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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 319957

SN. (2) 779823/2020



Certified that the Document is admitted to Registration. The Signatures Sheet and the endorsement sheet attached to this document are copies of the Document.

*[Signature]*  
 Additional Registrar  
 of West Bengal, Kolkata

28 JUL 2020

THIS AGREEMENT made this 14<sup>th</sup> day of July, Two Thousand and Twenty.

BETWEEN

183832

- 6 FEB 2020  
 SUTANJAY KUMAR GUPTA  
 Licensed Share Broker  
 C. C. Road  
 2 B, 3 R, 3 Fly Road, Kolkata

Mani Sankar Roychowdhury  
 Advocate  
 High Court, Kolkata  
 Room No. 21, 15th Chamber  
 4, K.S. Roy Street, Kolkata-700001  
 Contact No. 9833296432 and 9833296433  
 Email- mbr77@gmail.com

- 6 FEB 2020

- 6 FEB 2020



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ADDITIONAL REGISTRAR  
 OF ASSURANCE, KOLKATA  
 15 JUL 2020

1. **PARTIES**

1. **FIRST OWNERS:**

- 1.1. **ABUL BARKAT MISAQUL WAHHAB** alias A.B.M. WAHHAB son of Late Abdul Wahhab, by faith Islam, by Occupation - Business, by Nationality - Indian, residing at 60, Elliot Road, Park Street, Kolkata - 700 016, Police Station - Park Street, Post office - Park Street, having PAN No. AAIPW1802E and Aadhar Card No. 326054680786.
- 1.2. **ZAINUS SANAM RAHMAN** daughter of Mr. A.B.M. Wahhab, by faith Islam, by Nationality Indian, by Occupation Business, residing at 26D, Park Lane, Park Street, Kolkata - 700 016, Police Station - Park Street, Post office - Park Street, having PAN No. AHBPR1548N and Aadhar Card No. 736548759119.
- 1.3. **SHIREEN WAHHAB** daughter of Mr. A.B.M. Wahhab, by faith Islam, by Nationality Indian, by Occupation Business, residing at 60, Elliot Road, Park Street, Kolkata - 700 016, Police Station - Park Street, Post office - Park Street, having PAN No. AAQPW3728B and Aadhar Card No. 364210063465.
- 1.4. **ZOYA RAHMAN** daughter of Mr. Naved Rahman and Mrs. Zainus Sanam Rahman, by faith Islam, by Nationality Indian, by Occupation Student, residing at 60, Elliot Road, Park Street, Kolkata - 700 016, Police Station - Park Street, Post office - Park Street, having PAN No. CGRPR2192H and Aadhar Card No. 815211724042.
15. **ZARA RAHMAN** daughter of Mr. Naved Rahman and Mrs. Zainus Sanam Rahman, by faith Islam, by Nationality Indian, by Occupation Student, residing at 26D, Park Lane, Park Street, Kolkata - 700 016, Police Station - Park Street, Post office - Park Street, having PAN No. CJXPR4750E and Aadhar Card No. 709023317469.
- 1.6. **IMTIAZUL WAHHAB** son of Late Abdul Wahhab, by faith Islam, by Nationality Indian, by Occupation Business, residing at 1/B Circus Avenue, Kolkata - 700 017, Police Station - Beniapukur, Post office - Beniapukur, having PAN No. AAHPW9687J and Aadhar Card No. 407936996054.

2. **SECOND OWNERS:**

- 2.1. **SHWETA GOYAL**, wife of Mr. Vikash Kumar Goyal, by faith Hindu, by Occupation- Housewife, by Nationality - Indian, residing at 35/L, Jawaharlal Nehru Road, Kolkata 700071, Police Station - Park Street, Post Office - Park Street, having PAN No. AGAPG7849K and Aadhar Card No. 696878140130.

- 2.2. **RITA GOYAL**, wife of Mr. Ravindra Kumar Goyal, by faith Hindu, by Occupation- Housewife, by Nationality - Indian, 35/1, Jawaharlal Nehru Road, Kolkata 700071, Police Station - Park Street, Post Office - Park Street, having PAN No. **ADAPG1616M** and Aadhar Card No. **917426657678**.

3. **THIRD OWNERS:**

- 3.1. **EARTHPURE REALTY LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN AAF - 5824, having its registered office at CF- 131, Sector 1, Salt Lake City, Kolkata 700064, West Bengal, Police Station North Bidhannagar, Post office Bidhannagar, having Income tax PAN No. **AAFFE6343R** represented by its **Authorized Signatory Sri Piyush Kheria** son of Sri Subhas Kumar Kheria, residing at CF - 131, Sector 1, Salt Lake City, Kolkata - 700064, Police Station - North Bidhannagar, Post Office - Bidhannagar, having income tax Pan No. **AJEPK9227G**, having Aadhar card No. **272907790777**.
- 3.2. **JAGATGURU INFRA LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN AAH - 2030, having its registered office at 66, Jatindra Mohan Avenue, 1<sup>st</sup> Floor, Kolkata 700005, West Bengal, Police Station - Shyampukur, Post Office - Hatkhola, having Income Tax PAN No. **AAMFJ2326C**, represented by its **Authorized Signatory Sri Piyush Kheria** son of Sri Subhas Kumar Kheria, residing at CF - 131, Sector 1, Salt Lake City, Kolkata - 700064, Police Station - North Bidhannagar, Post Office - Bidhannagar, having income tax Pan No. **AJEPK9227G**, having Aadhar card No. **272907790777**.
- 3.3. **KISHAN BUILDCON LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN AAH - 2031, having its registered office at 66, Jatindra Mohan Avenue, 1<sup>st</sup> Floor, Kolkata 700005, West Bengal, Police Station - Shyampukur, Post Office - Hatkhola, having PAN No. **AAQFK8450N** represented by its **Authorized Signatory Sri Piyush Kheria** son of Sri Subhas Kumar Kheria, residing at CF - 131, Sector 1, Salt Lake City, Kolkata - 700064, Police Station - North Bidhannagar, Post Office - Bidhannagar, having income tax Pan No. **AJEPK9227G**, having Aadhar card No. **272907790777**.
- 3.4. **RAMSWAROOF ESTATE LLP**, a Limited Liability Partnership, having Registration Number AAH - 2034, having its registered office at 66, Jatindra Mohan Avenue, 1st Floor, Kolkata 700005, West Bengal, Police Station - Shyampukur, Post office - Hatkhola, having PAN No. **AAUFR5028D** represented by its **Authorized Signatory Sri Piyush Kheria** son of Sri Subhas Kumar Kheria, residing at CF - 131, Sector 1, Salt Lake City, Kolkata - 700064,

Police Station - North Bidhannagar, Post Office - Bidhannagar, having income tax Pan No. AJEPK9227G, having Aadhar card No. 272907790777.

- 3.5. **ATTRIBUTE BUILD WORTH PRIVATE LIMITED**, a Company existing under the provisions of the Companies Act, 2013, having its Registered Office at 17, Ganesh Chandra Avenue, 3rd Floor, Kolkata - 700 013, Police Station - Bow Bazar, Post Office - Dharamtala, having Income Tax PAN No. AALCA0701C represented by its Authorized Signatory Sri Piyush Kheria son of Sri Subhas Kumar Kheria, residing at CF - 131, Sector 1, Salt Lake City, Kolkata - 700064, Police Station - North Bidhannagar, Post Office - Bidhannagar, having income tax Pan No. AJEPK9227G, having Aadhar card No. 272907790777.
- 3.6. **SINGLE POINT COMMOSALE PRIVATE LIMITED**, a Company existing under the provisions of the Companies Act, 2013, having its Registered Office at 17, Ganesh Chandra Avenue, 3rd Floor, Kolkata - 700 013, Police Station - Bow Bazar, Post Office - Dharamtala, having Income Tax PAN No. AAQCS0064B represented by its Authorized Signatory Sri Piyush Kheria son of Sri Subhas Kumar Kheria, residing at CF - 131, Sector 1, Salt Lake City, Kolkata - 700064, Police Station - North Bidhannagar, Post Office - Bidhannagar, having income tax Pan No. AJEPK9227G, having Aadhar card No. 272907790777.
- 3.7. **SINGLE POINT AGENCIES PRIVATE LIMITED**, a Company existing under the provisions of the Companies Act, 2013, having its Registered Office at 17, Ganesh Chandra Avenue, 3rd Floor, Kolkata - 700 013, Police Station - Bow Bazar, Post Office - Dharamtala, having Income Tax PAN No. AAQCS0062H represented by its Authorized Signatory Sri Piyush Kheria son of Sri Subhas Kumar Kheria, residing at CF - 131, Sector 1, Salt Lake City, Kolkata - 700064, Police Station - North Bidhannagar, Post Office - Bidhannagar, having income tax Pan No. AJEPK9227G, having Aadhar card No. 272907790777.
- 3.8. **CAPETOWN TRADELINK PRIVATE LIMITED**, a Company existing under the provisions of the Companies Act, 2013, having its Registered Office at 49A, Tollygunge Circular Road, Kolkata - 700 053, Police Station - New Alipore, Post Office - New Alipore, having Income Tax PAN No. AADCC2394R, represented by its Authorized Signatory Sri Piyush Kheria son of Sri Subhas Kumar Kheria, residing at CF - 131, Sector 1, Salt Lake City, Kolkata - 700064, Police Station - North Bidhannagar, Post Office - Bidhannagar, having income tax Pan No. AJEPK9227G, having Aadhar card No. 272907790777.
- 3.9. **UTSAV VINIMAY PRIVATE LIMITED**, a Company existing under the provisions of the Companies Act, 2013, having its Registered Office at 14

