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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL Q. NO. 1608 - 0001716309/19 W 166119

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
Sonarpur, South 24 Parganas

[Signature]
28/11/19

21 NOV 2019

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this the 11th day of November Two Thousand and Nineteen (2019)

BETWEEN

Reshma's Saha

নং ০৭ তার ০২/০৭/১৯

১০০/

খরিদার Wridhhi Traders.

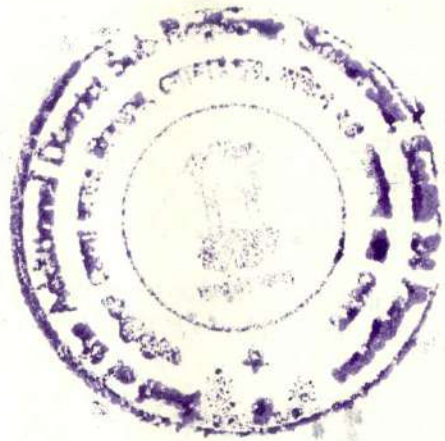
২৬ Mahamaya Mandir Road Maheswaryata

তাপস হালদার স্ট্যাম্প ডেপার

সোনারপুর, এ্যা.ডি. নাব রেজিস্ট্রি অফিস

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Identified by me:

Ankita Ghosal
High Court - Calcutta
Kolkata - 700001

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Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

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SMT. RESHMI SAHA (PAN EFAPS9122G), daughter of Late Anup Kumar Saha, by Religion – Hindu, by occupation- Student, by Nationality – Indian, residing at, 3 No. Banshhata Lane, Post Office-Khagra, Police Station-Berhampore, Town Sub-Registry Office Berhampore, District-Murshidabad, hereinafter called the **OWNER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**.

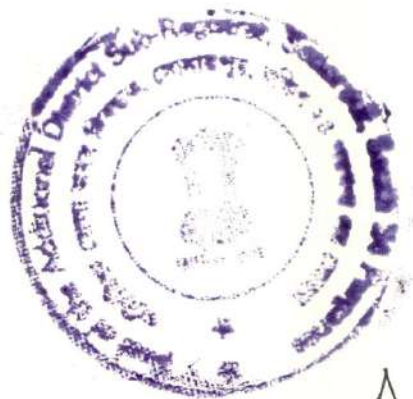
AND

WRIDDHI TRADERS (PAN – AACFW1304M), a Partnership Firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700 084, District – South-24 Parganas, represented by its Partner and authorized signatory **SHRI BIKASH AGARWAL (PAN – AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by religion - Hindu, by occupation - Business, by Nationality - Indian, residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, District – South-24 Parganas, by virtue of a General Power of Attorney registered on 14.12.2018 in the office of A.D.S.R. – Garia, and same was recorded in Book No. IV, Volume No. 1629-2018, Pages from 14750 to 14765, Being No. 162900920 for the year 2018, hereinafter called the **“DEVELOPER”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

WHEREAS, one B.D. Bansal was the absolute owner of all that the land measuring 13 Decimal be the same a little more less, comprised in Mouza – Ukhila Paikpara, J.L. No. 56, R.S. No. 147, Pargana – Medanmalla, in R.S. Dag No. 2300, corresponding to L.R. Dag No. 2293 under R.S. Khatian No. 254, Additional District Sub-Registrar – Sonarpur, Police Station – Sonarpur, District – South-24 Parganas (formerly 24 Parganas).

AND WHEREAS, the said B.D. Bansal sold conveyed and transferred all that the piece or parcel of Sali land measuring 4 decimal out of 13 decimal, comprised in Mouza-Ukhila Paikpara, J.L. No. 56, R.S No. 147, Pargana-Medanmalla, in R.S. Dag No. 2300 under R.S. Khatian No. 254, vide a Deed of Sale executed and registered on 21.06.1964 in the office of the Additional District Sub-Registrar at Sonarpur, South 24-Parganas, in Book No.-I,

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Volume No. 51, Pages 182 to 183, Being No. 6513 for the year 1964, unto and in favour of Baby Das, wife of Mukti Nath Das, absolutely and forever, at or for the valuable consideration therein mentioned.

AND WHEREAS, said Baby Das, wife of Mukti Nath Das, being thus fully seized and possessed of the said land described supra, had by a sale deed registered 25.04.2017 in the office of the Additional District Sub-Registrar at Sonarpur, in Book No. 1, Volume No. 1608—2017, Pages from 33052 to 33069, Being no. 160801556 for the year 2017, sold conveyed and transferred ALL THAT the piece or parcel of sali land measuring 4 decimal be the same a little more or less, comprised in Mouza Ukila Paikpara, J. L. No. 56, R.S. No. 147, in R.S. Dag No. 2300 under R.S.Khatian No. 254, Police Station Sonarpur, District South 24 Parganas, unto and in favour of Smt. Reshmi Saha, daughter of Late Anup Kumar Saha, absolutely and forever, at or for the valuable consideration therein mentioned.

AND WHEREAS, the said Reshmi Saha the Owner herein has intended to develop her said property i.e. ALL THAT the piece or parcel of sali land measuring 4 decimal be the same a more or less, comprised in Mouza Ukhila Paikpara, J.L.No. 56, R. S. No.147, in R.S. Dag No. 2300 corresponding to L. R. Dag No. 2293 under R.S. Khatian No. 254, which is more fully and particularly described in the **FIRST SCHEULE** hereunder written, and hereinafter referred to as the "**SAID PROPERTY**".

AND WHEREAS, the Owner herein approached **WRIDDHI TRADERS**, the Developer herein, in order to fulfill her desire of developing her Said Property more fully described in the **FIRST SCHEDULE** hereunder written, and the Developer herein having accepted the said proposal of the Owner, agreed to enter into a Development Agreement for construction of a residential building on the Said Property as per plan to be sanctioned by the Rajpur-Sonarpur Municipality.

AND WHEREAS, both the Parties herein are entering into this Agreement for Development in order to set out their respective rights and obligations in relation to the development of the Said Property by the Developer herein, and other matters relevant in connection therewith, which they agree to abide by, act upon, govern solely in accordance with the terms and conditions agreed upon and reduced into writing as under.

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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:-

ARTICLE -I : DEFINITION

OWNER: shall mean and include the Party of the One Part herein and her heirs, executors, legal representatives, administrators and/or assigns.

DEVELOPER: shall mean and include the Party of the Other Part herein and their respective heirs, executors, administrators, legal representatives and/or assigns.

SAID PROPERTY: shall mean and include ALL THAT the piece or parcel of Sali land measuring 4 decimal be the same a little more less, comprised in Mouza - Ukhila Paikpara, J.L. No. 56, R. S. No. 147, Pargana Medalmalla, in R.S. Dag No. 2300 corresponding to L. R. Dag No. 2293 under R.S. Khatian No. 254, Additional District Sub-Registrar- Sonarpur, Post Office - Narendrapur, Police Station - Sonarpur, Kolkata - 700103, District - South-24 Parganas, which is more fully and particularly described in the **FIRST SCHEDULE** hereunder written, and hereinafter referred to as the '**SAID PROPERTY**'.

The terms in these presents shall unless contrary or repugnant to the context mean and include the following:

1.1 NEW BUILDING: shall mean and include such multistoried building/s to be constructed on the said property as per the Building Plan to be sanctioned by the Rajpur Sonarpur Municipality.

