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Certified that the document is admitted to registration. the signature sheets and the endorsement sheets attached with this document are part of this document

[Signature]
 District Sub-Registrar-iv
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas
 = 3 SEP 2015

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT made this 31st August day of TWO

THOUSAND FIFTEEN Between:

26 AUG 2015

33434

No. Rs. 100/- Date....

Name: Rajwada Developer

Address: 26, Mahamaya Mandir Road, Kol-84

Vendor: P.S. Sonarpur

Alipur Collectorate, 24 Pgs. (S)

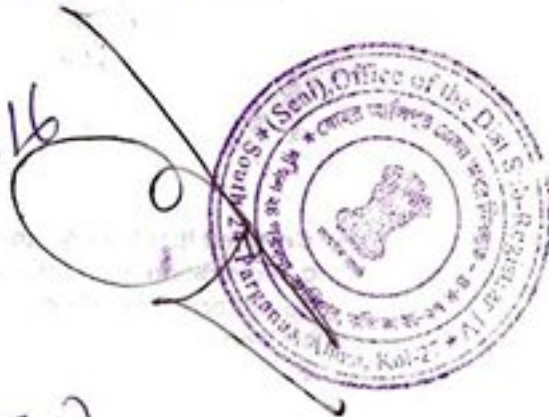
SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

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
Bodhisatwa Das (F/B10/B12/2009)
(Advocate)

Alipore Police Comd,

Kol - 27

(1) SRI PRASANTA NASKAR, (PAN AXYPN5340F) (2) SRI SUSHANTA NASKAR @ RATIKANTA NASKAR, (PAN-AQZPN7419H) both son of Late Momy Mohan Naskar, by religion -Hindu, by nationality- Indian, both at present residing at Premises No.278, K.M. Roy Chowdhury Road, P.S. Sonarpur, Dist-24 Pgs South, hereinafter referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, legal representatives and/ or assigns) of The **ONE PART/FIRST PARTY**; AND M/S **RAJWADA DEVELOPER** (PAN- AARFR9646N), a Partnership Firm, having its office at 26, Mahamaya Mandir Road, P.S. Sonarpur, Kolkata-700 084, Dist: 24 Parganas (South), represented by its partners namely (1) MR. PARVEEN AGARWAL (PAN- AGPPA1802M) (2) MR. BIKASH AGARWAL (PAN- AHAPA8484B) (3) MR. RAJ KUMAR AGARWAL (PAN- AHAPA8485A) all sons of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, all presently residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata-700 084, Dist: 24 Parganas (South), represented by its authorised signatory MR. BIKASH AGARWAL (PAN- AHAPA8484B), son of Late Rajendra Kumar Agarwal, by faith-Hindu, by Nationality- Indian, By occupation- Business, presently residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata-700 084, Dist: 24 Parganas (South), by virtue of a Development Power of Attorney which was registered before the office of the A.D.S.R. Garia, at South 24 Parganas, and is recorded in Book No. IV, Volume No. 1629-2015, page from 1590 to 1601, being no. 162900297, for the year 2015, hereinafter called and referred to as the "**DEVELOPER/PROMOTER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors or successors-in-office and administrators) of the **OTHER PART/SECOND PARTY**.




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WHEREAS one Sarat Kumari Devi was sole and absolute owner in respect of piece and parcel of a land admeasuring an area of 3.69 acre of bagan land in Pargana- Magura, Mouza- Jagaddal, P.S. Sonarpur, J.L. No.71, Touzi No.49 under R.S. Dag No.3293, R.S. Khatian No.480, under Rajpur Sonarpur Municipality, District- South 24 Parganas, Ward No25, to Prasanta Naskar, Rati Kanta Naskar Srimanta Naskar and Hemanta Naskar being the minor as appointed by guardian by virtue of a sale deed registered in S.R. Baruipur, South 24 Parganas being No.12115 for the year 1965.

AND WHEREAS in pursuance to the above deed Prasanta Naskar, Rati Kanta Naskar Srimanta Naskar and Hemanta Naskar became the absolute owners of the said property.

AND WHEREAS being the joint owners in respect of piece and parcel of a land admeasuring an area of 3.69 acre of bagan land in Pargana- Magura, Mouza- Jagaddal, P.S. Sonarpur, J.L. No.71, Touzi No.49 under R.S. Dag No.3293, R.S. Khatian No.480, under Rajpur Sonarpur Municipality, District- South 24 Parganas, they decided to partition 4 Bigha 18 Cottahs 06 Chiitaks of out of 3.69 acre by virtue of a Registered Partition Deed dated 29th August 1984, registered in the Office of the Sub-Registrar at Sonarpur, South 24 Parganas, recorded in being No.3716 for the year 1984, as Prasanta Naskar, Rati Kanta Naskar (the land owners herein) as the first party in the said partition deed and Srimanta Naskar and Hemanta Naskar as the second party in the said partition deed, and the land owners herein Prasanta Naskar, Rati Kanta Naskar entitled to get more or less 2 Bigha 9 Cottahs 3 Chiitaks/81.3 decimals as jointly.

AND WHEREAS in pursuance to the above deed the land owners herein became the absolute owners of the property, both equally undivided half share ie. 40.6 decimals each.

AND WHEREAS after that one of the above named land owner namely Sri. Ratikanta Naskar sold 2 Cottahs/3.3 decimals of bagan land in Pargana- Magura, Mouza-



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Jagaddal, P.S. Sonarpur, J.L. No.71, Touzi No.49 under R.S. Dag No.3293, L.R. Dag No.3365, R.S. Khatian No.480, L.R. Khatian No.1247 under Rajpur Sonarpur Municipality, District- South 24 Parganas along with 10 ft wide common passage to Smt. Basanti Laha by virtue of a registered sale deed which was registered in the office of A.D.S.R. Sonarpur, South 24 Parganas vide Book No.I, Volume No.23, Page from 1910 to 1922, being No.10928 for the year 2014 with plan annexed therein the said deed of sale.

AND WHEREAS the owner herein namely **Sri Ratikanta Naskar** seized and possessed of or otherwise well and sufficiently entitled to as the full and absolute owner of **ALL THAT** piece and parcel of land hereditament and premises containing by estimation an area of **37.3 decimals** of bagan land comprised within Pargana- Magura, Mouza- Jagaddal, P.S. Sonarpur, J.L. No.71, Touzi No.49 under R.S. Dag No.3293, L.R. Dag No.3365, R.S. Khatian No.480, L.R. Khatian No.1247 under Rajpur Sonarpur Municipality, District- South 24 Parganas, within Ward No.25, of Rajpur Sonarpur Municipality and the other owner herein namely **Sri Prasanta Naskar** seized and possessed of or otherwise well and sufficiently entitled to as the full and absolute owner of **ALL THAT** piece and parcel of land hereditament and premises containing by estimation an area of **40.6 decimals** of bagan land comprised within Pargana- Magura, Mouza- Jagaddal, P.S. Sonarpur, J.L. No.71, Touzi No.49 under R.S. Dag No.3293, L.R. Dag No.3365, R.S. Khatian No.480, L.R. Khatian No.894 under Rajpur Sonarpur Municipality, District- South 24 Parganas, within Ward No.25, of Rajpur Sonarpur Municipality.

AND WHEREAS the owners herein namely **Sri Ratikanta Naskar** and **Sri Prasanta Naskar** seized and possessed of or otherwise well and sufficiently entitled to as the full and absolute owners of **ALL THAT** piece and parcel of land hereditament and premises containing by estimation an area of **77.9 decimals** of bagan land comprised within Pargana- Magura, Mouza- Jagaddal, P.S. Sonarpur, J.L. No.71, Touzi No.49 under R.S. Dag No.3293,




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L.R. Dag No.3365, R.S. Khatian No.480, L.R. Khatian No.1247, 894 under Rajpur Sonarpur Municipality, District- South 24 Parganas, within Ward No.25, of Rajpur Sonarpur Municipality more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and are in occupation and physical enjoyment in respect of the same free from all encumbrances and hereinafter for the sake of brevity referred to as the **SAID PREMISES**.