Netaji Subhas Road, Kolkata - 700001, Police Station Hare Street, Post Office G.P.O., having Income Tax PAN No. AAACU8248B, represented by its **Authorized Signatory Sri Piyush Kheria** son of Sri Subhas Kumar Kheria, residing at CF - 131, Sector 1, Salt Lake City, Kolkata - 700064, Police Station - North Bidhannagar, Post Office - Bidhannagar, having income tax Pan No. AJEPK9227G, having Aadhar card No. 272907790777.

- 3.10. PURTI PROJECT PRIVATE LIMITED**, a Company existing under the provisions of the Companies Act, 2013, having its Registered Office at 14 Netaji Subhas Road, Kolkata - 700001, Police Station Hare Street, Post Office G.P.O., having Income Tax PAN No. AAECPI264C, represented by its **Authorized Signatory Sri Piyush Kheria** son of Sri Subhas Kumar Kheria, residing at CF - 131, Sector 1, Salt Lake City, Kolkata - 700064, Police Station - North Bidhannagar, Post Office - Bidhannagar, having income tax Pan No. AJEPK9227G, having Aadhar card No. 272907790777.

the First Owners, Second Owners and the Third Owner are hereinafter collectively referred to as "the **OWNERS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include in case of individuals his/her heirs, executors, administrators, successors, representatives and/or assigns, in case of a Limited Liability Partnership firm shall include its partners and their heirs, executors, administrators, successors, representatives and/or assigns and in case of companies successors-in-interest and assigns);

**AND**

**4. DEVELOPER:**

- 4.1. VARA HOUSING DEVELOPERS LLP**, a Limited Liability Partnership, having Registration Number AAM-6374, having PAN No. AAQFV4879A, having its registered office at 14 Netaji Subhas Road, 4<sup>th</sup> Floor, Kolkata 700001, Police Station - Hare Street, Post Office - GPO, represented by its **Designated Partner Sri Mahesh Agarwal** son of Late Gokul Chand Agarwal, residing at 49A, Tollygunge Circular Road, Kolkata 700053, Police Station - New Alipore, Post Office - New Alipore, having Pan No. ADBPA1190P, having Aadhar Card No. 712134317914, authorized vide Partner resolution dated 03<sup>rd</sup> February, 2020; hereinafter referred to as "the **DEVELOPER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or successors-in-interest and/or assigns) of the **THIRD PART:**

**WHEREAS:**

A. The Developer is the common developer appointed by the First Owners, the Second Owners and the Third Owners in respect of the development of three different properties belonging to each of the said owners, as follows:

- a) By a Development Agreement made between the First Owners herein and the Developer herein (hereinafter referred to as "the FODA") the First Owners appointed the Developer for development of the property being **ALL THAT** pieces and parcels of land measuring 72.50 decimals or 43.865 cottahs comprised in R.S. & L.R. Dag No. 1391 in Mouza Thakdari fully described in **PART - I** of the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the **First Owner's Property**" on the terms and conditions therein contained. Under the FODA, it was inter alia agreed between the First Owners and the Developer that the Building/s to be constructed on the First Owners' Property shall be allocated between **First Owners and the Developer in the ratio of 41% to the First Owners and 59% to the Developer.**
- b) By another Development Agreement made between the Second Owners herein and the Developer herein (hereinafter referred to as "the SODA") the Second Owners appointed the Developer for development of the property being **ALL THAT** pieces and parcels of land measuring 16.50 decimals comprised in R.S. & L.R. Dag No. 1391 in Mouza Thakdari fully described in **PART-II** of the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the **Second Owner's Property**" on the terms and conditions therein contained. Under the SODA, it was inter alia agreed between the Second Owners and the Developer that the Building/s to be constructed on the Second Owners' Property shall be allocated between **Second Owners and the Developer in the ratio of 41% to the Second Owners and 59% to the Developer.**
- c) By a Development Agreement made between the Third Owners herein and the Developer herein (hereinafter referred to as "the TODA") the Third Owners appointed the Developer for development of the property being **ALL THAT** pieces and parcels of land measuring 92.6661 decimals comprised in R.S. & L.R. Dag Nos. 1395 (subsequently numbered 1395/1480), 1396, 1397, 1410, 1411 and 1412 in Mouza Thakdari fully described in **PART - III** of the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the **Third Owner's Property**" on the terms and conditions therein contained. Under the TODA, it was inter alia agreed between the Third Owners and the Developer that the Sale Proceeds arising from the Building/s to be constructed on the Third Owners' Property shall be allocated between **Third Owners and**

the Developer in the ratio of 45% to the Third Owners and 55% to the Developer.

- B. The First Owner's Property, the Second Owner's Property and Third Owner's Property (together hereinafter referred to as "the **Subject Lands**") are adjacent and capable of being developed into a single integrated building complex jointly. Such development would be beneficial to all the parties hereto and accordingly all the parties have decided to proceed with the joint development of all the three properties into a single composite building complex and it was agreed between them that the respective entitlements of the parties in such joint building complex shall be mutually finalized upon sanction of the building plans for the single composite building complex by the authorities.
- C. Accordingly the Developer as common developer submitted a single composite plan before the Bidhannagar Municipal Corporation and has received the sanction plan No. BMC/BPN/A/773/1(10) to BMC/BPN/A/773/10(10) dated 5<sup>th</sup> November, 2019 from the said authority thereby sanctioning the construction of four blocks of buildings and other areas in the composite building complex across the first owner's property, the second owner's property and the third owner's property taken as a single composite premises. Consequently, the entitlements and ratios of the parties have been discussed and revised by mutual consent as follows:
- (a) The First Owners shall be allocated exclusively **ALL THOSE the 29 (twenty nine) number of flats and 29 (twenty nine) number of car parking spaces** as described in **PART-I** of the **SECOND SCHEDULE** hereunder written Together With the appurtenant shares in the land and the Common Areas and Installation and hereinafter referred to as "the **First Owners' Allocation**".
  - (b) The Second Owners shall be allocated exclusively **ALL THOSE the 7 (seven) number of flats and 7 (seven) number of car parking spaces** as described in **PART-II** of the **SECOND SCHEDULE** hereunder written Together With the appurtenant shares in the land and the Common Areas And Installation and hereinafter referred to as "the **Second Owners' Allocation**".
  - (c) Besides the First Owners' Allocation and the Second Owners' Allocation the entire building complex and all transferable areas therein shall be the joint allocation of the Third Owners and the Developer (and particulars of flats and parking spaces forming part thereof are mentioned in **PART-III** of the **SECOND SCHEDULE** hereto and hereinafter referred to as "the **TOD Joint Allocation**") and the **Sale Proceeds arising therefrom shall be shared between the Third Owners and the Developer in the ratio of 28.8110 % to the Third Owners and 71.1890 % to the Developer.** The Third Owners Share of the TOD Joint Allocation is hereinafter referred to as "the **Third Party's Allocation**" and the Developer's



Share of the TOD Joint Allocation is hereinafter referred to as "the Developer's Allocation".

(d) There shall be common areas, installations and facilities for individual buildings for the common use by the parties hereto and the occupants of respective buildings and also and for the entire composite building complex for the common use by the parties hereto and the occupants of all the buildings at the composite building complex.