1.2 COMMON FACILITIES: shall mean and include corridors, stair-cases, lobbies, ways, landings, common passages, boundary wall, water reservoirs, water tanks, pump motor, electrical and sanitary installations, fixtures and fittings, ingress and egress to and from the said proposed New Building etc. and roof of the building and other facilities and amenities to be provided thereat.

1.3 OWNER'S ALLOCATION:

The Owner will be entitled to get one flat consisting of 3 Bed rooms, 1 Dining / Drawing room, 1 Kitchen, 1 W.C., 1 Toilet, 1 Verandah and one car parking space as her Allocation in the Said entire Project together with undivided proportionate share or interest in the said land, together with undivided proportionate share in the common

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areas, and common parts, amenities and facilities therein provided, and a sum of Rs. 10,000/- (Rupees Ten Thousand) only, being refundable amount without interest to be paid by the Developer to the Owner in the manner which is more fully described in the **Second Schedule** herein below subject to the provisions of the covenants of the Owner, Security Deposit and Advance Clause incorporated herein.

- 1.4 DEVELOPER'S ALLOCATION:** shall mean the remaining share of the total constructed area available on the land measuring 4 (four) decimal and/or the remaining F.A.R. thereof, in respect of the proposed New Building/s comprising of several flats and other spaces, together with undivided proportionate share and/or in interest in the land hereto which is more fully described in the **Article-XII** below.
- 1.5 BUILDING PLAN:** shall mean and include the building plan and/or the modified plan to be approved by the parties hereto and thereafter duly sanctioned by the Rajpur-Sonarapur Municipality.
- 1.6 COMMON PORTIONS:** shall mean all the common areas and installations to comprise in the said Property after development which is more fully described in the **Fifth Schedule** hereto.
- 1.7 COMMON EXPENSES:** shall mean and include all expenses inclusive of maintenance of the said Property as more fully described in the **Sixth Schedule** hereto.
- 1.8 PROPORTIONATE:** with all its cognate variations shall mean such ratio of the covered area of any Unit which shall be in relation to the super built up of the covered areas of all the Units in the new building/s.

ARTICLE - II: DATE OF COMMENCEMENT

This Agreement shall be deemed to have been commencing on and from the date of its execution and shall remain in full force as long as the Developer's Allocation remains unsold to the intending purchasers.

ARTICLE -III: OWNER'S REPRESENTATION

3.1. The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property more fully and particularly described in the **First Schedule** hereunder written, free from all encumbrances whatsoever and she has not encumbered the said property by entering into any agreement or contract with any person or persons in

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respect of thereof or otherwise, and she has not received any advance or part payment in respect thereof.

3.2. The said land is not affected by any Scheme of acquisition or requisition of the State/Central Govt. or any local body/authority and the same has a clear and marketable title.

3.3 There is no vacant land in the Said Property within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

3.4 The Said Property is free from all encumbrances, charges, mortgages, lien, lispendens, attachments whatsoever or howsoever and there is no tenant (of any type whatsoever) in the property or in any portion thereof.

ARTICLE-IV: DEVELOPER'S REPRESENTATIONS

4.1 The Developer have sufficient knowledge and experience in the matter of development of immovable properties and construction of new building/s and also have arrangement for sufficient funds to carry out the work of development of the Said Property and/or construction of the proposed New Building/s.

ARTICLE -V: DEVELOPMENT WORK

5.1 The Developer shall have the liberty to amalgamate the said Property with other properties, if thought to be so, and carry on or cause to be carried on the work of development in respect of the Said Property after such amalgamation if at all affected, by constructing building/s, comprised of several self-contained flats, car parking space/s and other space/s, and will sell the flats, car parking space/s and other spaces together with undivided proportionate share or interest in the land and proportionate share in the common parts, common areas, amenities and facilities provided thereat unto and in favour of the prospective purchaser or purchasers, out of the Developer's Allocation stated above, save and except the Owners' Allocation.

ARTICLE -VI: DEVELOPER'S COVENANTS

6.1 The Developer out of its own fund shall complete and/or cause to be completed the construction of the said New Building/s and cause deliver to the Owner her Allocation as stated hereinbefore, within 36 (Thirty Six months) months from the date of obtaining the Sanctioned Building Plan.

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6.2 The Development of the Said Property and/or construction of the proposed New Building/s shall be made by the Developer on behalf of the Owner herein, and at its own costs and expenses.

6.3 The Developer shall at its own costs and expenses apply for and obtain all necessary sanctions and/or permissions or No Objection Certificate/s from the appropriate authorities as may from time to time be necessary for the purpose of carrying on the work of development of the Said Property.

6.4 The Developer shall at its own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required in the Said New Building.

6.4.1 The Developer shall apply to the authority of the electric service provider for obtaining supply of electricity in the New Building along with the main meter, and the said main meter will be made available for user of all the occupiers of the proposed New Building/s.

6.4.2 It would be the responsibility of the Developer to obtain the meters for the individual allottees, and/or purchaser/s and to cause installation thereof of the same to the respective flat/s of the allottees and/or purchaser/s, and other occupiers.

ARTICLE-VII: OWNER'S COVENANTS

7.1 The Owner shall appoint, nominate and constitute the Developer as her Constituted Attorney by executing a General Power of Attorney in favour of the Developer duly registered, authorizing and/or empowering the Developer to do all acts, deeds, matters and things necessary for completion of the work of development of the Said Property and/or for construction of the said proposed New Building/s and/or to sell and mortgage the Developer's Allocation as per terms of this Agreement.

7.2 The Owner shall be bound if so required by the Developer, to sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declarations, to enable the Developer to apply for and obtain due sanction for electricity, sewerage, water and other public utility services to be provided in or upon the Said New Building/s and to co-operate with the Developer in respect of modification of and/or rectification to the plan sanctioned by the Rajpur-Sonarpur Municipality and for all these acts, deeds and things the Owner shall grant

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further Power of Attorney in favour of the Developer as and when it may be necessary.

7.3 The Owner shall not in any manner obstruct the carrying on with the development work of the Said Property and/or construction of New Building/s on the said land by the Developer as agreed. Moreover the Owner and the Developer shall have no right to claim anything except their respective allocations in the said proposed New Building/s.

7.4 The Owner shall deliver her title deed/s in original and all other papers and documents relevant to the title of herself to the Developer at the time of selling and transferring the Developer's Allocation and the Developer herein shall retain the said deed/s all papers and documents so handed over to the Developer in original, as long as the sale of the Developer's Allocation to the intending Purchaser/s remains incomplete.

7.5 The Developer shall be entitled to sell only its allocation with proportionate share or interest in the land to the intending purchaser/s but only after allocation of space in the proposed New Building/s is completed mutually by and between the Owner and the Developer.

7.6 That the Owner herein shall be liable to bear all the costs and expenses for mutation of the Said Property in the office of the B. L & L. R. O and Rajpur-Sonarpur Municipality.

7.7 The Owner shall bear the cost of Rs. 75,000/- towards Transformer installation charges and Generator charges for her respective allocation, in the Said New Building/s.

ARTICLE-VIII: CONSTRUCTION

8.1 The construction of the said New Building/s shall be made by the Developer as per the Building Plan sanctioned by the Rajpur Sonarpur Municipality and in accordance with the process of work agreed on mutual consent of the Parties herein.

8.2 The Developer shall be entitled to cause necessary modification of and/or rectification to the Building Plan/s and obtain sanction thereof by the Rajpur-Sonarpur Municipality, if required, for the purpose of completion of construction of the New Building/s.