AND WHEREAS the owners herein after acquiring the full and absolute right in the said premises duly applied for and got his name mutated in the records maintained in the office of the concerned BL & LRO and have been duly and punctually receiving, paying and discharging the rents, issues and other outgoings concerning and/or relating thereto and has been holding and possessing the **SAID PREMISES** without any interruption, obstruction or demur.

AND WHEREAS the owners with the intention of beneficial and profitable user of the **SAID PREMISES** hath approached the Developers with a proposal of development of the **SAID PREMISES** on Joint Venture Basis for mutual interest and benefit.

AND WHEREAS the owners have now agreed to develop the said premises on the terms and conditions and stipulations hereunder appearing and also agreed to enter to this joint venture agreement for further guidance concerning mutual rights and obligations.

**IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES
HEREIN AS FOLLOWS :-**

NOW THIS DEVELOPEMENT OF AGREEMENT WITNESSETH as follows :

**ARTICLE -I
(DEFINITION)**

**OWNERS : (1) SRI PRASANTA NASKAR, (2) SRI SUSHANTA NASKAR @
RATIKANTA NASKAR, both son of Late Mony Mohan Naskar, by religion -Hindu, by**



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nationality- Indian, both at present residing at Premises No.278, K.M. Roychowdhury Road, P.S. Sonarpur, Dist-24 Pgs South,

DEVELOPER : M/S RAJWADA DEVELOPER (PAN- AARFR9646N), a Partnership Firm, having its office at 26, Mahamaya Mandir Road, P.S. Sonarpur, Kolkata-700 084, Dist: 24 Parganas (South), represented by its partners namely (1) **MR. PARVEEN AGARWAL** (PAN- AGPPA1802M) (2) **MR. BIKASH AGARWAL** (PAN- AHAPA8484B) (3) **MR. RAJ KUMAR AGARWAL** (PAN- AHAPA8485A) all sons of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, all presently residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata-700 084, Dist: 24 Parganas (South), represented by its authorised signatory **MR. BIKASH AGARWAL** (PAN- AHAPA8484B), son of Late Rajendra Kumar Agarwal, by faith-Hindu, by Nationality- Indian, By occupation- Business, presently residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata-700 084, Dist: 24 Parganas (South), by virtue of a Development Power of Attorney which was registered before the office of the A.D.S.R. Garia, at South 24 Parganas, and in recorded in Book No. IV, Volume No. 1629-2015, page from 1590 to 1601, being no. 162900297, for the year 2015

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

1. **ARCHITECT** : The Architect shall mean who has for the time being, been appointed by the Developer/Contractor for designing and planning of the new Building to be constructed or any other persons, firm or company who may be appointed hereinafter by the Developer/Contractor time to time.
2. **COMMON EXPENSES** shall mean and include all expenses to be incurred by the Unit Owner for the management and maintenance of the premises as more fully detailed in the Sixth Schedule hereto.

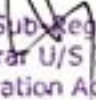


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3. **COMMON PORTIONS** shall mean all the common areas and installations to comprise in the premises after the development as more fully detailed in the Fourth Schedule hereto.
4. **ARBITRATOR** shall mean such person or persons whom the Builder and Owner jointly may from time to time appoint as the Arbitrator for the Project.
5. **MUNICIPALITY** shall mean the Rajpur-Sonarpur Municipality and other concerned authorities, which have recommended, commented upon, approved and/or sanction the plans.
6. **LAND** shall mean the land comprised in the premises having an area of **77.9 decimals** of bagan land comprised within Pargana- Magura, Mouza- Jagaddal, P.S. Sonarpur, J.L. No.71, Touzi No.49 under R.S. Dag No.3293, L.R. Dag No.3365, R.S. Khatian No.480, L.R. Khatian No.1247, 894 under Rajpur Sonarpur Municipality. District-South 24 Parganas, within Ward No.25, of Rajpur Sonarpur Municipality.
7. **NEW BUILDING** shall mean and include the building to be constructed multi storied building in the said Property as per the sanctioned Building plan or plans to be sanctioned by Rajpur Sonarpur Municipality at the costs of the Developer.
8. **COMMON FACILITIES** : shall mean and include stair-cases, common passages, open spaces, water supply system, water, water pump and motor, specific tank, Electric lines, Land, Boundary Walls, roof, main gate of the building, boundary wall with building and points at all common areas, overhead and underground water reservoir and drainage system, care-taker room and toilet as described in the schedule "D" herein below.
9. **OWNERS' ALLOCATION** : shall mean 40% (Forty percent) of total F.A.R. in each floor including proportionate share in the common facilities and amenities of the total




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constructed area in the building to be constructed on the said premises which is to be allocated to the owner according to demarcated portion or Flat/Car parking space whatsoever as reflected in the supplementary agreement for land owners' allocation duly signed by the Owners and the Developer after the sanction of the building plan and also get Rs.2,00,000/- (Rupees Two Lac) only at the time of registration and rest of the amount of Rs. 48,00,000/- (Rupees Forty Eighty Lac) only after the said agreement which is refundable more fully and particularly described in the Second Schedule hereunder written.

10. **DEVELOPER'S ALLOCATION** shall mean Save and except the Owners' allocation mentioned hereinabove remaining 60% (Sixty Percent) built up area of the flats and covered/open car parking spaces of each owners land share of the project together with proportionate impartible undivided share in the land underneath will be in the exclusive share of the Developer and the Developer will be entitled to deal with his allocation as he likes to which the Owners shall have no right title interest or claim in any way whatsoever more fully and particularly described in the Third Schedule hereunder written.

11. **PLANS** shall mean the plans of the new Multi Storied building which would be sanctioned and approved by the Rajpur-Sonarpur Municipality and shall also wherever the context permits, include such plans, drawings, designs, elevations and specifications as are prepared by the Architects including variations/modifications therein, if any. Be it specifically stated that despite the fact that a Power of Attorney for the purpose of getting the plan sanctioned has been agreed to be given by the owner, it is agreed that before submission of the plan a formal written approval on a copy of the Plan shall be obtained from the Owner and in case of any Revised Plan also such approval has to be taken.

12. **PREMISES** shall mean having an area of 77.9 decimals of bagan land comprised within Pargana- Magura, Mouza- Jagaddal, P.S. Sonarpur, J.L. No.71, Touzi No.49



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under R.S. Dag No.3293, L.R. Dag No.3365, R.S. Khatian No.480, L.R. Khatian No.1247, 894 under Rajpur Sonarpur Municipality, District- South 24 Parganas, within Ward No.25, of Rajpur Sonarpur Municipality more fully described in the First Schedule hereto.

13. **PROJECT** shall mean the work of the development undertaken to be done by the Builder in pursuance hereof till the development of the premises be completed and possession of the completed units is taken over by the Unit Owners.
14. **PROPORTIONATE** with all its cognate variations shall mean such ratio the covered area of any Unit or Units be in relation to the covered area of all the Units in the new building.
15. **UNIT** shall mean any flat in the new building is capable of being exclusively owned, used and/ or enjoyed by any Unit Owner and which is not the common portion.
16. **UNIT OWNER** shall mean any person who acquired, hold and/or own and/or agree to acquire hold and/or own any unit in the new building and shall include the Owner and the Developer/Builder for the Units held by them from time to time.
 - a) **MASCULINE GENDER** shall include the feminine and vice versa.
 - b) **SINGULAR** shall include the plural and vice versa.
17. **SUBMISSION OF THE DOCUMENTS** : at the time of agreement all the photo copy of original Deeds, tax receipt, documents, heirs certificate and all other related necessary papers shall be submitted by the owner to the Developer and against this submission the Developer issue a proper receipt to the land owner for his documents. These documents are required for the sanction of plan of the building, execution of the building, selling of the flats of Developer's allocation and all other allied jobs.