D. In the premises aforesaid it has become necessary for the parties to enter upon this common supplementary document to record the modifications, amendments and additional terms and conditions agreed between the parties in connection with the development of the First Owners Property, the Second Owners Property and the Third Owners Property as hereinafter contained.

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

1. **DEFINITIONS:** Unless in this Agreement there be something contrary or repugnant to the subject or context:
- 1.1 "Building Complex" shall mean and include the Subject Property and the New Buildings thereat with the Commonly Used Areas and Facilities.
- 1.2 "Building Plans" shall mean the sanction plan No. BMC/BPN/A/773/1(10) to BMC/BPN/A/773/10(10) dated 5<sup>th</sup> November, 2019, sanctioned by the Bidhannagar Municipal Corporation and include all modifications and/or alterations as may be caused to be made by the Developer thereto.
- 1.3 "Developer's Share" shall have the meaning ascribed to such term in Clause 4.1 (v) of this agreement.
- 1.4 "Land Parcels" shall mean the First Owners Property, the Second Owners Property and the Third Owners Property.
- 1.5 "Owners' Authorised Representatives" shall have the meaning ascribed to such term in Clause 5.1 of this Agreement.
- 1.6 "Owners' Event of Default" shall have the same meaning as assigned to the term under the Principal Development Agreements but shall be applicable for the Owners jointly and/or severally (at the option of the Developer) even if the relevant default is by any one or more of them and in addition thereto shall mean as below:

- 1.6.1 any of the Owners fail to fulfill any of their obligations stipulated in this Agreement to the satisfaction of the Developer within the respective time period(s) stipulated for the same;
- 1.6.2 It is clarified that in case of there being default on the part the First Owners or the Second Owners or the Third Owners, the defaulting set of Owners shall be liable in all manner towards the remaining set of Owners as well as the Developer and neither the Developer shall make the non-defaulting set of Owners liable for any losses or damages suffered by the Developer for default by the defaulting set of Owners nor the non-defaulting set of Owners shall make the Developer liable for default by any non-defaulting set of Owners.
- 1.7 "Owners' Share" shall have the meaning ascribed to such term in **Clause 4.1 (iv)** of this Agreement.
- 1.8 "Principal Development Agreements" shall mean the FODA, SODA and TODA.
- 1.9 "Project" shall mean the development of the Building Complex comprising of one or more of such several components as may be determined by the Developer at its sole and absolute discretion, proposed to be carried out by the Developer on the Subject Land (the proportion and/or area of each component as also the manner and phases of construction of the same to be determined by the Developer).
- 1.10 "Sales & Marketing Expenses" shall mean 4% (Four percent) of the total Sale Proceeds.
- 1.11 "Sale Proceeds" shall mean the amounts received by the Developer from an Intending Transferee in lieu of Transfer/alienation of any part or portion of the **TOD Allocation** in the Project together with the amounts, if any, received from the Intending Transferee towards the permission granted to park vehicles, but the term shall not mean or include:
- a) the Deposits;
  - b) the Extra Charges;
  - c) the Taxes;
  - d) any amounts received towards/as fees for nomination, transfer, assignment etc.;
  - e) payment of any taxes, fees, duties, costs, expenses or any other charges by whatever name called;
  - f) brokerage, and sales and marketing expenses;

g) any amount refunded/paid and/or agreed to be refunded/paid to any Intending Transferee on any account whatsoever or howsoever after adjustment of the brokerage and marketing expenses if any on such amount, notwithstanding and without prejudice to the obligation of the Owners to also so refund/pay any amount to an Intending Transferee.

1.12 "Subject Land" shall have the meaning ascribed to such term in Recital B of this Agreement.

1.13 "Units" shall mean the independent and self-contained flats, apartments and other constructed spaces in the New Buildings at the subject land capable of being exclusively held used or occupied by a person.

1.14 "Effective Date" shall mean the dates of signing of the respective Principal Development Agreements in respect of the respective Land Parcels.

1.15 The following expressions mentioned in column B of the following table and used in this agreement shall have the meaning as ascribed to such expression under the corresponding clauses in column C of such table:

Sl. No.	Expression	Clause containing meaning
(A)	(B)	(C)
1.35.1	FODA	Recital A(a)
1.35.2	SODA	Recital A(b)
1.35.3	TODA	Recital A(c)
1.35.4	First Owners Property	Recital A(a)
1.35.5	Second Owners Property	Recital A(b)
1.35.6	Third Owners Property	Recital A(c)
1.35.7	First Owners Allocation	Recital C(a)
1.35.8	Second Owners Allocation	Recital C(b)
1.35.9	Third Owners' Allocation	Recital C(c)
1.35.10	TOD Joint Allocation	Recital C(c)
1.35.11	Developer's Allocation	Recital C(c)

**Article 2**  
**Interpretations**

2. In this agreement save and except as otherwise expressly provided:
- 2.1 All words and personal pronouns relating thereto shall be read and construed as the number and gender of the party or parties require and the verb shall be read construed as agreeing with the required word pronoun.
  - 2.2 The division of this agreement into headings is for the convenience of the reference only and shall not modify or effect the interpretation or construction of this agreement or any of its provisions.
  - 2.3 When calculating the period of time within which or following which any act is to be done or step taken pursuant to this agreement, the date which is the last day of such period is not a business day, the period in question shall end on the next business day.
  - 2.4 All reference to section numbers refers to the sections of this agreement all reference to schedule hereunder written.
  - 2.5 The word "Herein", "Hereof", "Hereunder", "Hereafter" and "Hereto" and words similar import refer to this agreement as a whole and not to any particular Article or section thereof.
  - 2.6 Any reference to any act of Parliament or State Legislature in India with general or specific shall include any modification, extension or enactment of it for the first time being in force and all instruments, orders, plans, regulations, bye-laws, terms or direction anytime issued under it.
  - 2.7 Any reference to any agreement, contract plan, deed or document shall be construed as a reference to it as it may have been or may be from time to time amended, varied, altered, modified, supplemented or novat.
  - 2.8 The words "directly or indirectly" mean directly or indirectly through one or more intermediary Persons or through contractual or other legal arrangements, and "direct" or "indirect" shall have the correlative meanings;
  - 2.9 An obligation of a Party to do something shall include an obligation to ensure that the same shall be done, and an obligation on the part of a Party not to do something shall include an obligation not to permit, suffer or allow the same to be done;
  - 2.10 All approvals/consents to be granted by any of the Parties under this Agreement and/or any mutual agreements to be arrived at between the Parties, shall be in writing;

- 2.11 For the purposes of this Agreement, the "knowledge" of the Owners of a fact, matter, circumstance or thing, shall include facts, matters or things which the Owners' knew of or ought reasonably to have known of, following due enquiry.

### Article 3 Confirmation of Development Rights

- 3.1 In lieu of the consideration recorded herein and in the Principal Development Agreements, each of the Owners confirm the grant, Transfer, assurance and assignment on and from the applicable Effective Date in favour of the Developer of the sole and exclusive Development Rights in respect of each of their respective Land Parcels comprising the Subject Land together with all benefits, privileges and rights appurtenant thereto on the terms and conditions contained in the Principal Development Agreements read with this agreement.
- 3.2 In lieu of the consideration recorded herein and in the Principal Development Agreements and subject to fulfilment and performance by the Owners of all their obligations to the satisfaction of the Developer, the Developer confirms to have accepted the grant and Transfer of the Development Rights in respect of each of the Land Parcels and to undertake the development of the Project at its own cost and expense on the terms and conditions contained in the Principal Development Agreements read with this agreement.