8.3 The Developer may appoint employ and retain such masons, Architects, Engineers, Contractor, manager, supervisors, caretaker/s and

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other employees for the purpose of carrying on the work of development of the Said Property and/or for carrying on with the construction of the said New Building/s, as the Developer shall at its own discretion deem fit and proper.

8.4 The Developer herein shall solely be liable to or responsible for the payment of salaries, wages, charges and remuneration of masons, supervisors, architects, contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till completion of construction of the Said New Building/s along with all cost of construction and in this regard the Owner shall not in any manner would be made responsible or held liable for the same.

ARTICLE-IX: SPACE ALLOCATION

9.1 After completion of the construction of the New Building/s, the Developer will make the allotment of a flat, car parking spaces if any, other spaces to the Owner first in terms of clause 1.3 above, thereafter the Developer may sell flats, car parking spaces and other spaces out of its allocation to the intending purchaser/s according to the booking or allocation made to the prospective purchaser/s.

9.2 There shall be a Supplementary Agreement by and between the Parties hereto, regarding allocation of their respective spaces in the New Building/s after the building plan is finally been sanctioned by the Municipality.

ARTICLE-X: RATES & TAXES

10.1 The Owner, Developer and their respective transferees shall bear and pay the municipal taxes, building taxes and other rates and taxes and all other outgoings whatsoever as may be found payable in respect of the Said New Building/s.

10.2 The Owner, Developer and their respective transferees after taking possession of their allocation/flats and other portions shall bear and pay the proportionate amount towards the cost of maintenance and service charges including club charges at the rate of Rs. 2/- per sq. ft. towards their respective area of Allocations in the Said New Building/s in the Said Property.

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10.3 The purchasers and/or occupiers of the respective flats in the Said New Building/s will form an Association for the purpose of proper maintenance of the Said New Building/s, inclusive of the common areas and essential services thereof, including collection and disbursement of the maintenance costs and other expenses.

ARTICLE-XI: JOINT DECLARATION

11.1 During the continuance of this Agreement, the Owner herein shall not sell, transfer, encumber, mortgage or otherwise deal with or dispose of her right, title and interest in the Said Property in any manner whatsoever and shall not do any act, deed, matter or thing which may in any manner whatsoever cause obstruction in the matter of development and construction of the New Buildings in the Said Property.

11.2 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the said building within 36 (Thirty Six) months from the date of obtaining the building plan duly sanctioned by the Rajpur-Sonarpur Municipality.

11.3 In case the Developer fails to complete construction and/or complete the said building within the time stipulated hereinabove, then and in that case the Owner shall extend the time to the extent of 6 (six) months as grace period for completion of construction of the New Building/s in the Said Property.

11.4 The Owner do hereby undertake that till date she has not taken any advance from any person or persons towards booking of any portion of her allocation in the Said Property and the Owner has not encumbered the same in any manner whatsoever and declare that the Said Property is free from all encumbrances whatsoever and howsoever, and that she has a good, clear and marketable title into the Said Property.

11.5 The Owner shall make registration of sale deed/s in respect of all flats and spaces in respect of the Developer's Allocation to be done at the cost of the intending Purchaser(s) but without any claim or demand thereof whatsoever. The Owner shall co-operate with the Developer for such registration, and shall have no objection to join the said proposed Deeds of Conveyance as one of the parties.

11.6 Nothing contained in these presents shall be construed to be as a demise or assignment or conveyance or transfer in law by the Owner in

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favour of the Developer save herein as expressly provided and also the exclusive license granted and/or made with to the Developer to commercially exploit the Said Property in terms hereof on specific agreement basis subject to fulfillment of terms and conditions, failing which the Developer shall have no right to sell the flats and spaces in the said New Building.

11.7 The Owner and Developer have entered into this Agreement purely on contract basis, and nothing herein contained shall be deemed or construed to be a partnership between the parties in any manner whatsoever nor shall the parties hereto shall be construed to have constituted an Association of persons.

11.8 The Developer shall invest required finance for construction and completion of the said New Building/s from its own resources and if required from obtaining any financial assistance like any Bank/s and/or financial institution/s, and in that case the Developer may have to mortgage of and/or create charge on the Said Property as a whole inclusive of the Owner's allocated area in the Said New Building/s.

11.9 It is agreed and recorded that only the Developer shall be liable to repay the entire loan together with interest thereon so taken from the Bank/s and/or financial institution/s as the case may be, along with all other related charges thereof, and the Owners shall not be made liable in any manner in respect thereof.

11.10 The Owner and Developer shall be liable to pay all CGST and SGST or any other taxes as applicable in proportion to her area of Allocation in the Said New Building in the Said Property.

ARTICLE-XII : SECURITY DEPOSIT & ADVANCE

12.1 It is agreed and recorded that the Developer will pay a sum of Rs. 10,000/- (Rupees Ten Thousand) only being refundable money without interest in favour of the Owner at the time of registration of this Development Agreement.

ARTICLE-XIII : INDEMNITY

13.1 The Owners shall keep the Developer indemnified against all liabilities allotted to the said Property of any nature whatsoever and the Developer shall keep the Owner indemnified against damages that may arise

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during the course of construction till completion of the Said New Building in the Said Property.

13.2 The Developer will take necessary action against any work found to have been defective, and shall withhold any claims or demands made by the contractor or sub-contractor as the case may be, within appropriate time and may compensate for the without holding the Owner in any way liable in any manner.

13.3 It is agreed and recorded that the Owner 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 Owner and/or the Developer on account of or arising out of any breach of any of these terms or breach any law, rules or regulations or otherwise howsoever.

ARTICLE - XIV : OBLIGATIONS OF DEVELOPER

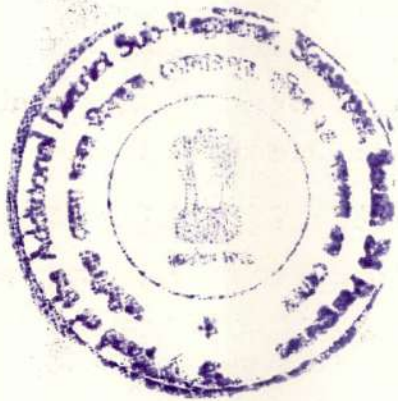
14.1 That the Owner and the Developer shall frame a scheme for the management and administration of the said New Building/s to be constructed in the Said Property and all intending Purchasers and occupiers shall abide by all the rules and regulations to be framed in connection with the management of the affairs of the Said New Building/s.

14.2 On completion of the construction of the Said New Building/s by the Developer, and when upon the same be made ready having been made ready for delivery of occupation, the Developer shall give written notice to the Owner or her notified nominee/s to occupy their respective constructed areas and/or Allocations in the Said New Building/s and on expiry of 30 (thirty) days from the date of the said notice the Owner and Developer shall become liable for payment of proportionate maintenance charges and Municipal rates and taxes and duties or any impositions payable in respect thereof henceforth at the rate of Rs. 2/- per sq. ft. towards their respective areas of Allocation in the Said New Building/s in the Said Property.

ARTICLE - XV : ARBITRATION & JURISDICTION

15.1 In case of any dispute or differences between the parties hereto concerning or relating to or arising out of this Agreement or with regard to the construction or interpretation of this Agreement or any of the terms herein contained, the same shall be settled amicably between the parties

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hereto. If the same is not settled amicably then the matter will be referred to Arbitration consisting of three arbitrators each party will appoint one and the third arbitrator will be appointed by the two appointed arbitrators and the decision of the majority will be binding upon the parties hereto. The arbitration shall be conducted in terms of the provisions of Arbitration and Conciliation Act, 1996 as amended up to date.