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18. **SALEABLE SPACE** : shall mean the space which have fallen in the Developer's Allocation in the new proposed building available for independent use and occupation after making due provisions for the Owner's Allocation together with all proportionate common facilities and the space as required thereof.
19. **FORCE MAJURE** : shall mean flood, earthquake or riot, war, storm, tempest, strike, lock-out any Third party's action and/or any other act or commission beyond the control of the Parties hereto.
20. **TRANSFER** : with its grammatical variation shall include transfer by possession and by any other mean adopted for the effecting what is understood as a transfer of space in multistoried (G+7) building to purchase thereof.
21. **TRANSFeree** : shall mean a person, Firm, Limited Company, Association of persons to whom any space in the building has been transferred.
22. **COVERED & BUILT UP AREA** : shall mean covered area the area multiplication of length & breadth of the flat or unit, measured wall to wall externally in both length & breadth side plus proportionate share of stair case with landing, plus proportionate shares of caretaker room & toilet (Service Area) plus proportionate share of ground floor stair and landing over this/these to arrive at covered area.

ARTICLE-II COMMENCEMENT

The agreement shall deem to have commenced with effect from the date of execution of these presents.




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ARTICLE – III

OWNERS' OBLIGATION

- 2.1 The 'owners' have agreed to produce the original papers of the schedule land measuring about **77.9 decimals** of bagan land comprised within Pargana- Magura, Mouza- Jagaddal, P.S. Sonarpur, J.L. No.71, Touzi No.49 under R.S. Dag No.3293, L.R. Dag No.3365, R.S. Khatian No.480, L.R. Khatian No.1247, 894 under Rajpur Sonarpur Municipality, District- South 24 Parganas, within Ward No.25, of Rajpur Sonarpur Municipality.
- 2.2 The 'owners' have agreed to make over possession of the said property now within his possession of the schedule land measuring about **77.9 decimals** of bagan land comprised within Pargana- Magura, Mouza- Jagaddal, P.S. Sonarpur, J.L. No.71, Touzi No.49 under R.S. Dag No.3293, L.R. Dag No.3365, R.S. Khatian No.480, L.R. Khatian No.1247, 894 under Rajpur Sonarpur Municipality, District- South 24 Parganas, within Ward No.25, of Rajpur Sonarpur Municipality to the 'developers' simultaneously with the execution of these presents and/or immediately on getting the clearance/sanction for construction of the proposed building from Rajpur Sonarpur Municipality and/or relevant Statutory Authority subject to the terms and conditions hereinafter contained.
- 2.3 If any litigation is found or any crucial papers are missing regarding the land then the land owners will be responsible to refund the total advance amount with interest and all other expenses that has been incurred by Developer for plan sanction or construction and all other expenses.



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- 2.4 Owners have to collect service tax on all flats they sold to any third party per annum according to Govt. rate which they have to either give to developer and the developer will pay to Government or land lords have to pay directly to Government.
- 2.5 Owners have to collect Rs. 75,000/- as transformer charge, Rs. 2/- per sq.ft. for 12 months as maintenance charge from purchaser of their flats and the same has to be transferred to developer.
- 2.6 Subject to the proceeding clause, the 'Owners' hereby grant exclusive license and permission to the 'developer' to construct, erect and complete a multistoried building including the 'owner' share/allocation on the said property in accordance with the building plan to be sanctioned by the Rajpur Sonarpur Municipality within a stipulated period of 36 months from the date of obtaining permission for construction by the Authorized Officer, West Bengal Building (Regulation of Promotion of construction and transfer by Promoters) Act, 1993 or 54 months from the date of execution of these presents whichever is earlier.
- 2.7 That with the execution of this agreement and upon receipt of the refundable amount of Rs.2,00,000/- (Rupees Two Lac) only at the time of registration and rest of the amount of Rs. 48,00,000/- (Rupees Forty Eighty Lac) only after the said agreement and after the said Agreement the said owners should give permission to enter site and do construction work.

ARTICLE – IV

OWNERS' RIGHTS AND REPRESENTATIONS

- 3.1 The 'owners' are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property of land measuring about **77.9 decimals** of bagan land comprised within Pargana- Magura, Mouza- Jagaddal, P.S. Sonarpur, J.L. No.71, Touzi No.49 under R.S. Dag No.3293, L.R. Dag No.3365, R.S. Khatian No.480, L.R.



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Khatian No.1247, 894 under Rajpur Sonarpur Municipality, District- South 24 Parganas, within Ward No.25, of Rajpur Sonarpur Municipality more fully and particularly described in the First Schedule hereunder written.

- 3.2 None other than the said 'owners' has any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.
- 3.3 The said property is free from all encumbrances, charges, liens, lispendens, trusts, attachments, acquisitions/requisitions whatsoever and however.
- 3.4 There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulations) Act.
- 3.5 The Developer as well as the Owners shall collect individual clearance Income Tax if required in respect of their individual allocation.

ARTICLE-V

DEVELOPER'S/PROMOTER'S RIGHTS

- 4.1. If any amendment or modification is required to be made in the said building plan, the same shall be done by the 'developer' on behalf of the 'owner' and the 'developer' shall pay and bear all fees including Architect's fees, Municipal fees, charges and expenses etc. required to be paid or deposited for the purpose for construction of the proposed building.
- 4.2. Nothing in these presents shall be construed as a demise or assignment or conveyance in Law by the 'owners' of the said property or any part thereof to the 'developer' or is creating any right, title or interest in respect thereof of the 'developer' other than an exclusive license to the 'developer' to commercially exploit the same in terms hereof by constructing a multistoried building on the said property and to deal with the developer's allocation in the building in the manner hereafter stated.



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- 4.3. The developer will be responsible to arrange the investment towards the construction of the entire proposed new building to be constructed in the said premises.
- 4.4. The developer shall exclusively entitled to DEVELOPER'S ALLOCATION in the new building with an exclusive right to sell or any kind of transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owners and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the DEVELOPER'S ALLOCATION.
- 4.5. The decision of the **DEVELOPER** regarding the quality of the building materials shall be final and binding upon the **DEVELOPER** hereto. The such building materials shall be standered one. However, the **OWNERS** shall have the right of inspection the project from time to time if required.
- 4.6. The owners will give all original documents/papers to the Developer in time of execution of this agreement and also take a receipt from the developer and the Developers shall also return all the documents/papers to the Owners after completion the construction work.

ARTICLE – VI

CONSIDERATION AND SPACE ALLOCATION

- 5.1. The 'developer/promoter' shall complete the construction of the said multistoried building within 36 months from the date of obtaining permission from the authorized officer of building. However, only on reasonable ground and on request of the 'developer' the 'owner' consider and extend the completion period of the said construction on the said property and the time shall be the essence of this contract. Be it expressly stated that consideration and extension of the completion period of the said construction shall exclusively depend up on the directions of the owners save and except causes of Force Majeure.



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- 5.2. The 'developer' shall on completion of the construction of the building put the owners in undisputed possession of the owners' share/allocation in the manner fully described in the schedule 'B' hereunder written together with all rights in common to the common portions and facilities.
- 5.3. The 'developer' shall be exclusively entitled to the developer's allocation in the building with the right to transfer or otherwise deal with or dispose of the same and the owners shall not interfere with or disturb quiet and peaceful possession of the developers' allocation provided that the 'developers' has complied with all terms conditions which are to be observed and performed by the developer/promoter under these presents.
- 5.4. The owner shall be entitled to transfer and/or otherwise deal with the owners' allocation in the building.
- 5.5. In so far as necessary all dealings by the 'developer/promoter' in respect of the building shall be in the name of the owners for which purpose the owner have agreed to execute a power of attorney favoring the developer/promoter by these presents with clear understanding that such dealings shall not in any way fasten or create any financial liabilities upon the owners.
- 5.6 As soon as the new building shall be completed the **DEVELOPER** shall give written notice to the Owners for taking the vacant possession of the **OWNERS' ALLOCATION** in the new building as within mentioned and the Owners shall then take the possession in the said allocation of the **OWNERS** and since the date of receiving the such notice the **OWNERS** shall pay the proportionate taxes and maintenance cost for their allocation.
- 5.7 The **OWNERS** shall execute the deed of conveyance or conveyances in respect of the flats etc. together with undivided proportionate share of the land which shall come under the **DEVELOPER'S ALLOCATION** in favour of either the **DEVELOPER** and/or their nominee or nominees at the time of getting possession of the **OWNERS' ALLOCATION** or



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thereafter when call for. The cost of the Deed of Conveyance will be borne by the **DEVELOPER** and/or their nominee or nominees.