### Article 4 Consideration

- 4.1 It is agreed between the parties that:
- (i) In lieu of the 41% (Forty One percent) of the constructed area, proportionate to the area constructed on the First Owners Property, together with proportionate undivided 41% share in the land thereof, common areas and facilities, Roof/ Terrace, Car Parking spaces (open and covered) allocable to the First Owners under the FODA, the First Owners shall be allocated the flats, parking spaces and other appurtenant areas as mentioned in **PART - I** of the **SECOND SCHEDULE** hereunder written being the First Owners' Allocation in complete settlement;
  - (ii) In lieu of the 41% (Forty One percent) of the constructed area, proportionate to the area constructed on the Second Owners Property, together with proportionate undivided 41% share in the land thereof, common areas and facilities, Roof/ Terrace, Car Parking spaces (open and covered) allocable to the Second Owners under the SODA, the Second Owners shall be allocated

the flats, parking spaces and other appurtenant areas as mentioned in PART - II of the SECOND SCHEDULE hereunder written being the Second Owners' Allocation in complete settlement;

- (iii) In lieu of the 45% (Forty Five percent) of the amounts comprising the Sale Proceeds of the transferable areas including constructed areas, Roof/ Terrace, Car Parking spaces (open and covered) etc., together with proportionate undivided share in the land thereof, common areas and facilities allocable to the Third Owners under the TODA, the Third Owners shall be entitled to 28.8110% of the Sale Proceeds of the TOD Joint Allocation as also mentioned in PART - IV of the SECOND SCHEDULE hereunder written being the Third Owners' Allocation in complete settlement;
- (iv) The First Owners' Allocation, the Second Owners' Allocation and the Third Owners' Allocation are and shall be "Owners' Share";
- (v) Save the Owners' Share, the Developer shall be entitled to the entire Project and all transferable areas therein (including constructed area, proportionate to the area constructed on the Subject land, together with proportionate undivided share in the land, common areas and facilities, Roof/ Terrace, Car Parking spaces (open and covered) etc.) together with 71.1890% of the Sale Proceeds of the TOD Joint Allocation as also mentioned in PART-V of the SECOND SCHEDULE hereunder written being the "Developer's Share".
- (vi) In connection with the allocations made as above, the Developer has clarified to the Owners that besides the flats and parking spaces forming part of the First Owners' Allocation, the Second Owners' Allocation and the TOD Joint Allocation, there are no other flats or parking spaces at the Building Complex as per the Building Plans and if, although unlikely, it is found that there are additional flats or parking spaces besides the flats and parking spaces forming part of the First Owners' Allocation, the Second Owners' Allocation and the TOD Joint Allocation, then such additional flats or parking spaces shall be allocated between the parties in the in the ratio of 16.2921% : 3.7077% : 23.0489% : 56.9513% respectively.
- (vii) It being unequivocally agreed and understood between the Parties as follows:
- (a) that all amounts to be paid, deposited, reimbursed etc. by any Intending Transferee of the First Owners' Allocation and the Second Owners' Allocation on account of Sale Proceeds shall be received by the First Owners or the Second Owners respectively as the case may be and the Developer will have No Share in same and will never claim the said

amounts received on those account from the First Owners or the Second Owners. Furthermore, subject to the First Owners and the Second Owners having paid the Extra Charges, Taxes and Deposits to the Developer in terms hereof, the First Owners and the Second Owners may claim reimbursement of the same amount (and not more) from the intending buyers of the First Owners' Allocation and the Second Owners' Allocation.

- (b) that all amounts to be paid, deposited, reimbursed etc. by any Intending Transferee of the TOD Joint Allocation on account of Sale Proceeds and by any Intending transferee of the TOD Joint Allocation shall be received by the Developer in its own name deposited in a separate bank account to be opened by the Developer for the said purpose and the share of the Third Owners in the same shall be paid to them as per clause 4.2 below.
- (c) that all amounts to be paid, deposited, reimbursed etc. by any Intending Transferee of the TOD Joint Allocation on account of Extra Charges, Taxes and Deposits shall be received by the Developer as its own money in its own name and the Owners will have No Share in same and will never claim the said amounts received on those account from the developer.
- (d) Any area allocated to the First Owners and the Second Owners will be subjected to Extra Charges, Taxes and Deposits as prevailing on any other intending Transferee and will be payable by the concerned Owners to the Developer as applicable for any other intending Transferee.
- (e) any Extra Charges, Taxes and Deposits on any unsold areas comprised in the TOD Joint Allocation shall be payable by the Third Owners to the Developer within 15 days of the same be allocated between the Third Owners and the Developer.

4.2 Subject to the provisions of Clause 4.1, the **Owners' Share of the Third Owners** shall be paid/disbursed to the Third Owners on fortnightly basis only after:

- (a) deduction of the then applicable tax deductible at source; and
- (b) deduction of the Taxes including Goods and Service Tax (GST), if any, payable on the Third Owners' Share; and
- (c) deduction of the Sales & Marketing Expenses; and
- (d) deduction of all costs and expenses incurred by the Developer for and on behalf of the Third Owners including those towards/on account of performing (without prejudice to its rights) any of the obligations which the Third Owners are/were bound and obliged to do, execute and perform; and
- (e) deduction of any further/other amounts reimbursable/payable to the Developer and/or in terms of any other terms and conditions stipulated in this Agreement

and/or in any other written understanding between the Third Owners and the Developer.

- 4.3 It is further agreed and understood between the Parties that if after 1(one) year from the date of issuance by the competent authority of the completion certificate in respect of the entire Project, there remain any un-alienated units/areas/spaces etc., out of the TOD Joint Allocation whether open or covered at the Project and/or at any part or portion of the Subject Land, then the same shall be mutually allocated between the **Third Owners (collectively on the one hand) and the Developer (on the other hand) in the ratio of 28.8110 : 71.1890 respectively**, and there shall be no sharing of funds/revenues between the Parties in respect of such areas.
- 4.4 In consideration of the above and pursuant to what was agreed by and between the parties hereto under the Principal Development Agreements, the total saleable area in the said new building to be constructed, erected and completed at the subject land comprising of various apartments, units, commercial, space, if any, and other constructed space, car parking spaces, has been divided into three parts namely the First Owner's Allocation, the Second Owners' Allocation and the TOD Joint Allocation and further the TOD Joint Allocation has been sub-divided into the Third Owners' Allocation and the Developer's Allocation as per Article 4.
- 4.5 The Developer shall be entitled to and shall have exclusive rights with effect from the date of execution hereof to enter into agreements or deeds for sale, transfer and/or long-term lease in respect of the TOD Joint Allocation including any of the flats, units, apartments, constructed spaces and car parking spaces comprised therein and appurtenances thereof and to receive the Sale Proceeds and all Taxes, Deposit & Extra charges in respect thereof. In the event if any part of the TOD Joint Allocation remains unsold on the date of issuance of Completion Certificate in respect thereof by the project Architects, the Third Owners shall be liable to pay and contribute the **28.8110%** of Taxes, Deposit & Extra charges as mentioned herein above, for such area remaining unsold, to the Developer.
- 4.6 Each of the Owners collectively and the Developer shall respectively be responsible to make payment of the Deposits for the respective units/areas so allocated to each of them, and further in respect of the units so allocated to the Owners, the Owners shall also be liable and responsible to make payment to the Developer of *inter alia* the Extra Charges, Taxes etc. as determined by the Developer and as are then being charged from the Intending Transferee(s).
- 4.7 If any additional floor area over and above those already sanctioned under the building plans becomes available due to change in the government policies or municipal rules, then subject to the Developer opting to consume/use such additional floor area ratio (which decision of the Developer shall be final and binding



on the Owners). Only if the Developer desires to avail the additional floor area, the Developer shall notify the Owners about the possibility of getting sanction of the additional floor area and the parties shall decide about the availing of the additional floor area by mutual consent in writing. In the event of the parties agreeing to avail the additional floor area, the Sale Proceeds of such additional floor area ratio shall be shared between the First Owners, the Second Owners, the Third Owners and the Developer in the ratio of 16.2921% : 3.7077% : 23.0489% : 56.9513% respectively and the costs and expenses in respect of sanction and construction of the same shall be borne and paid by the Developer.

## Article 5 (Other Terms and Conditions)

### 5.1 Owners' Authorised Representatives

- 5.1.1 Each of the First Owners have authorized and empowered Mr. Abul Barkat Misaqul Wahhab alias A.B.M. Wahhab son of Late Abdul Wahhab (collectively, "First Owners' Authorised Representatives") to take all decisions etc. for and on behalf of each of the First Owners, each of which decisions shall be final, conclusive and binding on each of the First Owners.
- 5.1.2 Each of the Second Owners have authorized and empowered Mr. Ravindra Kumar Goyal son of Mr. M. P. Goyal (collectively, "Second Owners' Authorised Representatives") to take all decisions etc. for and on behalf of each of the Second Owners, each of which decisions shall be final, conclusive and binding on each of the Second Owners.
- 5.1.3 Each of the Third Owners have authorized and empowered Mr. Sabham Dalmia son of Mr. Manoj Dalmia (collectively, "Third Owners' Authorised Representatives") to take all decisions etc. for and on behalf of each of the Third Owners, each of which decisions shall be final, conclusive and binding on each of the Third Owners.
- 5.1.4 The First Owners' Authorised Representatives, the Second Owners' Authorized Representative and the Third Owners' Authorized Representative (hereinafter collectively referred to as "the Owners' Authorized Representatives") shall also be present, as and when requested by the Developer, for the execution and registration of any deeds, documents, applications etc.
- 5.1.5 Any notice given to any of the Owners' Authorised Representatives shall be deemed to have been given/issued to the respective Owners.