15.2 The arbitration shall be conducted in the English language and the arbitration sittings shall be held in the City of Kolkata only.

15.3 The Courts at District South 24-Parganas at Alipore alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the Parties hereto.

ARTICLE-XVII : SUPPLEMENTARY AGREEMENT

The Parties hereby explicitly declare and agree that the Supplementary Agreement shall be executed by and between the parties hereto regarding allocation of the newly constructed Building/s after final municipal plan sanction and there shall be other Supplementary Agreements by and between the parties, if any, for alteration and/or modification of any of the terms and conditions contained in this Agreement.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land measuring 4 decimal be the same a little more less comprised in Mouza – Ukila Paikpara, J.L. No. 56, in R.S. Dag No. 2300, L.R. Dag No. 2293 under R.S. Khatian No. 254, N.S.C. Bose Road, within Ward No. 26 of the Rajpur-Sonarpur Municipality, Additional District Sub-Registrar and Police Station – Sonarpur, Post Office – Narendrapur, District – South-24 Parganas, together with all easements rights and appurtenances thereto attached being butted and bounded as follows:-

- On the North:** 6' ft. wide Private Road and L.R. Dag No. 2294.
- On the South:** R. S. Dag No. 2300 (part).
- On the East:** Property of Ramkrishna Mission and L.R. Dag No. 2401.
- On the West:** R. S. Dag No. 2300 (part).

SECOND SCHEDULE ABOVE REFERRED

(Owners' Allocation)

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One flat consisting of 3 Bed rooms, 1 Dining / Drawing room, 1 Kitchen, 1 W.C., 1 Toilet, 1 Verandah and one Car Parking space in the proposed New Building, together with undivided proportionate share or interest in the land thereat, and proportionate share in the common areas, common parts, facilities and amenities to be provided thereat.

THIRD SCHEDULE ABOVE REFERRED TO
(Developer's Allocation)

The remaining share of the total constructed area available in the Said Property measuring 4 (four) decimal morefully described in the First Schedule of the proposed New Building/s together with undivided proportionate share in the land and proportionate share in the common areas, common parts, facilities and amenities to be made available thereat.

FOURTH SCHEDULE ABOVE REFERRED TO
(Specification of the Construction)
ANNEXTURE - "X"

1. Walls : As per sanctioned Building Plan.
2. Floor : all floors surfaced with tiles/marble (2' x 2') and internal wall surface will be plaster of Paris.
3. Kitchen: kitchen will be finished with black stone on the top would be finished with Kajaria or bell type wall tiles upto 3' height.
4. Toilet : toilet wall will be equipped with glazed tiles upto 5' 6" from the floor and one Indian type of toilet pan, one shower and two tap points.
5. One white basin will be in Dining space.
6. Electric : all electric wiring will be concealed type, each bedroom and dining room will have three light points, one fan point and one plug point and kitchen will have one power point, one exhaust fan point and light point and verandah and toilet will have one light point each, one exhaust fan point.
7. Plumbing: internal and external plumbing works will be of surface type and of PVC pipe line.
8. Rain water line will be also made of PVC pipe.
9. There will one tube well and one overhead PVC tank.
10. Underground waste line will be of S.W. pipe in 4" diametre.
11. All windows will be made of steel glass fitted with 10mm x 4mm grill.
12. All doors frames will be of 4" x 2.5" Teak wood made.

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13. Internal and external door will be flash door of ply.
14. Doors/windows/grill with 2 coats of paints.
15. One common grill entry door at ground floor stair entrance.
16. Outside will be cement based paint coat.
17. Cost of Stand-by Generator and Transformer charges per flat Rs.
75,000...../-.

FIFTH SCHEDULE ABOVE REFERRED TO

(The Common Areas)

1. Entrance and exits of the premises.
2. Security Guard's room/care taker's room.
3. Elevator/Lift with capacity of five passengers of Adams or equivalent make.
4. Any common area in the new building, foundation, columns, beams etc.
5. Pump and motor, Stair Case, common passage, water lines, boundary wall, water tank and reservoir, electrical wiring, transformer, fixtures and fittings, vacant space, roof, gates.

SIXTH SCHEDULE ABOVE REFERRED TO

(common expenses to be paid proportionately)

Maintenance charges, municipal taxes, khajna, common electric charges, repairing and colouring in respect of the common areas, amenities and facilities provided in the Said New Building etc. morefully described in the **SEOND SCHEDULE** hereinabove.

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

SIGNED, SEALED & DELIVERED

In presence of:-

1. Angana Pal
1159, NCC Bose Road
KOL-103
2. Subhasit Ghosh
1159, NCC Bose Rd
KOL-103

Reshmi Saha

OWNER

Reshmi Saha
As self & lawful Constituted
Attorney of Wriddhi Traders
Partner Parveen Agarwal

DEVELOPER

Drafted by
Ankita Ghosal Advocate
F/1172/2013
High Court, Calcutta

Reshmi Saha



↙
Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas
28 NOV 2019

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Developer the within mentioned sum of **Rs. 10,000/- (Rupees Ten Thousand) only**, as and by way of payment of total refundable money without interest as per memo below:

WITNESSES:-

1. Angana Pal
Narendrapur, Kol-103.

2. Subhanshu Ghosh

Reshmi Saha

OWNER



↑
Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

28 NOV 2019



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME: RESHMI SAHA
SIGNATURE: Reshmi Saha



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME: BIKASH AGARWAL
SIGNATURE: Bikash Agarwal

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME:
SIGNATURE:

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME:
SIGNATURE:



↑
Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

28 NOV 2019

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

GRN: 19-201920-009193185-1 Payment Mode Online Payment
GRN Date: 11/11/2019 12:20:24 Bank : State Bank of India
BRN : CKL2173024 BRN Date: 11/11/2019 12:21:31

DEPOSITOR'S DETAILS

Id No. : 16080001716309/8/2019
[Query No./Query Year]

Name : BIKASH AGARWAL
Contact No. : Mobile No. : +91 8017281898
E-mail :
Address : 26 MAHAMAYAMANDIR ROAD KOL 84
Applicant Name : Mr Asish Das
Office Name :
Office Address :
Status of Depositor : Seller/Executants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