ARTICLE – VII

BUILDING

- 6.1 The developer shall at their own costs and expenses construct erect and complete a multistoried building (G+7) on the said property within the time specified above in accordance with the sanctioned building plan with good and standard materials as may be specified by the Specification from time to time and owner's contribution would be in form of land 77.9 Satak bagan land comprised within Pargana- Magura, Mouza- Jagaddal, P.S. Sonarpur, J.L. No.71, Touzi No.49 under R.S. Dag No.3293, L.R. Dag No.3365, R.S. Khatian No.480, L.R. Khatian No.1247, 894 under Rajpur Sonarpur Municipality, District-South 24 Parganas. within Ward No.25, of Rajpur Sonarpur Municipality.
- 6.2 The 'developer' shall install and erect in the said multistoried building at their own costs and expenses all the facilities as are required to be provided in the multistoried building having self-contained apartment and constructed for sale of flats.
- 6.3 The 'developer' shall arrange for common meters of common spaces the costs of the same shall be borne by all the flat owners such as all the purchasers including the owners proportionately.
- 6.4 The 'developer' shall arrange for the undivided meters also in respect of all the flats thereon including the owners' allocation and at the cost of the respective occupiers.
- 6.5 The 'developer' shall be authorized in the name of the owners in so far as it necessary to apply for and obtain quotas entitlements and other allocation for cement, steel, bricks and other building materials allocable to the owner for the construction of the building and to similarly apply for and obtain temporary and permanent connections of water, electricity.



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drainage, sewerage whatsoever to the said building and other inputs and for the construction or enjoyment of the building.

6.6 The 'developer' shall at their own costs and expenses and without creating any financial or other liability on the owners construct and complete the said building including the owners' allocation in accordance with the building plan.

6.7 All costs, charges and expenses including municipal fees and architect fees shall be discharged by the developers/promoters during the period from the execution of this agreement till the completion of the construction of the said building and the owners shall bear no responsibility for such costs during the above-mentioned period.

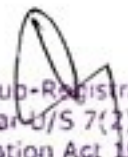
ARTICLE – VIII

COMMON FACILITIES

7.1. The developer/promoter shall pay and bear all property taxes and other dues and outgoings in respect of the developers/promoters' share/allocation accrued on and from the date of handing over possession of the said property to the developer/promoter.

7.2. As soon as the building is completed, the developer/promoter shall give written notice to the owners requiring the owners to take possession of the owners' allocation in the building and there being no dispute regarding the construction of the building in terms and conditions of this agreement and according to the specification and plan thereof and certificate of the Architect being produced to that effect then within fifteen days from the date of service of such notice and at all times thereafter the owners shall be exclusively responsible for payment of Municipal and property taxes, rates, dues, duties and other public outgoings and impositions including maintenance charges whatsoever (hereinafter for the sake of brevity referred to as "The said Rates") payable in respect of the owners' allocation and the developers/promoters and/or the allottees/purchasers of the flats of the developers'/promoters' share shall be responsible to pay the balance of the said rates.




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7.3. The owners and the developer/promoter shall punctually and regularly pay for their respective allocation the said rates to the concerned authorities or otherwise as may be mutually agreed upon between the owners and the developer/promoter and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them, as the case may be consequent upon a default by the owners and the developers/promoters on this behalf.

7.4. Notwithstanding anything contained herein before, it is agreed that until individual assessment of the respective flat is being made by the authority concerned the said rates will be borne by the individual flat-owners proportionately as per their respective flat area.

7.5. As and from the date of service of Notice of possession the owner shall be responsible to pay and bear and shall forthwith pay on demand to the developers/promoters, the service charges for the common facilities in the building in respect of the owners' allocation, full particulars of which have been set out in the Fourth schedule hereunder written.

7.6. The owner shall not do any act, deed or thing where by the developer/promoter shall be prevented from the construction and/or completion of the said building.

ARTICLE - XI

OWNERS' FURTHER OBLIGATIONS

8.1. The owners hereby agree and covenant with the developer/promoter not to cause any interference or hindrance in the construction of the said building on the said property by the developer/promoter, if anything is not going against the spirit of this Agreement.



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- 8.2. The owners hereby agree and covenant with the developer/promoter not to do any act, deed or thing whereby the developer/promoter may be prevented from selling, assigning and/or disposing of any of developer's/promoter's allocation.
- 8.3. The owners hereby agree and covenant with the developer/promoter not to let out, grant, lease, and mortgage and/or charge the said property or any portion thereof for any reason whatsoever.
- 8.4. The owners hereby agree and covenant with the developer/promoter to execute all the papers that may be necessary in terms of the West Bengal Building (Regulation of Promotion of construction and transfer by Promoters) Act, 1993 and/or rules framed there under.
- 8.5. That the owners shall sign, execute and register all necessary papers, and documents as would be required for obtaining the sanctioned building plan from the Rajpur Sonarpur Municipality and shall attend all courts, offices, registration offices as and when the owner's presence would be required and the developer shall pay or bear all costs and incidental charges for the purpose aforesaid.

ARTICLE - X

DEVELOPER'S/PROMOTER'S FURTHER OBLIGATION

- 9.1. The developer/promoter hereby agrees and covenants with the owners to complete the construction of the building within the stipulated time as stated herein. Only on reasonable ground and on request of the developer/promoter the owners may consider and extend the completion period of the said construction on the said property.
- 9.2. The developer/promoter hereby agrees and covenants with the owners not to violate or contravene any of the provisions or rules applicable for construction of the building as result of which the obligation and liabilities will accrue upon the owners.



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9.3. The developer/promoter hereby agrees and covenants with the owners not to do any act, deed or thing whereby the owner are prevented from enjoying, selling, assigning and/or disposing of any of the owners' allocation on the building.

9.4. That the developer pays unto the owners a sum of Rs.2,00,000/- (Rupees Two Lac) only will be paid at the time of registration and rest of the amount of Rs.48,00,000/- (Rupees Forty Eighty Lac) only after the said agreement which is refundable in the following manner:-

- a) 30% of Rs.50,00,000/- (Rupees Fifty Lac) only at the time of completion of super structure.
- b) 30% of Rs.50,00,000/- (Rupees Fifty Lac) only at the time of completion of brick work and plaster.
- c) 40% of Rs.50,00,000/- (Rupees Fifty Lac) only at the time of hand over the possession to the land owners.

ARTICLE – XI

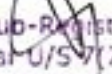
FURTHER OBLIGATIONS MUTUALLY AGREED BY

THE OWNERS AND THE DEVELOPER/PROMOTER

10.1. The owners agree and covenant with the developer/promoter that as soon as the owners' allocated areas will be completed as per specification and satisfactory condition, and/or request of the developer/promoter to take possession of their mentioned allocation, he will take possession within seven days notice and without any disturbances or creating any problems provided the allocated portion are up to the entire satisfaction of the owner.

10.2. The owners agree and covenant with the developer/promoter that immediately after obtaining sanctioned plan from Rajpur Sonarpur Municipality, they will hand over a peaceful possession of the existing building at land admeasuring 77.9 Satak bagan land




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comprised within Pargana- Magura, Mouza- Jagaddal, P.S. Sonarpur, J.L. No.71, Touzi No.49 under R.S. Dag No.3293, L.R. Dag No.3365, R.S. Khatian No.480, L.R. Khatian No.1247, 894 under Rajpur Sonarpur Municipality, District- South 24 Parganas, within Ward No.25, of Rajpur Sonarpur Municipality for the demolition of the said building to the developer/promoter.