5.1.6 The Owners shall be entitled to replace the respective Owners' Authorised Representatives by a notice in writing, duly received by the Developer, provided that all the acts, deeds, things etc. done, executed and performed by the outgoing Owners' Authorised Representatives shall continue to bind each of the Owners.

5.2 **Time for completion:** It is further agreed between the parties that the Developer, subject to circumstances amounting to Force Majeure and/or circumstances / events beyond the control of the Developer, endeavor to develop 100% (hundred percent) of the Project, within a period of 4 (four) years from the date of execution of this Agreement, subject to a grace period of 6 (six) months thereafter;

5.3 **Owners Obligations:** The Owners have agreed to comply with all their obligations as contained in the respective Principal Development Agreements as well as hereunder, including but not limited to the following:

5.3.1 To provide the developer with all the title related documents, as and when required by the developer for verification of the same, before the various authorities against the proper receipt thereof.

5.3.2 To cooperate with the Developer in all respect for Development of the subject land in terms of this agreement.

5.3.3 For the purpose of obtaining all permissions approvals and/or sanctions to sign and execute all deeds, documents and instruments as may be necessary and/or required to enable the Developer to undertake construction of the new building and/or buildings in accordance with the sanctioned plan.

5.3.4 To execute one or more Registered Power of Attorney, in favour of the Developer or its representatives as may be required for the Development of the subject land and also to sale the TOD Joint Allocation in terms of this agreement.

5.3.5 The Developer and/or its consultants and/or representatives/s shall have the free right of ingress and egress into the property for various statutory sanctions, survey or any other purpose related to development of the property.

5.3.6 To comply with, abide by and adhere to all the provisions of the West Bengal Housing Industry Regulation Act, 2017 and/or if applicable the Real Estate (Regulation and Development) Act, 2016 and the rules and/or regulations in respect thereof and/or made there under, each together with any and all

modifications, amendments etc. thereto (whether subsisting as on the Execution Date or enacted thereafter) as and when applicable.

#### **5.4 Continuance of Rights and authorities:**

- 5.4.1 All rights and authorities of the Developer, express or implied, under or arising out of the First Development Agreement shall continue to apply and be available to the Developer without any abatement or dilution whatsoever and the First Owners shall not be entitled to object, obstruct or interfere in exercise of the same.
- 5.4.2 All rights and authorities of the Developer, express or implied, under or arising out of the Second Development Agreement shall continue to apply and be available to the Developer without any abatement or dilution whatsoever and the Second Owners shall not be entitled to object, obstruct or interfere in exercise of the same.
- 5.4.3 All rights and authorities of the Developer, express or implied, under or arising out of the Third Development Agreement shall continue to apply (including but not limited to those permitting the Developer to mortgage or charge or otherwise use as security the Third Owners' Property or the TOD Allocation) and be available to the Developer without any abatement or dilution whatsoever and the Second Owners shall not be entitled to object, obstruct or interfere in exercise of the same.

#### **5.5 Procedure:**

- 5.5.1 Simultaneously upon execution and registration of this agreement, the owners shall execute a registered Power of Attorney in favour of the Developer and/or its representative/s for the purpose of obtaining necessary permission and development of the subject land and also the right to sell the TOD Allocation.
- 5.5.2 In case, if at any time any of the First Owners and/or the Second Owners choose to market and/or sell their respective allocations through the Developers in such case they shall be responsible and liable to pay Brokerage and Sales & Marketing reimbursement to the Developer calculated @ 4% of sale consideration received against their respective Allocation.
- 5.5.3 If any agreement or provision in this Agreement shall be held to be illegal or unenforceable in whole or in part, under any enactment or rule of law, such term or provision or part thereof shall mean to that extent be deemed not to form part of this Agreement but the validity and enforceability of the remainder of this Agreement shall not be affected. All Agreements / Deeds if any, executed prior to this agreement containing any clause in contrary to those specified under this Agreement shall be deemed to be cancelled and of no effect to that extent.

- 5.5.4 The signatory executing this Agreement on behalf of the Owner and Developer, represents and warrants that they are duly authorized to execute and deliver this Agreement on behalf of the Owners and Developer, in accordance with the authorization given by the respective parties and this Agreement is binding on all the parties in accordance with its terms.
- 5.5.5 The Owners after completion of the said project and distribution of their respective stock shall punctually and regularly pay for their respective allocation areas, the said Taxes and other outgoings to the concerned association/organisation and all the parties shall keep others indemnified against all actions demands, costs charges, expenses and proceedings, whatsoever directly or indirectly initiated against or suffered by or paid by any of them as the case may be in consequence upon default by the Owners and the Developer in their behalf.
- 5.5.6 With effect from the execution date this Agreement the Principal Development Agreements read with this agreement constitutes and sets forth the entire agreement between the Parties, it being further clarified that all documents executed in writing in pursuance hereto and/or simultaneously hereto, whether registered or unregistered, shall be deemed to form and comprise an integral and inseparable part of this Agreement. The Principal Development Agreements shall with effect from the Execution Date of this Agreement be read with this agreement and in case any term or condition of this agreement (including the Definitions and Schedules hereto) be contrary to or inconsistent with those contained in the Principal Development Agreements, then those contained herein shall prevail and super cede those contained in the Principal Development Agreements.
- 5.5.7 No modification or amendment to this Agreement shall be valid or binding unless made in writing and duly executed by each of the Parties.
- 5.5.8 All the terms and conditions of the Principal Development Agreements read with this Agreement shall be binding upon and inure to the benefit of and be enforceable by the successors-in-interest and permitted assigns of each of the Parties.
- 5.5.9 Each of the Parties agree that having due regard to all the circumstances, the covenants contained herein are reasonable and necessary for the protection of the Parties.

## 5.6 Governing Law, Jurisdiction and Alternate Dispute Resolution

- 5.6.1 This Agreement shall be governed by and construed in accordance with the laws of India, and the courts at Kolkata and those having territorial jurisdiction over the

Subject Land shall have the sole and exclusive jurisdiction for all matters pertaining to and/or arising from this Agreement.

5.6.2 **Arbitration:** By mutual consent the parties have agreed that the clauses in the Principal Development Agreements whereby the parties agreed to refer the disputes and differences between them for arbitration, **stands omitted.**

**First Schedule****Part-I**

**ALL THAT** pieces and parcels of land measuring 72.50 decimals or 43.8625 cottahs comprised in R.S. & L.R. Dag No. 1391, L.R. Khatian Nos. 64/1, 288/2, 834/2, 2482, 2483 and 2481 in Mouza Thakdari, J.L. No. 19, R.S. 216, Touzi No. 145, District 24 Parganas (North), Police Station New Town (Rajarhat), Additional District Sub-Registrar Rajarhat, previously Additional District Sub-Registrar Bidhannagar, under Bidhannagar Municipal Corporation, municipal ward no. 27, Kolkata 700102.

**Part-II**

**ALL THAT** pieces and parcels of land measuring 16.50 decimals or 9.9825 cottahs comprised in R.S. & L.R. Dag No. 1391, L. R. Khatian Nos. 1611 and 1612 Mouza Thakdari, J.L. No. 19, R.S. 216, Touzi No. 145, District 24 Parganas (North), Police Station New Town (Rajarhat), Additional District Sub-Registrar Rajarhat, previously Additional District Sub-Registrar Bidhannagar, under Bidhannagar Municipal Corporation, municipal ward no. 27, Kolkata 700102.

**Part-III**

**ALL THAT** pieces and parcels of land measuring 92.6661 decimals or 56.0629 cottahs comprised in R.S. & L.R. Dag Nos. 1395/1480, 1396, 1397, 1410, 1411 and 1412, L. R. Khatian Nos. 2477, 2479, 2480, 2478, 2476, 2475, 2474, 2557, 2300 and 2402 in Mouza Thakdari, J.L. No. 19, R.S. 216, Touzi No. 145, District 24 Parganas (North), Police Station New Town (Rajarhat), Additional District Sub-Registrar Rajarhat, previously Additional District Sub-Registrar Bidhannagar, under Bidhannagar Municipal Corporation, municipal ward no. 27, Kolkata 700102.