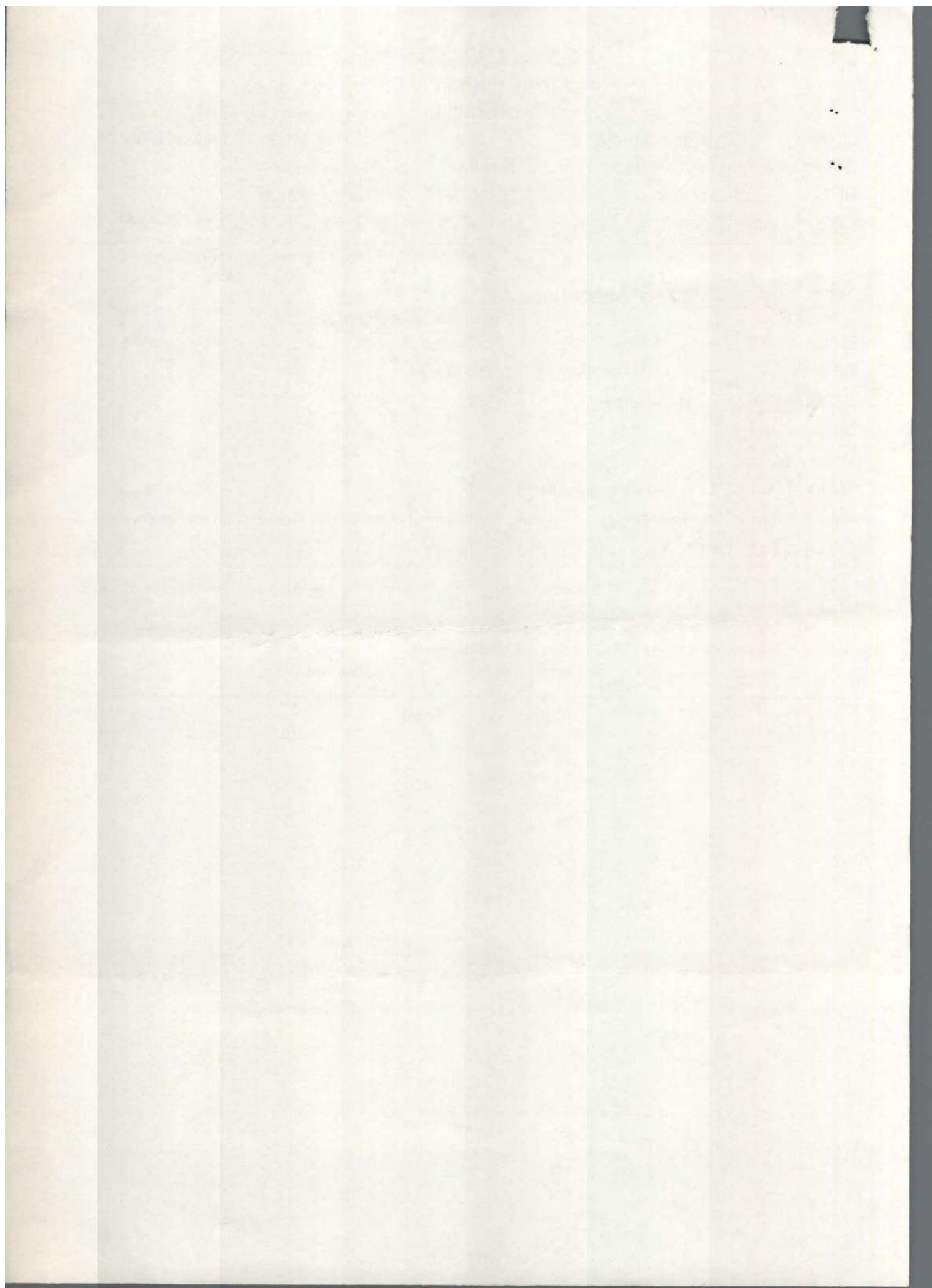
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16080001716309/8/2019	Property Registration- Stamp duty	0030-02-103-003-02	4921
2	16080001716309/8/2019	Property Registration- Registration Fees	0030-03-104-001-16	121

In Words : Rupees Five Thousand Forty Two only

Total

5042



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHAPA8484B



BIKASH AGARWAL

पिता का नाम / Father's Name
RAJENDRA KUMAR AGARWAL



जन्म तिथि / Date of Birth
30/05/1982

BIKASH AGARWAL
हस्ताक्षर / Signature

BIKASH AGARWAL

Handwritten text, possibly a date or number, in the upper middle section.

Handwritten text, possibly a date or number, in the upper middle section.

Handwritten text, possibly a date or number, in the middle right section.

Handwritten text, possibly a date or number, in the lower middle section.



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা:

ডি/ও: অনুপ কুমার সাহা, 3,
বাঁশহাটা পল্লী, বহরমপুর,
মুর্শিদাবাদ, ঝাংড়া, পশ্চিম বঙ্গ,
742103

Address:

D/O: Anup Kumar Saha, 3,
Banshatta Lane, Berhampore,
Murshidabad, Khagra, West
Bengal, 742103

