec	0 /-	361,86,955 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2500 Sq Ft.	0/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L2	500 Sq Ft.	0/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
	Total :	3000 sq ft	0 /-	11,25,000 /-	



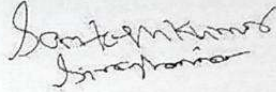



and Lord Details :



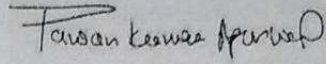
SI No	Name,Address,Photo,Finger print and Signature
1	MANPRAKASH PROJECTS PRIVATE LIMITED 18B, Ram Mohan Dutta Road, P.O:- Lala Lajpatrai Sarani, P.S:- Bhagwanpur, District:-Purba Midnapore, West Bengal, India, PIN - 700020 , PAN No.:: AAICM5726G, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PRAJAPATI BUILDERS 41/A, Tarachand Dutta Street, 1st Floor, P.O:- Collotolla, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073 , PAN No.:: AAXFP3994P, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Santosh Kumar Singhania Son of Shri Mannalal Singhania Date of Execution - 19/07/2019, , Admitted by: Self, Date of Admission: 19/07/2019, Place of Admission of Execution: Office	 <small>Jul 19 2019 1:55PM</small>	 <small>LTI 19/07/2019</small>	 <small>19/07/2019</small>
18B, Ram Mohan Dutta Road, P.O:- Lala Lajpatrai, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJUPS9156L Status : Representative, Representative of : MANPRAKASH PROJECTS PRIVATE LIMITED (as Director)				
2	Shri Sandeep Kumar Saraogi (Presentant) Son of Shri Shyam Sundar Saraogi Date of Execution - 19/07/2019, , Admitted by: Self, Date of Admission: 19/07/2019, Place of Admission of Execution: Office	 <small>Jul 19 2019 1:57PM</small>	 <small>LTI 19/07/2019</small>	 <small>19/07/2019</small>
41A, Tara Chand Dutta Street, P.O:- Chittaranjan Avenue, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIIPS2104F Status : Representative, Representative of : PRAJAPATI BUILDERS (as Partner)				

Name	Photo	Finger Print	Signature
Shri Pawan Kumar Agarwal Son of Shri Basudeb Agarwal Date of Execution - 19/07/2019, , Admitted by: Self, Date of Admission: 19/07/2019, Place of Admission of Execution: Office			
	Jul 19 2019 1:56PM	LTI 19/07/2019	19/07/2019
Alcove Gloria, 3rd Fl., Fl. GH, 403/1, Dakshindari Road, P.O:- Sheebhumi, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADAPA4911H Status : Representative, Representative of : PRAJAPATI BUILDERS (as AUTHORISED SIGNATORY)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sandeep Jain Son of B.K. Jain 6A, K.S. Roy Road, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
	19/07/2019	19/07/2019	19/07/2019
Identifier Of Shri Santosh Kumar Singhania, Shri Sandeep Kumar Saraogi, Shri Pawan Kumar Agarwal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MANPRAKASH PROJECTS PRIVATE LIMITED	PRAJAPATI BUILDERS-7.8375 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	MANPRAKASH PROJECTS PRIVATE LIMITED	PRAJAPATI BUILDERS-6.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	MANPRAKASH PROJECTS PRIVATE LIMITED	PRAJAPATI BUILDERS-2500.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	MANPRAKASH PROJECTS PRIVATE LIMITED	PRAJAPATI BUILDERS-500.00000000 Sq Ft

Endorsement For Deed Number : I - 190203493 / 2019

19-07-2019

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 11:30 hrs on 19-07-2019, at the Office of the A.R.A. - II KOLKATA by Shri Sandeep Kumar Saraogi .

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 3,73,11,955/-

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

Execution is admitted on 19-07-2019 by Shri Santosh Kumar Singhania, Director, MANPRAKASH PROJECTS PRIVATE LIMITED, 18B, Ram Mohan Dutta Road, P.O:- Lala Lajpatrai Sarani, P.S:- Bhagwanpur, District:-Purba Midnapore, West Bengal, India, PIN - 700020

Identified by Mr Sandeep Jain, , Son of B.K. Jain, 6A, K.S. Roy Road, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 19-07-2019 by Shri Sandeep Kumar Saraogi, Partner, PRAJAPATI BUILDERS, 41/A, Tarachand Dutta Street, 1st Floor, P.O:- Collotolla, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073

Identified by Mr Sandeep Jain, , Son of B.K. Jain, 6A, K.S. Roy Road, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 19-07-2019 by Shri Pawan Kumar Agarwal, AUTHORISED SIGNATORY, PRAJAPATI BUILDERS, 41/A, Tarachand Dutta Street, 1st Floor, P.O:- Collotolla, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073

Identified by Mr Sandeep Jain, , Son of B.K. Jain, 6A, K.S. Roy Road, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,50,021/- (B = Rs 2,50,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,50,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/07/2019 3:55PM with Govt. Ref. No: 192019200042991941 on 17-07-2019, Amount Rs: 2,00,021/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 1755352018 on 17-07-2019, Head of Account 0030-03-104-001-16
Online on 19/07/2019 12:29PM with Govt. Ref. No: 192019200044227028 on 19-07-2019, Amount Rs: 50,000/-,
Bank: SBI EPay (SBlePay), Ref. No. 0806356321012 on 19-07-2019, 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 100/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 34569, Amount: Rs.100/-, Date of Purchase: 08/05/2019, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/07/2019 3:55PM with Govt. Ref. No: 192019200042991941 on 17-07-2019, Amount Rs: 40,021/-, Bank:
ICICI Bank (ICIC0000006), Ref. No. 1755352018 on 17-07-2019, Head of Account 0030-02-103-003-02
Online on 19/07/2019 12:29PM with Govt. Ref. No: 192019200044227028 on 19-07-2019, Amount Rs: 35,000/-,
Bank: SBI EPay (SBlePay), Ref. No. 0806356321012 on 19-07-2019, Head of Account 0030-02-103-003-02

Tushar Kanti Mandal

Tushar Kanti Mandal
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1902-2019, Page from 132348 to 132395
being No 190203493 for the year 2019.



Tushar Kanti Mandal

Digitally signed by TUSHAR KANTI
MANDAL
Date: 2019.08.01 15:50:44 -07:00
Reason: Digital Signing of Deed.

(Tushar Kanti Mandal) 8/1/2019 3:50:11 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)

=====
DATED THIS 19th DAY OF JULY, 2019
=====

BETWEEN

MANPRAKASH PROJECTS PRIVATE LIMITED

..... OWNER

AND

PRAJAPATI BUILDERS

..... DEVELOPER

DEVELOPMENT AGREEMENT