## Second Schedule

## Part-I

1. All That 29 (twenty-nine) Units being Apartments as per details given below and shown in the plans annexed hereto duly bordered thereon in "Green":

Block	Floor Mkd.	Flat Mkd. As Per Sanction	Flat Carpet Area (Sq Ft)	External Wall Area (Sq Ft)	Exclusive Balcony Area (Sq Ft)	Exclusive Terrace Area (Sq Ft)	Built Up Area (Sq Ft)	Appurtenant proportionate common area (Sq Ft)
1A	3rd	Flat A	815.00	94.00	38.00		947.00	316.00
		Flat B	815.00	94.00	38.00		947.00	316.00
		Flat C	587.00	71.00	34.00		692.00	231.00
		Flat D	738.00	80.00	31.00		849.00	283.00
	12th	Flat A	815.00	94.00	38.00		947.00	316.00
		Flat B	815.00	94.00	38.00		947.00	316.00
		Flat C	942.00	113.00	35.00	428.00	1520.00	435.00
1B	2nd	Flat A	728.00	97.00	33.00		858.00	286.00
		Flat B	728.00	97.00	33.00		858.00	286.00
		Flat C	587.00	80.00	33.00		700.00	233.00
		Flat D	615.00	83.00	35.00		733.00	244.00
	10th	Flat A	728.00	97.00	33.00		858.00	286.00
		Flat B	728.00	97.00	33.00		858.00	286.00
		Flat C	587.00	80.00	33.00		700.00	233.00
		Flat D	615.00	83.00	35.00		733.00	244.00
1C	3rd	Flat A	813.00	94.00	38.00		945.00	315.00
		Flat B	813.00	94.00	38.00		945.00	315.00
		Flat C	729.00	86.00	31.00		846.00	282.00
		Flat D	608.00	80.00	31.00		719.00	240.00
	10th	Flat A	813.00	94.00	38.00		945.00	315.00
		Flat B	813.00	94.00	38.00		945.00	315.00
		Flat C	729.00	86.00	31.00		846.00	282.00
		Flat D	608.00	80.00	31.00		719.00	240.00
1D	1st	Flat B	814.00	94.00	38.00	291.00	1237.00	364.00
		Flat C	574.00	76.00	22.00	267.00	939.00	268.00
	4th	Flat A	814.00	94.00	38.00		946.00	315.00
		Flat D	591.00	76.00	27.00		694.00	231.00
	7th	Flat A	814.00	94.00	38.00		946.00	315.00
		Flat B	814.00	94.00	38.00		946.00	315.00
			21190.00	2592.00	997.00	986.00	25785.00	8423.00

2. All That 29 (twenty nine) Car Parking space and out of same 16 (sixteen) Covered car parking space and 13 (thirteen) uncovered car parking space the location whereof to be identified by the Developer at or before the time of delivery of such parking Spaces to the First Owners.

## Part-II

1. All That 7 (seven) Units being Apartments as per details given below and shown in the plans annexed hereto duly bordered thereon in "Brown":

Block	Floor Mkd.	Flat Mkd. As Per Sanction	Flat Carpet Area (Sq Ft)	External Wall Area (Sq Ft)	Exclusive Balcony Area (Sq Ft)	Exclusive Terrace Area (Sq Ft)	Built Up Area (Sq Ft)	Appurtenant proportionate common area (Sq Ft)
1A	7th	Flat A	815.00	94.00	38.00		947.00	316.00
		Flat B	815.00	94.00	38.00		947.00	316.00
		Flat C	587.00	71.00	34.00		692.00	231.00
		Flat D	738.00	80.00	31.00		849.00	283.00
1B	3rd	Flat B	728.00	97.00	33.00		858.00	286.00
		Flat C	587.00	80.00	33.00		700.00	233.00
		Flat D	615.00	83.00	35.00		733.00	244.00
			4885.00	599.00	242.00		5728.00	1909.00

2. All That 7 (seven) Car Parking space and out of same 4 (four) Covered car parking space and 3 (three) uncovered car parking space the location whereof to be identified by the Developer at or before the time of delivery of such parking Spaces to the Second Owners.



**Part-III**  
**(TOD JOINT ALLOCATION)**

1. All That 148 (one hundred forty eight) Units being Apartments as per details given below:

Block	Floor	Flat Mkd. As Per Sanction	Flat Carpet Area (Sq Ft)	External Wall Area (Sq Ft)	Exclusive Balcony Area (Sq Ft)	Exclusive Terrace Area (Sq Ft)	Built Up Area (Sq Ft)	Appurtenant proportionate common area (Sq Ft)
1A	1st	Flat A	815.00	94.00	38.00	403.00	1350.00	382.50
1A	1st	Flat B	815.00	94.00	38.00	142.00	1089.00	339.00
1A	1st	Flat C	587.00	80.00	34.00	103.00	804.00	250.50
1A	2nd	Flat A	815.00	94.00	38.00		947.00	316.00
1A	2nd	Flat B	815.00	94.00	38.00		947.00	316.00
1A	2nd	Flat C	587.00	71.00	34.00		692.00	231.00
1A	2nd	Flat D	738.00	80.00	31.00		849.00	283.00
1A	4th	Flat A	815.00	94.00	38.00		947.00	316.00
1A	4th	Flat B	815.00	94.00	38.00		947.00	316.00
1A	4th	Flat C	587.00	71.00	34.00		692.00	231.00
1A	4th	Flat D	738.00	80.00	31.00		849.00	283.00
1A	5th	Flat A	815.00	94.00	38.00		947.00	316.00
1A	5th	Flat B	815.00	94.00	38.00		947.00	316.00
1A	5th	Flat C	587.00	71.00	34.00		692.00	231.00
1A	5th	Flat D	738.00	80.00	31.00		849.00	283.00
1A	6th	Flat A	815.00	94.00	38.00		947.00	316.00
1A	6th	Flat B	815.00	94.00	38.00		947.00	316.00
1A	6th	Flat C	587.00	71.00	34.00		692.00	231.00
1A	6th	Flat D	738.00	80.00	31.00		849.00	283.00
1A	8th	Flat A	815.00	94.00	38.00		947.00	316.00
1A	8th	Flat B	815.00	94.00	38.00		947.00	316.00
1A	8th	Flat C	587.00	71.00	34.00		692.00	231.00
1A	8th	Flat D	738.00	80.00	31.00		849.00	283.00
1A	9th	Flat A	815.00	94.00	38.00		947.00	316.00
1A	9th	Flat B	815.00	94.00	38.00		947.00	316.00
1A	9th	Flat C	587.00	71.00	34.00		692.00	231.00
1A	9th	Flat D	738.00	80.00	31.00		849.00	283.00
1A	10th	Flat A	815.00	94.00	38.00		947.00	316.00
1A	10th	Flat B	815.00	94.00	38.00		947.00	316.00
1A	10th	Flat C	587.00	71.00	34.00		692.00	231.00
1A	10th	Flat D	738.00	80.00	31.00		849.00	283.00
1A	11th	Flat A	815.00	94.00	38.00		947.00	316.00