6712 7785 6100



1947



help@uidai.gov.in



www.uidai.gov.in

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1149/90016/01896

To

রেশমী সাহা

Reshmi Saha

D/O: Anup Kumar Saha

3 Banshatta Lane

Berhampore

Khagra

Berhampore Murshidabad

West Bengal 742103

9475976172

16/01/2017
19598025



MD195980250FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

6712 7785 6100

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



রেশমী সাহা

Reshmi Saha

লন্ডনতারিখ / DOB : 23/06/1992

মহিলা / Female

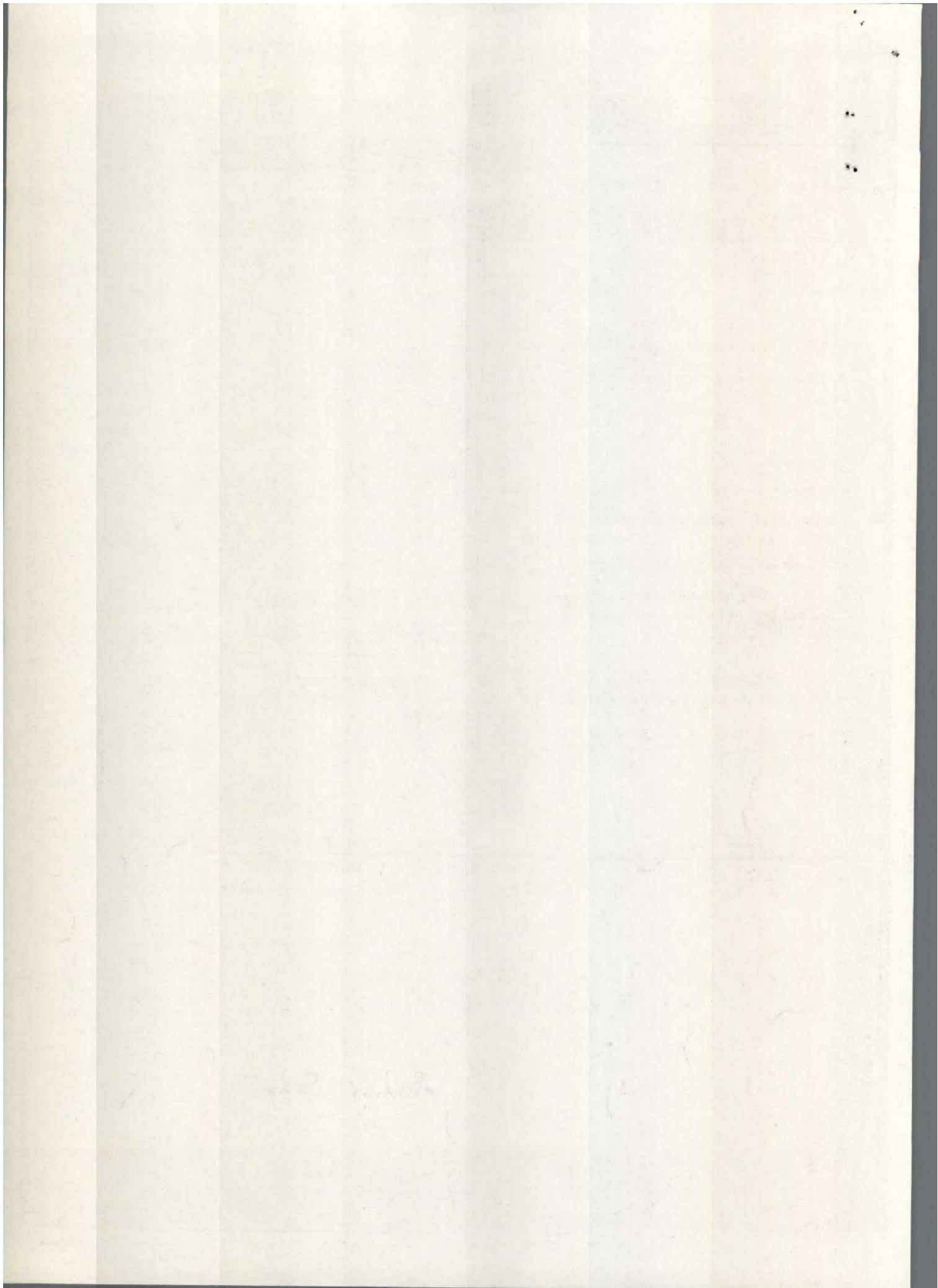


6712 7785 6100

আমার আধার, আমার পরিচয়

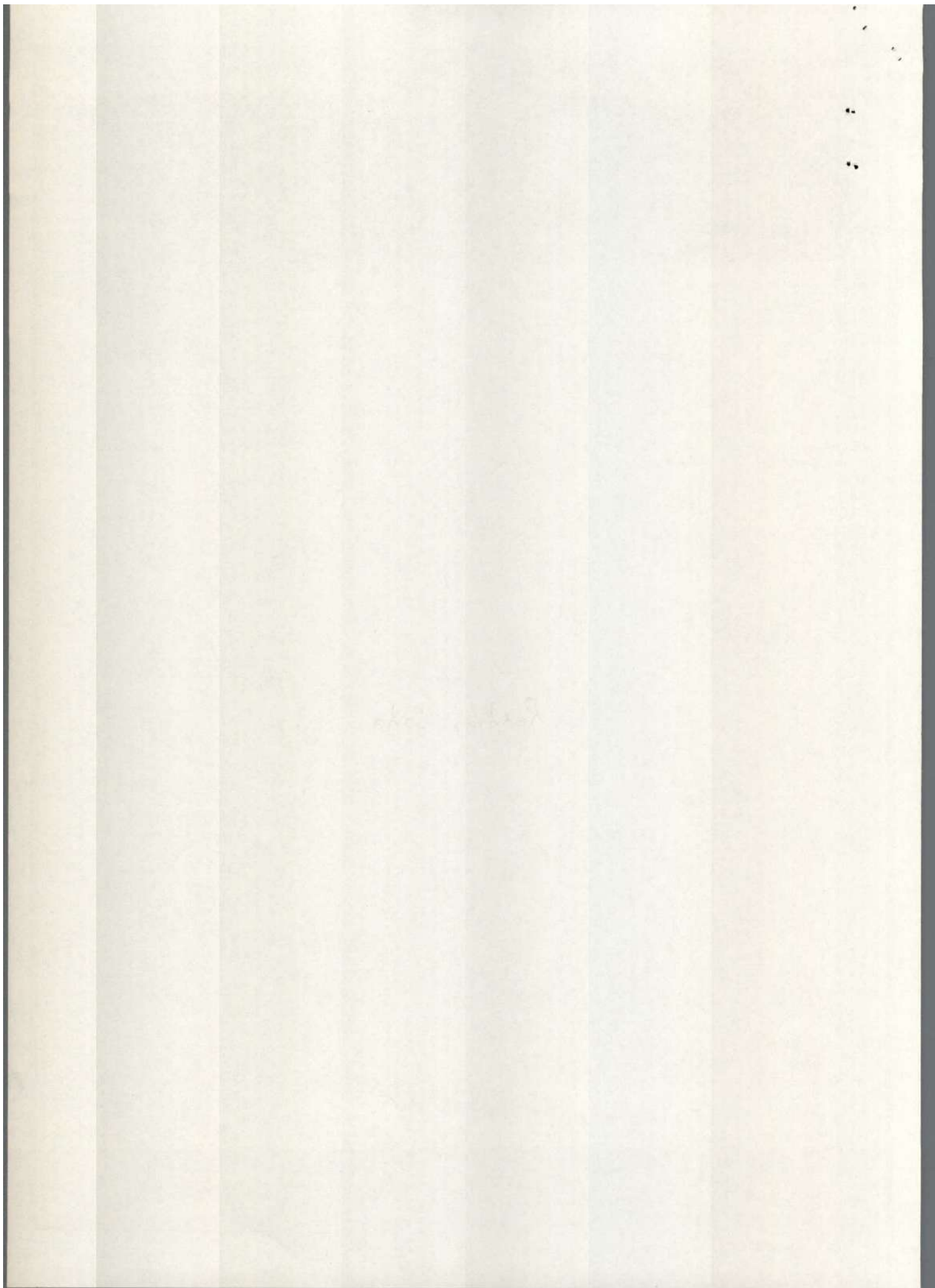
Reshmi Saha

Reshmi Saha





Reshmi Saha
Reshmi Saha





Parveen Agarwal
As self & lawful Constituted
Attorney of Wriddhi Traders
Partner Parveen Agarwal

THE UNIVERSITY OF CHICAGO
LIBRARY



सत्यमेव जयते
भारत सरकार



आधार

भारतीय विशिष्ट परिचय प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

तलिकाङ्कित आई डि / Enrollment No. : 2010/17519/14469

To
Bikash Agarwal
विकास आगरवाल

04/04/2014

S/O: Rajendra Kumar Agarwal
windsor GREENS FLAT NO C/3A
26 MAHAMAYA MANDIR ROAD
MAHAMAYATALA
Rajpur Sonarpur (M)
Garia, South 24 Parganas
West Bengal - 700084



KL861308931FT

86130893



आपনার आधार সংখ্যা / Your Aadhaar No. :

2723 8304 8531

आधार - साधारण मानुषेर अधिकार



भारत सरकार

Government of India

विकास आगरवाल
Bikash Agarwal



जन्मतिथि/DOB: 30/05/1982
पुरुष / Male

2723 8304 8531



Bikash Agarwal



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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- আধার সারা দেশে মান্য।
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- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



আধার

ঠিকানা: /: রাজেন্দ্র কুমার
আগারওয়াল
উইন্ডসর গ্রীন্স ফ্ল্যাট নং: সী/এ
মহামায়া মন্দির রোড, মহামায়াতলা
রাজপুর সোনারপুর (এম), গড়িয়া
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

ভারতীয় রাষ্ট্র পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address: S/O: Rajendra
Kumar Agarwal, windsor
GREENS FLAT NO C/3A, 26
MAHAMAYA MANDIR
ROAD, MAHAMAYATALA,
Rajpur Sonarpur (M), South
24 Parganas, Garia, West
Bengal, 700084

2723 8304 8531

Major Information of the Deed

Deed No :	I-1608-06345/2019	Date of Registration	28/11/2019
Query No / Year	1608-0001716309/2019	Office where deed is registered	
Query Date	09/11/2019 2:05:57 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Asish Das ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017281898, Status : Advocate		
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 : 10,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 24,72,728/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 121/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