10.3. That the developers shall have the option to develop the above property and to acquire adequate facilities the developers shall have the option to raise the construction of the proposed building by way of amalgamation of any adjoining property and the developer shall incur all costs and expenses for obtaining the order of amalgamation from the municipal authorities and the owners shall sign and execute all documents, forms, plans and such other formalities at the costs of the developers and the owners shall have no right to raise any objection on such account.


ARTICLE - XII

OWNERS' INDEMNITY

11.1. The owners hereby undertake that the developers/promoters shall be entitled to the construction and shall enjoy their allocation without any interference or disturbance provided the developer/promoter performs and observes and fulfills all the terms and conditions herein contained and/or on their part to be observed, performed and/or fulfilled.

The **OWNERS** shall be liable to meet up all previous outstanding and liabilities and Documentation including Municipal Taxes in respect of the entire holding if any. But during construction work of the venture all the liabilities in connection with the construction work shall be paid only by the **DEVELOPER** even at the time of construction work if any labour or mason or any man connected with said venture dies




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due to accident **OWNERS** shall not be held responsible and liable to pay any compensation for the same.

11.2. The **OWNERS** hereby agree and covenant with the **DEVELOPER** not to do any act, deed or thing whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any of the **DEVELOPER** allocated portion in the building after completion of the new building.

ARTICLE – XIII

DEVELOPER'S/PROMOTER'S INDEMNITY

12.1. The developer/promoter hereby undertakes to keep the owners indemnified from and against all third parties' claim and actions arising out of any part of act or commission of the developers/promoters in or relating to the construction of the said building.

12.2. The developer/promoter hereby indemnify and keeps the owners indemnified from and against all actions, suits, costs, proceedings and claims and demands that may arise out of the developers'/promoters' allocation with regard to the development of the said property and/or in the matter of the construction of the building and/or for any defect therein.

ARTICLE – XIV

MISCELLANEOUS

13.1. The owners and the developer/promoter have entered into this agreement purely for construction and nothing contained herein shall be deemed to construe as partnership between the developer/promoter and the owner or as a joint venture between the parties hereto constitute as an Association of persons and this arrangement is subject to production of the Death Certificate and original Deed of Conveyance as aforesaid.




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
13.2.It is understood that from time to time to facilitate the construction of the building by the developers/promoters various deed, matters and things, not herein specified may be required to be done by the developer/promoter and for which the developers/promoters may need the authority of the owner and various applications and other documents may be required to be signed or made by the owners relating to which specific provisions may not have been herein, the owners hereby undertake to do all such acts, deeds, matters and things and the owners shall execute additional power of attorney and/or authorization as may be required by the developer/promoter for the purpose and the owner also undertake to sign and execute all such acts, deeds, matters and things if the same do not in any way infringe and/or effect the rights of the owner in respect of the said property and/or go against the spirit of this agreement.

13.3.Any notice required to be given by the developer/promoter shall be deemed to have been served to the owner if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the developers/promoters, if delivered by hand or sent by prepaid registered post with acknowledgement due to the developer/promoter.

13.4.The developer/promoter and the owners with consultation with the other flat owners shall mutually frame scheme for the management and/or for the administration of the said building and/or common parts and facilities thereof.

13.5.The owners and the developer/promoter hereby agreed to abide by all the rules and regulations of such management/society/association/ organization and hereby give their consent to abide by the same.




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ARTICLE – XVFORCE MAJEURE

14.1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

14.2. Force majeure shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock out, order of injunction, and/or any other order of a statutory authority and any other act or commission beyond the control of the parties hereto.

ARTICLE-XVIJURISDICTION

15. 1, The courts of South 24 Parganas alone shall have the jurisdiction to entertain and try all actions, suits, and proceedings arising out of this agreement.

FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT land admeasuring more or less 77.9 Satak bagan land comprised within Pargana- Magura, Mouza- Jagaddal, P.S. Sonarpur, J.L. No.71, Touzi No.49 under R.S. Dag No.3293, L.R. Dag No.3365, R.S. Khatian No.480, L.R. Khatian No.1247, 894 under Rajpur Sonarpur Municipality, District- South 24 Parganas; within Ward No.25, of Rajpur Sonarpur Municipality butted and bounded as follows: -


On the North: by link road 18 ft. wide

On the South: by vacant land of R.S. Dag No.3293

On the East: by 50 ft. wide bypass

On the West: by School Road 22 ft. wide




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SECOND SCHEDULE ABOVE REFERRED TO:**(OWNERS' ALLOCATION)**

ALL THAT 40% (Forty Percent) of total F.A.R. in each in each floor including proportionate share in the common facilities and amenities of the total constructed area in the building to be constructed on the said premises which is to be allocated to the owners according to demarcated portion or Flat/Car parking space whatsoever as reflected in the supplementary agreement for land owners allocation duly signed by the Owners and the Developer after the sanction of the building plan and also get Rs.2,00,000/- (Rupees Two Lac) only at the time of registration and rest of the amount of Rs. 48,00,000/- (Rupees Forty Eight Lac) only after the said agreement which is refundable in the following manner:-

- a) 30% of Rs.50,00,000/-(Rupees Fifty Lac) only at the time of completion of super structure.
- b) 30% of Rs.50,00,000/-(Rupees Fifty Lac) only at the time of completion of brick work and plaster.
- c) 40% of Rs.50,00,000/-(Rupees Fifty Lac) only at the time of hand over the possession to the land owners.

THIRD SCHEDULE ABOVE REFERRED TO:**(DEVELOPER'S ALLOCATION)**

ALL THAT 60% (Sixty Percent) shall mean Save and except the Owners' allocation mentioned hereinabove remaining 60% built up area of the flats and covered/open car parking spaces of each owners land share of the project together with proportionate impartible undivided share in the land underneath will be in the exclusive share of the Developers and the Developers will be entitled to deal with his allocation as he likes to which the Owners shall have no right title interest or claim in any way whatsoever.



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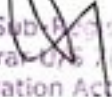
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FOURTH SCHEDULE REFERRED TO ABOVE

(Specification of Construction)

1. The structure of the building will be rain forced concrete from structure.
2. External brick wall will be 8"/10" thick.
3. Internal partition wall will be 5"/3".
4. All floors will be Tiles/maeble (2' x 2' marbel and internal wall surface will be plaster of paris.
5. Kitchen which would be finished with black stone on the top would be finished with Kajaria or bell type wall tiles upto 3' height.
6. Toilet wall will be glazed tiles upto 5'6" (from the floor one Indian Type pan one shower and two tap points to be to be provided in toilet.
7. There will be one white basin in dinning.
8. All electrical wiring will be conceal type, each bedroom and dinning room will have three light points, one fan point and one plug point, in kitchen one power point, one exhaust fan point and one light point.
Toilet and verandah will have one light point each, one ceiling point.
9. Internal plumbing works will be surface type and is of PVC pipe point.
10. External plumbing works will be surface type and is of PVC pipe
lint.
11. Rain water line will be also made of PVC pipe.
12. There will one tube well and overhead PVC tank.
13. Underground waste line will be of S.W. Pipe 4" dia.
14. All windows will be steel glass fitted with 10mm x 4mm grill.
15. All doors frames will be of 4" x 2.5" sal wood made.
16. Internal flash door (ply made) and external panel door of Black sirish wood.




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17. Doors/windows/grill 2 coats paints.
18. One common grill entry door at ground floor stair entrance.
19. Outside cement based paint coats.
20. Mainline/main meter per flat Rs75000/-
21. Lift

Any things extra in demanded by the owners or intending purchaser/s appear from the technical specification given in Fifth schedule that shall made or done by the cost of the owners/purchaser/s. Any extra work requested by the purchaser/s will be taken care of by the developer at an extra cost.

FIFTH SCHEDULE ABOVE REFERRED TO

(The common Portion)

En trance and exists to the premises and the new building

- i) Durwan's room/care takers room.
- ii) Boundary walls and gate of the premises
- iii) Staircase lobbies on all the floor.
- iv. Elevator / Lift with capacity of five passengers of Adams or equivalent make.
- v. Entrance lobby, electric utility room/meter room
- vi. Water pump room.
- vii. Common installations anywhere outside any unit.
- viii. Right of access on the roof above the top floor of the new building.
- ix. Any common area in the new building, foundation, columns, beams, supports common passage etc.