1A	11th	Flat B	815.00	94.00	38.00		947.00	316.00
1A	11th	Flat C	587.00	71.00	34.00		692.00	231.00
1A	11th	Flat D	738.00	80.00	31.00		849.00	283.00
1B	1st	Flat A	728.00	97.00	33.00	150.00	1008.00	311.00
1B	1st	Flat B	728.00	97.00	33.00	150.00	1008.00	311.00
1B	1st	Flat C	587.00	80.00	33.00		700.00	233.00
1B	1st	Flat D	615.00	83.00	35.00		733.00	244.00
1B	2nd	Flat A	728.00	97.00	33.00		858.00	286.00
1B	4th	Flat A	728.00	97.00	33.00		858.00	286.00
1B	4th	Flat B	728.00	97.00	33.00		858.00	286.00
1B	4th	Flat C	587.00	80.00	33.00		700.00	233.00
1B	4th	Flat D	615.00	83.00	35.00		733.00	244.00
1B	5th	Flat A	728.00	97.00	33.00		858.00	286.00
1B	5th	Flat B	728.00	97.00	33.00		858.00	286.00
1B	5th	Flat C	587.00	80.00	33.00		700.00	233.00
1B	5th	Flat D	615.00	83.00	35.00		733.00	244.00
1B	6th	Flat A	728.00	97.00	33.00		858.00	286.00
1B	6th	Flat B	728.00	97.00	33.00		858.00	286.00
1B	6th	Flat C	587.00	80.00	33.00		700.00	233.00
1B	6th	Flat D	615.00	83.00	35.00		733.00	244.00
1B	7th	Flat A	728.00	97.00	33.00		858.00	286.00
1B	7th	Flat B	728.00	97.00	33.00		858.00	286.00
1B	7th	Flat C	587.00	80.00	33.00		700.00	233.00
1B	7th	Flat D	615.00	83.00	35.00		733.00	244.00
1B	8th	Flat A	728.00	97.00	33.00		858.00	286.00
1B	8th	Flat B	728.00	97.00	33.00		858.00	286.00
1B	8th	Flat C	587.00	80.00	33.00		700.00	233.00
1B	8th	Flat D	615.00	83.00	35.00		733.00	244.00
1B	9th	Flat A	728.00	97.00	33.00		858.00	286.00
1B	9th	Flat B	728.00	97.00	33.00		858.00	286.00
1B	9th	Flat C	587.00	80.00	33.00		700.00	233.00
1B	9th	Flat D	615.00	83.00	35.00		733.00	244.00
1B	11th	Flat A	728.00	97.00	33.00		858.00	286.00
1B	11th	Flat B	728.00	97.00	33.00		858.00	286.00
1B	11th	Flat C	587.00	80.00	33.00		700.00	233.00
1B	11th	Flat D	615.00	83.00	35.00		733.00	244.00
1B	12th	Flat A	728.00	97.00	33.00		858.00	286.00
1B	12th	Flat B	728.00	97.00	33.00		858.00	286.00
1B	12th	Flat C	587.00	80.00	33.00		700.00	233.00
1C	2nd	Flat A	813.00	94.00	38.00		945.00	315.00
1C	2nd	Flat B	813.00	94.00	38.00		945.00	315.00
1C	2nd	Flat C	729.00	86.00	31.00		846.00	282.00

1C	2nd	Flat D	608.00	80.00	31.00		719.00	240.00
1C	4th	Flat A	813.00	94.00	38.00		945.00	315.00
1C	4th	Flat B	813.00	94.00	38.00		945.00	315.00
1C	4th	Flat C	729.00	86.00	31.00		846.00	282.00
1C	4th	Flat D	608.00	80.00	31.00		719.00	240.00
1C	5th	Flat A	813.00	94.00	38.00		945.00	315.00
1C	5th	Flat B	813.00	94.00	38.00		945.00	315.00
1C	5th	Flat C	729.00	86.00	31.00		846.00	282.00
1C	5th	Flat D	608.00	80.00	31.00		719.00	240.00
1C	6th	Flat A	813.00	94.00	38.00		945.00	315.00
1C	6th	Flat B	813.00	94.00	38.00		945.00	315.00
1C	6th	Flat C	729.00	86.00	31.00		846.00	282.00
1C	6th	Flat D	608.00	80.00	31.00		719.00	240.00
1C	7th	Flat A	813.00	94.00	38.00		945.00	315.00
1C	7th	Flat B	813.00	94.00	38.00		945.00	315.00
1C	7th	Flat C	729.00	86.00	31.00		846.00	282.00
1C	7th	Flat D	608.00	80.00	31.00		719.00	240.00
1C	8th	Flat A	813.00	94.00	38.00		945.00	315.00
1C	8th	Flat B	813.00	94.00	38.00		945.00	315.00
1C	8th	Flat C	729.00	86.00	31.00		846.00	282.00
1C	8th	Flat D	608.00	80.00	31.00		719.00	240.00
1C	9th	Flat A	813.00	94.00	38.00		945.00	315.00
1C	9th	Flat B	813.00	94.00	38.00		945.00	315.00
1C	9th	Flat C	729.00	86.00	31.00		846.00	282.00
1C	9th	Flat D	608.00	80.00	31.00		719.00	240.00
1C	11th	Flat A	813.00	94.00	38.00		945.00	315.00
1C	11th	Flat B	813.00	94.00	38.00		945.00	315.00
1C	11th	Flat C	729.00	86.00	31.00		846.00	282.00
1C	11th	Flat D	608.00	80.00	31.00		719.00	240.00
1C	12th	Flat A	813.00	94.00	38.00		945.00	315.00
1C	12th	Flat B	813.00	94.00	38.00		945.00	315.00
1C	12th	Flat C	729.00	86.00	31.00		846.00	282.00
1C	12th	Flat D	608.00	80.00	31.00		719.00	240.00
1D	1st	Flat A	814.00	94.00	38.00	69.00	1015.00	327.00
1D	1st	Flat D	591.00	76.00	27.00	193.00	887.00	264.00
1D	2nd	Flat A	814.00	94.00	38.00		946.00	315.00
1D	2nd	Flat B	814.00	94.00	38.00		946.00	315.00
1D	2nd	Flat C	574.00	75.00	22.00		671.00	224.00
1D	2nd	Flat D	591.00	76.00	27.00		694.00	231.00
1D	3rd	Flat A	814.00	94.00	38.00		946.00	315.00
1D	3rd	Flat B	814.00	94.00	38.00		946.00	315.00
1D	3rd	Flat C	574.00	75.00	22.00		671.00	224.00

1D	3rd	Flat D	591.00	76.00	27.00		694.00	231.00
1D	4th	Flat B	814.00	94.00	38.00		946.00	315.00
1D	4th	Flat C	574.00	75.00	22.00		671.00	224.00
1D	5th	Flat A	814.00	94.00	38.00		946.00	315.00
1D	5th	Flat B	814.00	94.00	38.00		946.00	315.00
1D	5th	Flat C	574.00	75.00	22.00		671.00	224.00
1D	5th	Flat D	591.00	76.00	27.00		694.00	231.00
1D	6th	Flat A	814.00	94.00	38.00		946.00	315.00
1D	6th	Flat B	814.00	94.00	38.00		946.00	315.00
1D	6th	Flat C	574.00	75.00	22.00		671.00	224.00
1D	6th	Flat D	591.00	76.00	27.00		694.00	231.00
1D	7th	Flat C	574.00	75.00	22.00		671.00	224.00
1D	7th	Flat D	591.00	76.00	27.00		694.00	231.00
1D	8th	Flat A	814.00	94.00	38.00		946.00	315.00
1D	8th	Flat B	814.00	94.00	38.00		946.00	315.00
1D	8th	Flat C	574.00	75.00	22.00		671.00	224.00
1D	8th	Flat D	591.00	76.00	27.00		694.00	231.00
1D	9th	Flat A	814.00	94.00	38.00		946.00	315.00
1D	9th	Flat B	814.00	94.00	38.00		946.00	315.00
1D	9th	Flat C	574.00	75.00	22.00		671.00	224.00
1D	9th	Flat D	591.00	76.00	27.00		694.00	231.00
1D	10th	Flat A	814.00	94.00	38.00		946.00	315.00
1D	10th	Flat B	814.00	94.00	38.00		946.00	315.00
1D	10th	Flat C	574.00	75.00	22.00		671.00	224.00
1D	10th	Flat D	591.00	76.00	27.00		694.00	231.00
1D	11th	Flat A	814.00	94.00	38.00		946.00	315.00
1D	11th	Flat B	814.00	94.00	38.00		946.00	315.00
1D	11th	Flat C	574.00	75.00	22.00		671.00	224.00
1D	11th	Flat D	591.00	76.00	27.00		694.00	231.00
1D	12th	Flat A	814.00	94.00	38.00		946.00	315.00
1D	12th	Flat B	814.00	94.00	38.00		946.00	315.00
1D	12th	Flat C	829.00	119.00	27.00	372.00	1347.00	387.00
			105318.00	12902.00	4961.00	1582.00	124763.00	41323.00

2. All That 144 (one hundred forty-four) Car Parking space and out of same 83 (eighty three) Covered car parking space and 61 (sixty one) uncovered car parking space the location whereof to be identified by the Developer at or before the time of delivery of parking Spaces to the Owners.

**Part-IV**

**All That 28.8110 % of the Sale Proceeds of the TOD Joint Allocation.**

**Part-V**

**All That 71.1890 % of the Sale Proceeds of the TOD Joint Allocation.**

In Witness Whereof each of the Parties hereto have set and subscribed their respective hands and seals on the day and the year first hereinbefore written.