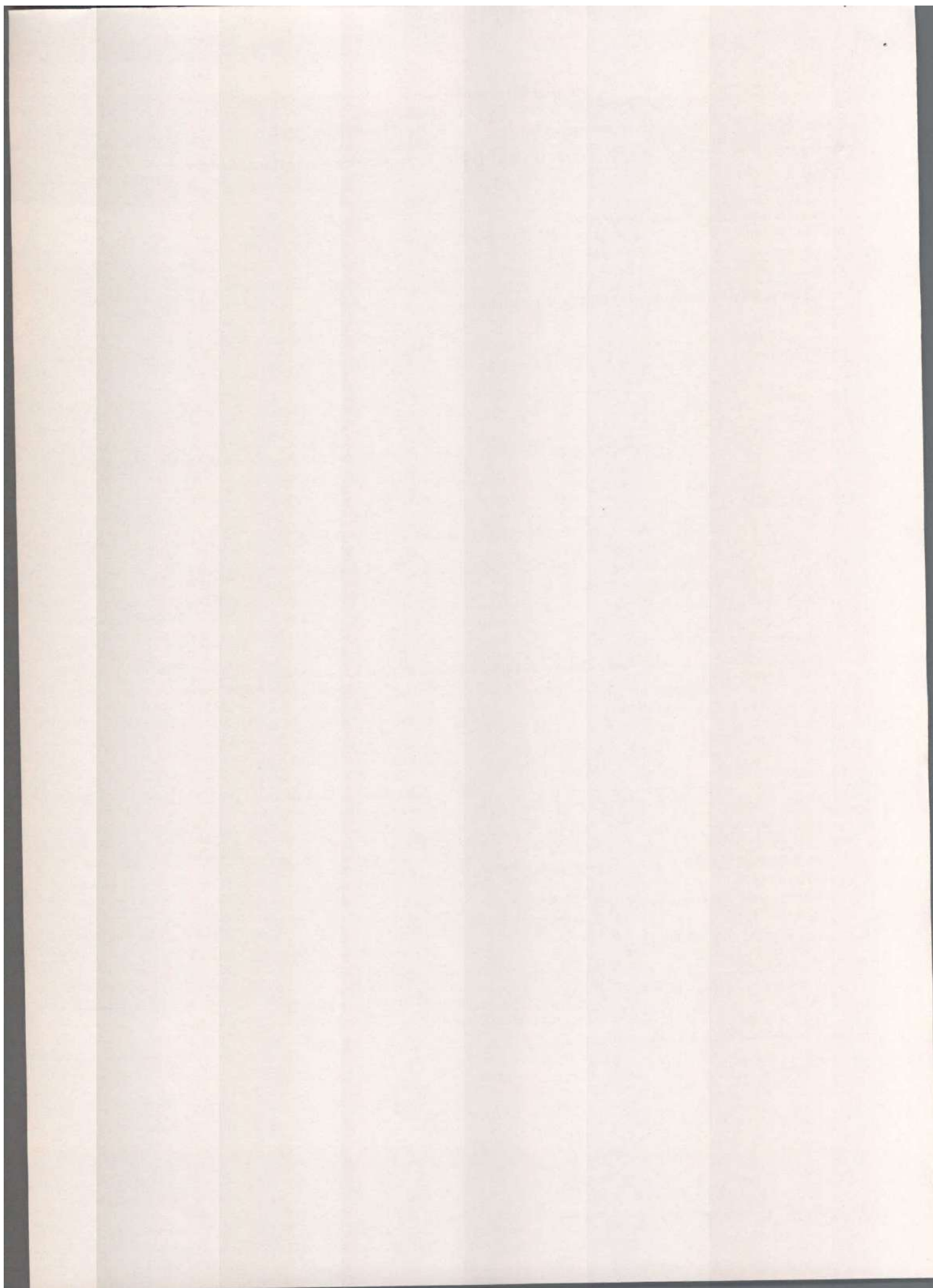
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: N. S. C. Bose Road, Mouza: Ukila Paikpara, JI No: 56, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2293	LR-254	Bastu	Shali	4 Dec	2/-	24,72,728/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road.
Grand Total :					4Dec	2/-	24,72,728/-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Ms RESHMI SAHA (Presentant) Daugther of Late ANUP KUMAR SAHA Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 28/11/2019 ,Place : Office	 <small>28/11/2019</small>	 <small>LTI 28/11/2019</small>	 <small>28/11/2019</small>



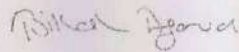


3 No. Banshahata Lane, Town Sub Registry Office., P.O:- Khagra, P.S:- Berhampore, District:- Murshidabad, West Bengal, India, PIN - 742103 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: EFAPS9122G, Aadhaar No: 67xxxxxxxx6100, Status :Individual, Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 28/11/2019 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	WRIDDHI TRADERS 26, MAHAMAYA MANDIR ROAD, MAHAMAYATALA, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: AACFW1304M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

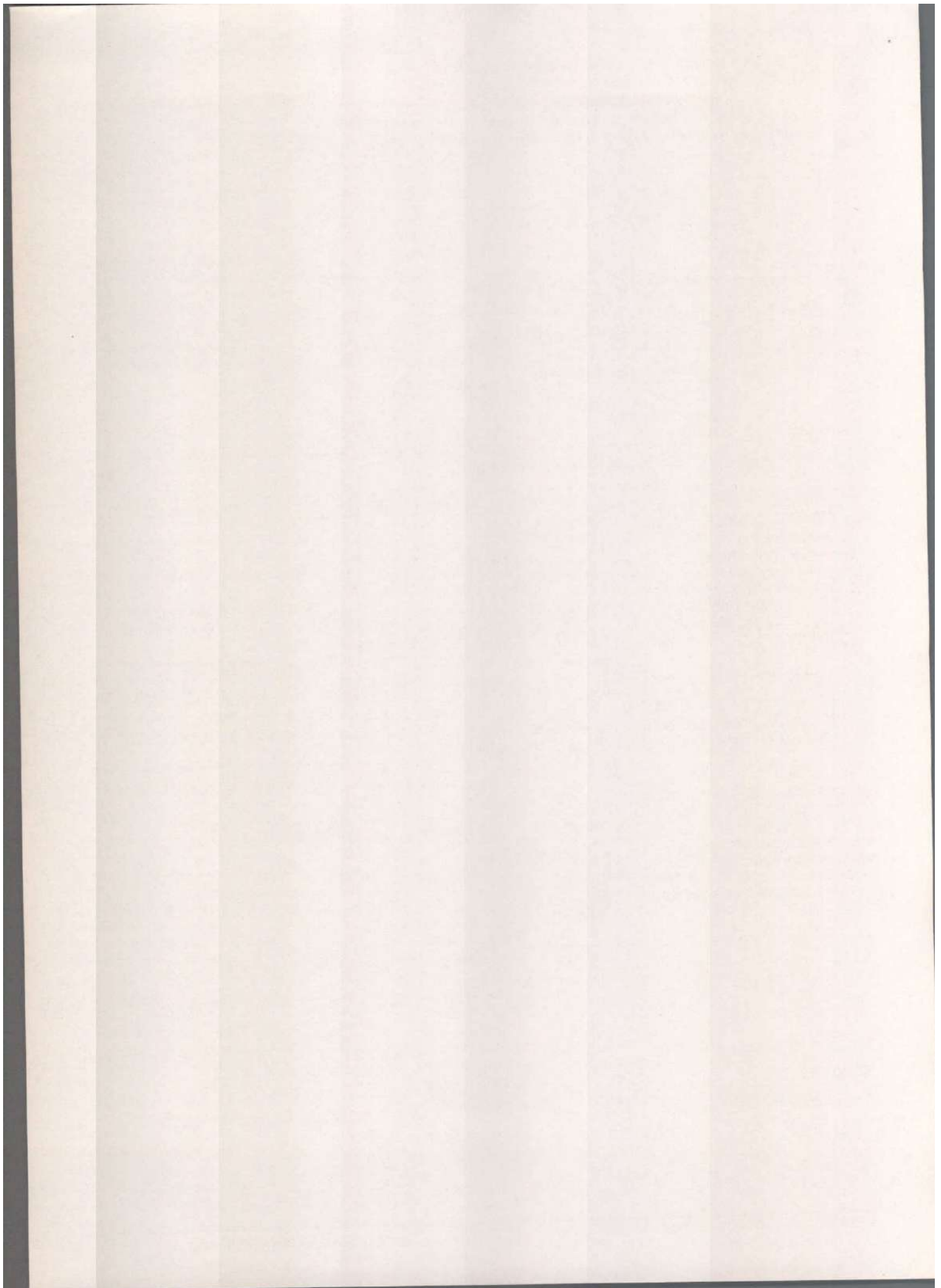
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIKASH AGARWAL Son of Late RAJENDRA KUMAR AGARWAL Date of Execution - 11/11/2019, , Admitted by: Self, Date of Admission: 28/11/2019, Place of Admission of Execution: Office			
		Nov 28 2019 1:52PM	LTI 28/11/2019	28/11/2019
	26, MAHAMAYA MANDIR ROAD, MAHAMAYATALA, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHAPA8484B, Aadhaar No: 27xxxxxxxx8531 Status : Representative, Representative of : WRIDDHI TRADERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs ANKITA GHOSAL Wife of Mr PRATIK BOSE CALCUTTA HIGH COURT, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001			
	28/11/2019	28/11/2019	28/11/2019
Identifier Of Ms RESHMI SAHA, Mr BIKASH AGARWAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Ms RESHMI SAHA	WRIDDHI TRADERS-4 Dec