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2. WATER, PLUMBING, and DRAINAGE:-

1. Drainage, Sewerage lines and other installations for the same. (Except only those as are installed within the exclusive area of any unit and/ or exclusively for its use.
2. Water supply system/Drinking Water supply system tube well.
3. Water pump, underground water reservoir together with all common plumbing installations for drainage water (save only those as are within the exclusive area of any unit and/or exclusively for its use).
4. Electrical installations: Electrical wiring and other fitting (excluding those as are installed within exclusive area of any unit or exclusively for its use)
5. Lightning of common portion
6. Electrical installations for receiving electricity from supply. Supplier (WBSEDCL) and meter for receiving the supply.
7. Passage lift.
8. Others: Such other common parts, areas, equipment, installations, fittings fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the units in common by the co-owners.

SIXTH SCHEDULE ABOVE REFERRED TO

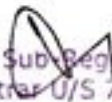
(Covenants and common restrictions)

The owner and all unit owners shall always be strictly adhere to the following restrictions:-

The owner and/ or unit owners shall not do the following

1. Obstruct the Association (upon its formation) in their acts relating to the common purpose.




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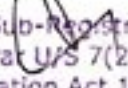
2. Violate any of the rules and/or regulation laid down for the common purpose and for the user of the common portion.
3. Injure, harm, or damage the common portion or any other units in the new building' by making any alteration or withdrawing any support or otherwise.
4. Alter any portion, elevation or colour scheme of the new building.
5. Throw or accumulate or cause to be thrown or accumulation any dust, rubbish or other refuse in the common portions save at the place indicated or worked thereof.
6. Place or cause to be placed any article or object in the common portion.
7. Use any unit or any part thereof for any purpose other than the purpose meant for (Residential/ commercial)
8. Carry or on cause to be carried on any obnoxious or injurious activity in or through any unit and parking space or the common portion.
9. Do or permit anything to be done which is likely to cause nuisance or annoyance to the occupants of the other units in the new building and/or the adjoining building or buildings:

SEVENTH SCHEDULE ABOVE REFERRED TO

(THE COMMON EXPENSES)

1. Maintenance :- All cost of maintaining, operating, replacing, repairing, whitewashing, painting, decorating, redecorating, rebuilding, reconstruction, lighting and renovating the common portions including the exterior or interior (but not inside any unit) walls of the new building.





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2. Maintenance of passenger lift elevator.
3. Maintenance of Staff:- The salaries of and all other expenses of the staff to be employed for the common purpose, including caretaker / durwans, sweepers, plumber, electricians etc. and their perquisites, bonus and other emoluments and benefits.
4. Association :- Establishment and all other expenses of the Association including the formation, office and miscellaneous expenses.
5. Common utilities :- All charges and deposits for suppliers of common utilities to the co-owners in common.
6. Electricity: - electricity charges for the electrical energy consumed for the operation of common portions.
7. Litigation: all litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
8. Rates and Taxes: - Municipal Taxes, multistoried building tax, water tax and other levies in respect of the premises and the new building save those separately assessed on co-owners.




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IN WITNESS WHEREOF the parties hereto have put their signature on this day, month and year first above written.

WITNESSES :-

1. Suchimilā Ghosh
KOL - 154

১. সুচিমলা গোস্বামী

2. Chiranjit Nandy
26, Mahanagar Mandir Road
Mahanagar, KOL - 84.

২. চিরঞ্জিত নন্দী

SIGNATURE OF THE OWNERS


Bilal Agarwal
As Lawfully Self & Constituted Attorney of
Rajwade Developers Partners.
1) Parveen Agarwal
2) Rajkumar Agarwal

SIGNATURE OF THE DEVELOPER

Drafted by :-


Alipore Judges' Court
Kolkata- 700 027.




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MEMO OF CONSIDERATION

RECEIVED from the within named Developer a sum of Rs.2,00,000/- (Rupees Two Lac) only as refundable amount in the following manner :-

<u>DATE</u>	<u>CHEQUE No.</u>	<u>BANK</u>	<u>IN FAVOUR OF</u>	<u>AMOUNT</u>
31/8/15	cash			2,00,000/-

Total Rs. 2,00,000/-

(Rupees Two Lac only)

WITNESSES :-

1. Suchinila Ghosh
B/7, Borail
Kol-154


1. *[Handwritten signature]*

2. Chiranjit Nandy
26, Mahamaya Mandir Road
Mahamayatala, Kol-84.

2. *[Handwritten signature]*

SIGNATURE OF THE OWNERS




District Sub-Registrar-Iv
Registrar U/S 7(2) of
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Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name
Signature

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left hand					
right hand					

Name
Signature

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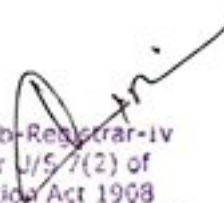
Name ISHAN KARKI
Signature

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	right hand				

Name
Signature




District Sub-Registrar-IV
Registrar 1/5/7(2) of
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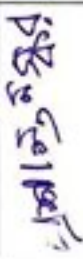





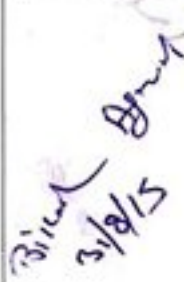
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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16041000234850/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.







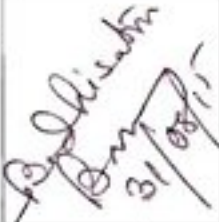
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Prasanta Naskar 278 K M Roy Chowdhury Rd, P.O:- Sonarpur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700150	Land Lord			
2	Shri Sushanta Naskar 278 K M Roy Chowdhury Rd, P.O:- Sonarpur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700150	Land Lord			
3	Mr Bikash Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Represent ative of Developer [Rajwada Developer]			




District Sub-Registrar IV
Registrar U/S 7(2) of
Registration Act, 1908
Alipore, South 24 Parganas

3 / AUG 2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4.0	Mr Bikash Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Attorney of Developer [Mr Parveen Agarwal]			 5/18/12
4.1	Mr Bikash Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Attorney of Developer [Mr Raj Kumar Agarwal]			 5/18/12
Sl No.	Name and Address of identifier			Signature with date	
1	Shri Bodhisatwa Basu Son of Mr . Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Shri Prasanta Naskar, Shri Sushanta Naskar, Mr Bikash Agarwal, Mr Bikash Agarwal		 3/10/12	

(Tridip Misra)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS

South 24-Parganas, West
Bengal



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

3 AUG 2015



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16041000234850/2015	Query Date	25/08/2015 1:18:17 PM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Bodhisatwa Basu		
Address	Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9831528996		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 2,00,000/-]		
Set Forth value	Rs. 1/-	Total Market Value:	Rs. 1,87,20,504/-
Stampduty Payable	Rs. 40,021/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 2,242/-	Registration Fee Article:-	E, E, B, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



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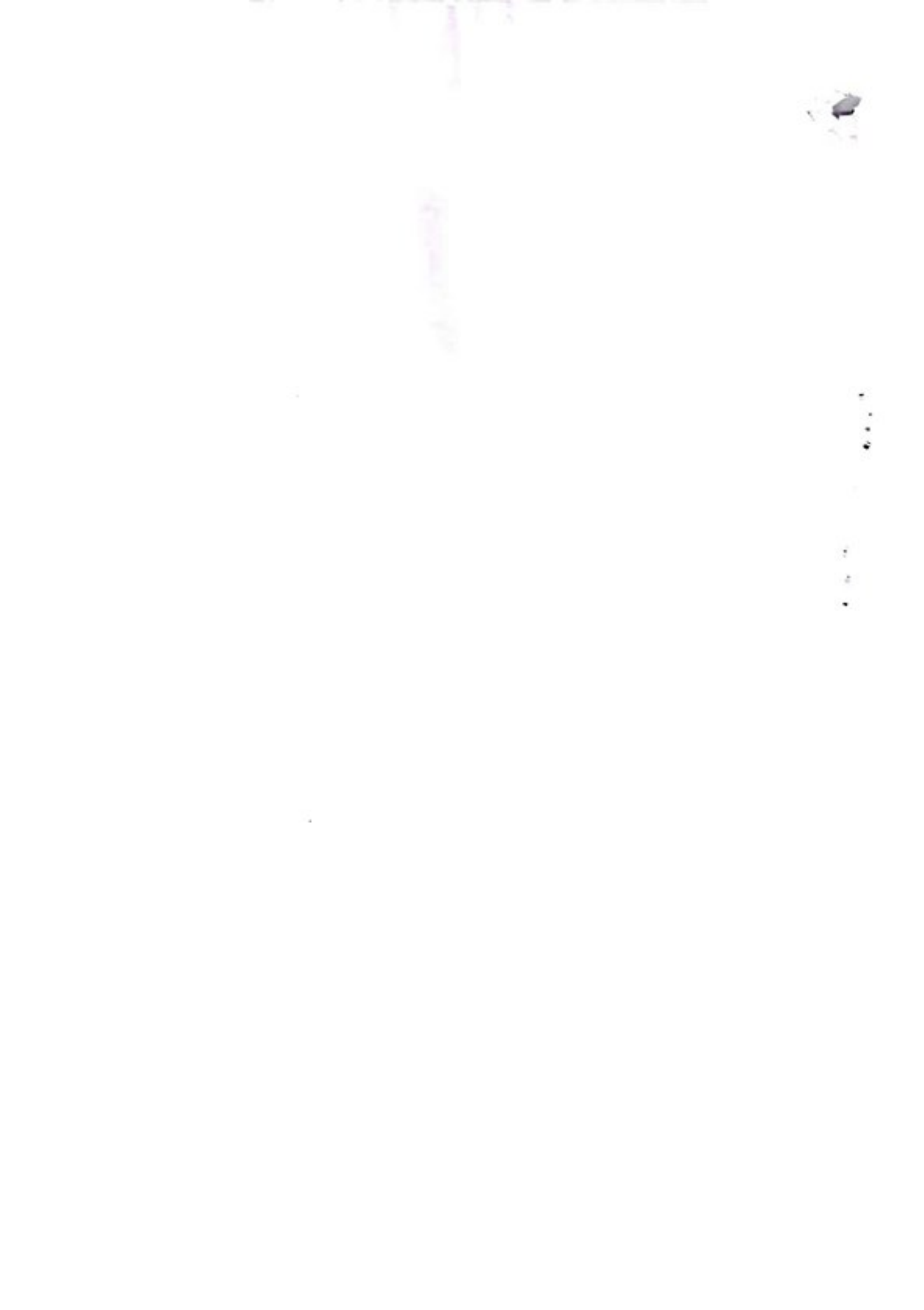
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Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Jagaddal	LR Plot No:- 3365 LR Khatian No:- 480	77.9 Dec	1/-	1,87,20,504/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 5 Ft.,
Land Lord Details						
SI No.	Name & Address	Status	Execution And Admission Details	Other Details		
1	Shri Prasanta Naskar Son of Late Mony Mohan Naskar 278 K M Roy Chowdhury Rd, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AXYPN5340F,		
2	Shri Sushanta Naskar Son of Late Mony Mohan Naskar 278 K M Roy Chowdhury Rd, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AQZPN7419H,		
Developer Details						
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details		
1	Rajwada Developer 26 Mahamaya Mandir Rd, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Organization	Executed by: Representative,	PAN No. AARFR9646N,		
2	Mr Parveen Agarwal Son of Late Rajendra Kr Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, P.O:- Garia, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700084	Individual	Executed by: Attorney,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGPPA1802M,		



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Jagaddal	LR Plot No:- 3365 , LR Khatian No:- 480	77.9 Dec	1/-	1,87,20,504/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 5 Ft.,
Land Lord Details						
SI No.	Name & Address	Status	Execution And Admission Details	Other Details		
1	Shri Prasanta Naskar Son of Late Mony Mohan Naskar 278 K M Roy Chowdhury Rd, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AXYPN5340F,		
2	Shri Rajkanta Naskar Son of Late Mony Mohan Naskar 278 K M Roy Chowdhury Rd, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AQZPN7419H,		
Developer Details						
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details		
1	Rajwada Developer 26 Mahamaya Mandir Rd, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Organization	Executed by: Representative,	PAN No. AARFR9646N,		
2	Mr Parveen Agarwal Son of Late Rajendra Kr Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Individual	Executed by: Attorney,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGPPA1802M,		

12. 1-2018 10/18/18
at 10:00 AM



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Developer Details				
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
3	Mr Raj Kumar Agarwal Son of Late Rajendra Kr Agarwal Mahamaya Mandir Rd Mahamayatala Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Individual	Executed by: Attorney,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHAPA8485A,
Attorney Details				
SL No.	Attorney Name & Address	Other Details	Execution And Admission Details	Attorney of
1	Mr Bikash Agarwal Son of Late Rajendra Kr Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, 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,		Mr Parveen Agarwal, Mr Raj Kumar Agarwal
Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr Bikash Agarwal, Designation: Authorised Signatory/developer Son of Late Rajendra Kr Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, 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,		Rajwada Developer
Identifier Details				
Identifier Name & Address		Other Details	Identifier of	
Shri Bodhisatwa Basu Son of Mr . Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027		Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Shri Prasanta Naskar, Shri Ratikanta Naskar, Mr Bikash Agarwal, Mr Bikash Agarwal	

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Transfer of Property from Land Lord To Developer				
Sch No.	Land Lord Name	Developer Name	Transferred Area	Transferred Area in(%)
L1	Shri Prasanta Naskar	Rajwada Developer	12.9833 Dec	16.6667
L1	Shri Prasanta Naskar	Mr Parveen Agarwal	12.9833 Dec	16.6667
L1	Shri Prasanta Naskar	Mr Raj Kumar Agarwal	12.9833 Dec	16.6667
L1	Shri Ratikanta Naskar	Rajwada Developer	12.9833 Dec	16.6667
L1	Shri Ratikanta Naskar	Mr Parveen Agarwal	12.9833 Dec	16.6667
L1	Shri Ratikanta Naskar	Mr Raj Kumar Agarwal	12.9833 Dec	16.6667
Bank Details				
Bank details have not been supplied				