Endorsement For Deed Number : I - 160806345 / 2019

On 28-11-2019

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 13:27 hrs on 28-11-2019, at the Office of the A.D.S.R. SONARPUR by Ms RESHMI SAHA ,Executant.

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 24,72,728/-

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

Execution is admitted on 28/11/2019 by Ms RESHMI SAHA, Daughter of Late ANUP KUMAR SAHA, 3 No. Banshahata Lane, Town Sub Registry Office., P.O: Khagra, Thana: Berhampore, , Murshidabad, WEST BENGAL, India, PIN - 742103, by caste Hindu, by Profession Student

Identified by Mrs ANKITA GHOSAL, , Mr PRATIK BOSE, CALCUTTA HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-11-2019 by Mr BIKASH AGARWAL, PARTNER, WRIDDHI TRADERS (Partnership Firm), 26, MAHAMAYA MANDIR ROAD, MAHAMAYATALA, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mrs ANKITA GHOSAL, , Mr PRATIK BOSE, CALCUTTA HIGH COURT, P.O: GPO, Thana: Hare Street, , 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 121/- (B = Rs 100/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 121/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/11/2019 12:21PM with Govt. Ref. No: 192019200091931851 on 11-11-2019, Amount Rs: 121/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKL2173024 on 11-11-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,921/-

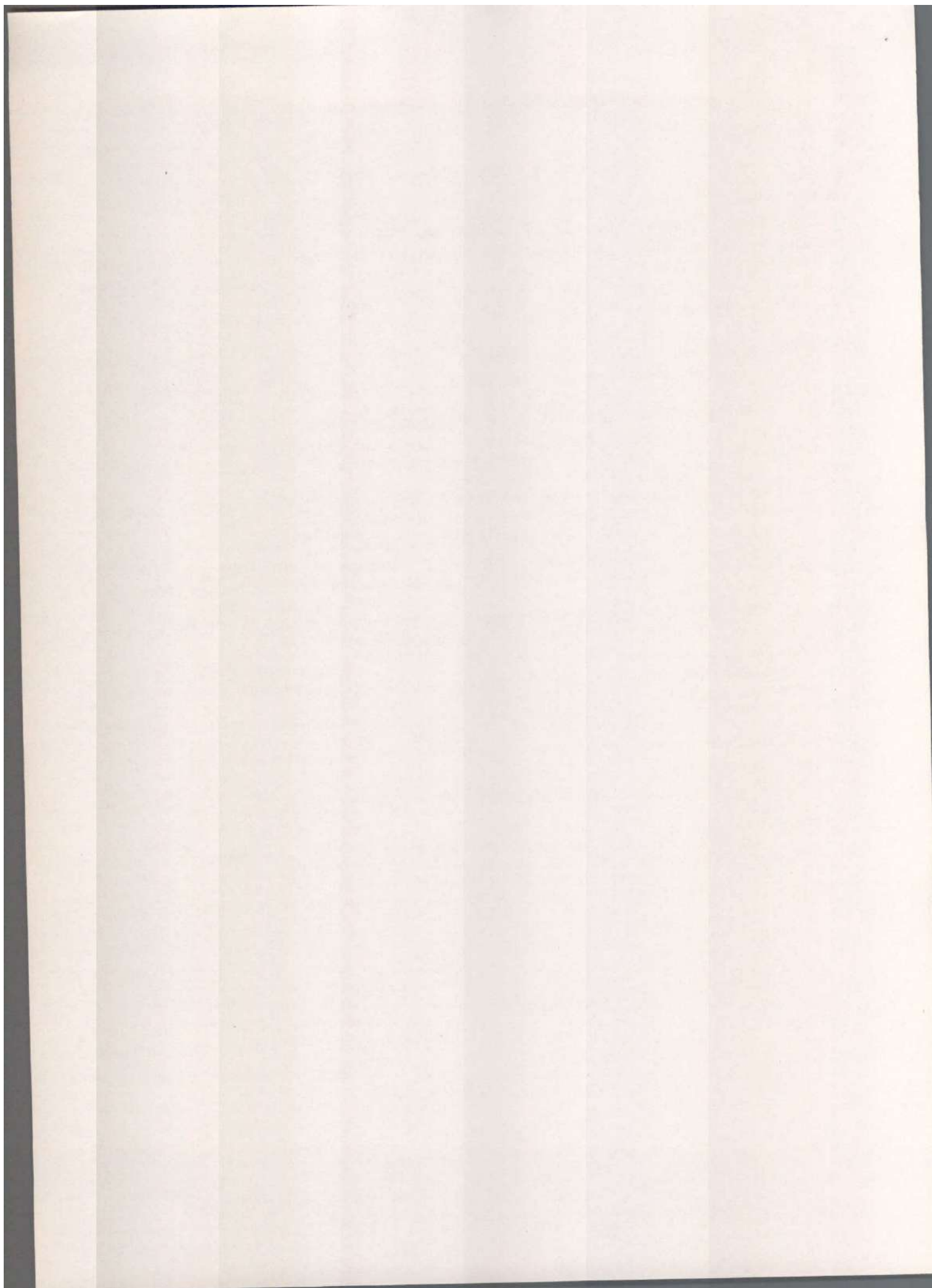
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4, Amount: Rs.100/-, Date of Purchase: 02/09/2019, Vendor name: Tapas Halder

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/11/2019 12:21PM with Govt. Ref. No: 192019200091931851 on 11-11-2019, Amount Rs: 4,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKL2173024 on 11-11-2019, Head of Account 0030-02-103-003-02



Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2019, Page from 179549 to 179576
being No 160806345 for the year 2019.



Barun Kumar Bhunia

Digitally signed by BARUN KUMAR
BHUNIA
Date: 2019.12.09 16:07:27 +05:30
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2019/12/09 04:07:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)