For Information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

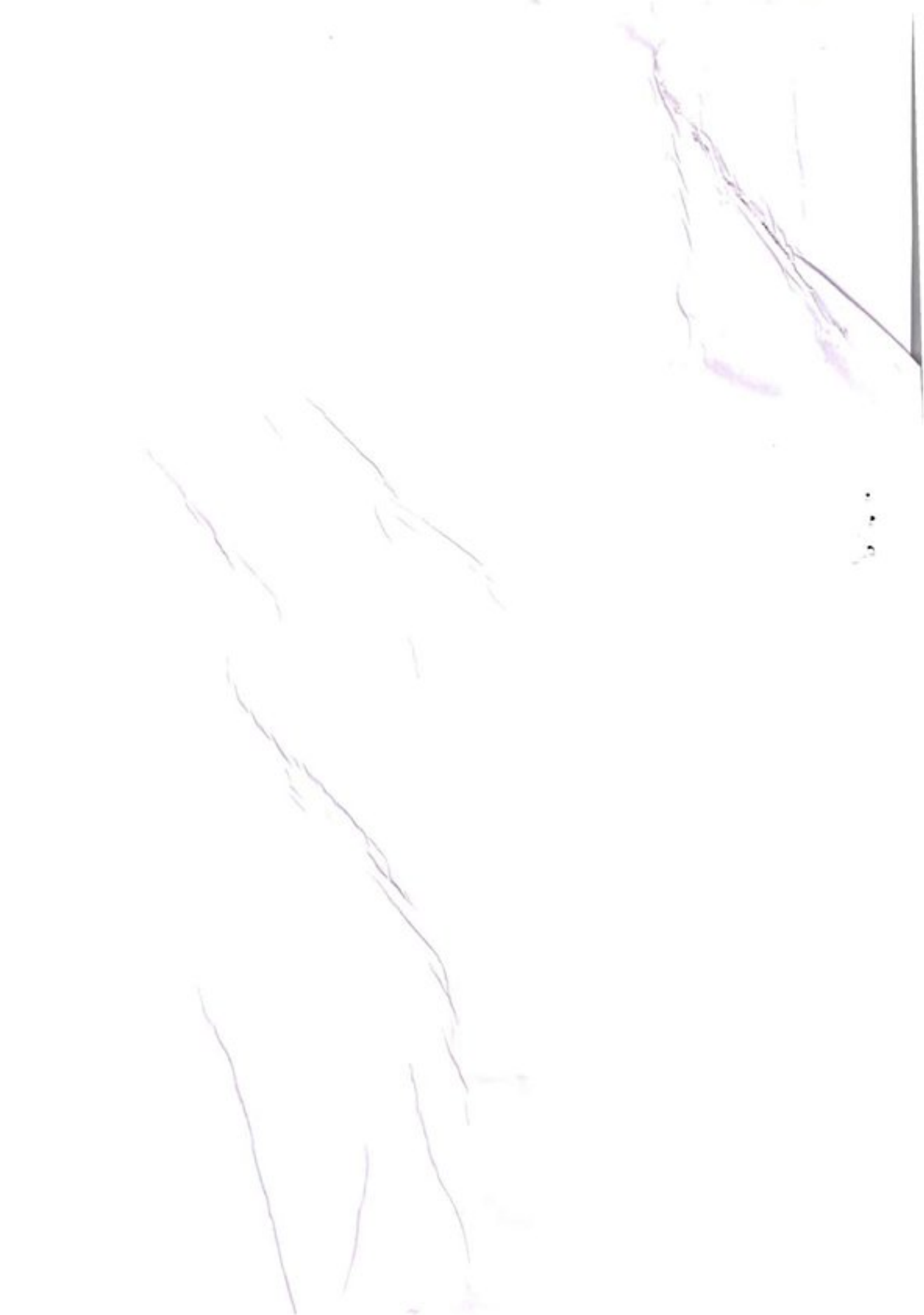
(Tridip Misra)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Seller, Buyer and Property Details

A: Land Lord & Developer Details

Land Lord Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Shri Prasanta Naskar Son of Late Mony Mohan Naskar 278 K M Roy Chowdhury Rd, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AXYPN5340F, Status : Self Date of Execution : 31/08/2015 Date of Admission : 31/08/2015 Place of Admission of Execution : Pvt. Residence</p>
2	<p>Shri Sushanta Naskar Son of Late Mony Mohan Naskar 278 K M Roy Chowdhury Rd, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AQZPN7419H, Status : Self Date of Execution : 31/08/2015 Date of Admission : 31/08/2015 Place of Admission of Execution : Pvt. Residence</p>



Developer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Rajwada Developer 26 Mahamaya Mandir Rd, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 PAN No. AARFR9646N, Status : Organization Represented by representative as given below:-</p>
1(1)	<p>Mr Bikash Agarwal, Authorised Signatory/developer Son of Late Rajendra Kr Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, 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, Status : Representative Date of Execution : 31/08/2015 Date of Admission : 31/08/2015 Place of Admission of Execution : Pvt. Residence</p>
2	<p>Mr Parveen Agarwal Son of Late Rajendra Kr Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, 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. AGPPA1802M, Status : Self</p>
3	<p>Mr Raj Kumar Agarwal Son of Late Rajendra Kr Agarwal Mahamaya Mandir Rd Mahamayatala Garia, 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. AHAPA8485A, Status : Self Represented by their (2-3) constituted attorney as given below:-</p>
2-3 (1)	<p>Mr Bikash Agarwal Son of Late Rajendra Kr Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, 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, Status : Attorney Date of Execution : 31/08/2015 Date of Admission : 31/08/2015 Place of Admission of Execution : Pvt. Residence</p>

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B. Identifier Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Shri Bodhisatwa Basu Son of Mr . Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Shri Prasanta Naskar, Shri Sushanta Naskar, Mr Bikash Agarwal, Mr Bikash Agarwal	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Jagaddal	LR Plot No:- 3365 , LR Khatian No:- 480	77.9 Dec	1/-	1,87,20,504/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 5 Ft.,

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Shri Prasanta Naskar	Mr Parveen Agarwal	12.9833	16.6667
	Shri Prasanta Naskar	Mr Raj Kumar Agarwal	12.9833	16.6667
	Shri Prasanta Naskar	Rajwada Developer	12.9833	16.6667
	Shri Sushanta Naskar	Mr Parveen Agarwal	12.9833	16.6667
	Shri Sushanta Naskar	Mr Raj Kumar Agarwal	12.9833	16.6667
	Shri Sushanta Naskar	Rajwada Developer	12.9833	16.6667

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Bodhisatwa Basu
Address	Alipore,Thana : Alipore, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate

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Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160406609 / 2015

Query No/Year	16041000234850/2015	Serial no/Year	1604006952 / 2015
Deed No/Year	I - 160406609 / 2015		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr Bikash Agarwal	Presented At	Private Residence
Date of Execution	31-08-2015	Date of Presentation	31-08-2015

Remarks

On 03/09/2015

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,242/- (B = Rs 2,189/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 2,250/-

Description of Draft

1. Rs 2,250/- is paid, by the Draft(other) No: 002995000384, Date: 31/08/2015, Bank: STATE BANK OF INDIA (SBI), MAHAMAYATALA.

Payment of Stamp Duty

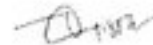
Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Draft Rs 39,950/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 33434, Purchased on 28/08/2015, Vendor named S Das.

Description of Draft

1. Rs 39,950/- is paid, by the Draft(other) No: 002996000384, Date: 31/08/2015, Bank: STATE BANK OF INDIA (SBI), MAHAMAYATALA.



(Tridip Misra)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 25/08/2015

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 1,87,20,504/-



(Tridip Misra)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 31/08/2015

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

Presented for registration at 20:50 hrs on : 31/08/2015, at the Private residence by Mr Bikash Agarwal ,

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

Execution is admitted on 31/08/2015 by

Shri Prasanta Naskar, Son of Late Mony Mohan Naskar, 278 K M Roy Chowdhury Rd, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, By caste Hindu, By Profession Others
Indetified by Shri Bodhisatwa Basu, Son of Mr . , Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 31/08/2015 by

Shri Sushanta Naskar, Son of Late Mony Mohan Naskar, 278 K M Roy Chowdhury Rd, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, By caste Hindu, By Profession Others
Indetified by Shri Bodhisatwa Basu, Son of Mr . , Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 31/08/2015 by

Mr Bikash Agarwal, Authorised Signatory/developer, Rajwada Developer , 26 Mahamaya Mandir Rd, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084
Indetified by Shri Bodhisatwa Basu, Son of Mr . , Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

Executed by Attorney

Execution by

1. Mr Bikash Agarwal, 26 Mahamaya Mandir Rd Mahamayatala Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084

as the constituted attorney of

1. Mr Parveen Agarwal, 26 Mahamaya Mandir Rd Mahamayatala Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084

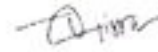


2. Mr Parveen Agarwal, 26 Mahamaya Mandir Rd Mahamayatala Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084

3. Mr Raj Kumar Agarwal, Mahamaya Mandir Rd Mahamayatala Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084

4. Mr Raj Kumar Agarwal, Mahamaya Mandir Rd Mahamayatala Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084

Identified by Shri Bodhisatwa Basu, Son of Mr . , Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate is admitted by him



(Tridip Misra)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2015, Page from 68279 to 68321

being No 160406609 for the year 2015.



Tridip Misra

Digitally signed by TRIDIP MISRA
Date: 2015.09.04 12:28:30 -07:00
Reason: Digital Signing of Deed.

(Tridip Misra) 04/09/2015 12:28:29

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)