Executed and Delivered by the First Owners  
at Kolkata in the presence of:

*A. B. M. Wahhab*

ABUL BARKAT MISAQUL WAHHAB  
alias A.B.M. WAHHAB  
(Owner No. 1.1)

1. *Anand Saha*  
*40/2 N.S. Road of Rishra*

*Zainus Sanam Rahman*

ZAINUS SANAM RAHMAN  
(Owner No. 1.2)

*Shireen Wahhab*

SHIREEN WAHHAB  
(Owner No. 1.3)

*Zoya Rahman*

ZOYA RAHMAN  
(Owner No. 4)

2. *Subham Gini*  
*5/2, Sodepur Rd. Kol-82*

*Zara Rahman*

ZARA RAHMAN  
(Owner No. 1.5)

*Imtiazul Wahhab*

IMTIAZUL WAHHAB  
(Owner No. 1.6)

Executed and Delivered by the Second Owners  
at Kolkata in the presence of:

1. *Arijit Rahut*

*Shweta Goyal*

**SHWETA GOYAL**  
(Owner No. 2.1)

2. *Ravinder Kumar Gada*  
*33, Scheme Road*  
*Kolkata, 700047*

*Rita Goyal*

**RITA GOYAL**  
(Owner No. 2.2)

Executed and Delivered by the Third Owners  
at Kolkata in the presence of:

1. *Arijit Rahut*  
*14B/12/1A, Naraina Road*  
*Kolkata - 700047*

**Earthpure Realty LLP**

*Piyush Chandra*  
Designated Partner/Authorised Signatory

**EARTHPURE REALTY LLP**  
(Owner No. 3.1)

**Jagatguru Infra LLP**

*Piyush Chandra*  
Designated Partner/Authorised Signatory

**JAGATGURU INFRA LLP**  
(Owner No. 3.2)

**Kishan Buildcon LLP**

*Piyush Chandra*  
Designated Partner/Authorised Signatory

**KISHAN BUILDCON LLP**  
(Owner No. 3.3)

2. *Deben Das*  
*16, B.D.C. Lane, Shyamb*  
*Haukh - 71102*

**RAMSWAROOP ESTATE LLP**

*Piyush Chandra*  
Partner/Authorised Signatory

**RAMSWAROOP ESTATE LLP**  
(Owner No. 3.4)

Attribute Build Worth (P) Limited

Pujish Chera

Authorised Signatory

**ATTRIBUTE BUILD WORTH  
PRIVATE LIMITED**  
(Owner No. 3.5)

Single Point Commosale (P) Limited

Pujish Chera

Authorised Signatory

**SINGLE POINT COMMOSE  
PRIVATE LIMITED**  
(Owner No. 3.6)

Single Point Agencies (P) Limited

Pujish Chera

Authorised Signatory

**SINGLE POINT AGENCIES  
PRIVATE LIMITED**  
(Owner No. 3.7)

Capetown Tradelink (P) Limited

Pujish Chera

Authorised Signatory

**CAPETOWN TRADELINK  
PRIVATE LIMITED**  
(Owner No. 3.8)

Utsav Vinimay (P) Limited

Pujish Chera

Authorised Signatory

**UTSAV VINIMAY  
PRIVATE LIMITED**  
(Owner No. 3.9)



Parti Project (P) Limited

*Pratik Chatterjee*  
Authorized Signatory

**PURTI PROJECT  
PRIVATE LIMITED**  
(Owner No. 3.10)

Executed and Delivered by the Developer  
at Kolkata in the presence of:

1. *Pratik Chatterjee*

VARA HOUSING DEVELOPERS LLP

*Abhishek Chatterjee*  
Designated Partner/Authorized Signatory

**VARA HOUSING  
DEVELOPERS LLP**  
(Developer)

2. *Ravi Kumar Kumar Ghosh*  
*39, S. S. Road*  
*Kolkata, 700001*

*Mou. Sameer Ghosh*

*High Court, Calcutta*  
*11/07/2020*



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

GRN: 192020210036679451

Payment Mode: Online Payment

GRN Date: 14/07/2020 12:28:18

Bank: State Bank of India

BRN: IK0APLERN5

BRN Date: 14/07/2020 12:29:17

DEPOSITOR'S DETAILS

Id No.: 2000779823/1/2020

(Query No./Query Year)

Name: VARA HOUSING DEVELOPERS LLP

Contact No.: Mobile No.: +91 9830912349

E-mail:

Address: 14 N S ROAD KOLKATA 700001

Applicant Name: Mr M S ROYCHOWDHURY

Office Name:

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	2000779823/1/2020	Property Registration- Stamp duty	0030-03-103-003-02	74920
2	2000779823/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

74941

In Words: Rupees, Seventy Four Thousand Nine Hundred Forty One only



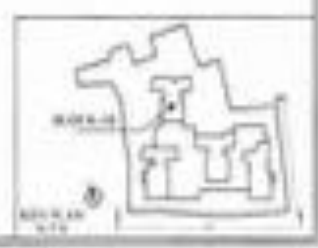




BLOCK-1B  
2ND FLOOR PLAN

- 1. A. B. M. Khatib
- 2. Zainis Leman Lema
- 3. Shuzien Khatib
- 4. Rahim
- 5. Kasa Rahim
- 6. Ghassab

BLOCK - 1B















- 1. A. B. M. Nohel
- 2. Lains Loun Paha
- 3. Hussein Wabed
- 4. Jehaan
- 5. Kara Rahum
- 6. Qasab

**BLOCK - 1D**

**BLOCK-1D  
4TH FLOOR PLAN**







*Rita Goyal*

*S. Dwarka Goyal*

BLOCK-1A  
THE FLOOR PLAN

**BLOCK - 1A**





Rita Goyal  
R  
Shakti Goyal

BLOCK-1B  
3RD FLOOR PLAN

BLOCK - 1B



SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature A. B. M. Wahab



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Zainab Samra Rahman



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Shireen Wahab

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Fahima*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Fara Rahman*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Abdul*

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Shweta Goyal



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Rita Goyal



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Pratik Choudhary



**SPECIMEN FORM FOR TEN FINGERPRINTS**



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

*Rahul Aggarwal*

Signature: *Rahul Aggarwal*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature \_\_\_\_\_



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature \_\_\_\_\_



ভারত সরকার  
Government of India

নাম: এ. বি. এম. ওয়াহিদ  
পিতা: এ. বি. এম. ওয়াহিদ  
পিতার পিতা: এ. বি. এম. ওয়াহিদ  
জন্ম তারিখ: 1942




3260 5468 0786

আধার - সাধারণ মানুষের অধিকার

A. B. M. Wahid

1402 2000 1000 /PERMANENT ACCOUNT NUMBER  
AAIPW1802E



MY NAME  
ABM WAHHAB

FATHER'S NAME  
ABDUL WAHHAB

DATE OF BIRTH  
22-11-1942

ENTRANT SIGNATURE  
*A. B. M. Wahhab*

*B. H. S.*  
SECRETARY, W.B. XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI





Zainuddin Sanam Rahman






संघीय विभाजित पहचान प्राधिकरण

**भारत सरकार**

Unique Identification Authority of India

**Government of India**

Enrollment No.: 10282028400100

**To**

श्रीमती सारंग राहमान

Zarina Saran Rahman

W/O Naved Rahman

26D, Park Lane

Park Street

Kolkata Park Street

West Bengal - 700016

983609769

**सूचना**

- आधार पहचान का प्रमाण है, आयकर का नहीं।
- पहचान का प्रमाण अनिवार्य लेखांकन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक दस्तावेज द्वारा बना हुआ प्रमाण है।

**INFORMATION**

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- अनिवार्य प्रमाण है, आयकर का नहीं।
- अनिवार्य प्रमाण लेखांकन द्वारा प्राप्त करें।
- आधार प्रमाण पूरे देश में जारी है।
- आधार प्रमाण लेखांकन द्वारा जारी किया जाएगा।
- आधार प्रमाण पूरे देश में जारी है।
- आधार प्रमाण लेखांकन द्वारा जारी किया जाएगा।
- आधार प्रमाण लेखांकन द्वारा जारी किया जाएगा।

**आपका आधार क्रमांक / Your Aadhaar No. :**

**7365 4875 9119**

**मेरा आधार, मेरी पहचान**

**श्रीमती सारंग राहमान**

**Zarina Saran Rahman**

DOB: 14/02/1983

लिंग: FEMALE

**संघीय विभाजित पहचान प्राधिकरण**

**Unique Identification Authority of India**

**पता:**

श्रीमती सारंग राहमान, 26डी,

पार्क लैन्स, पार्क स्ट्रीट, कोलकाता,

पश्चिम बंगाल - 700016

**Address:**

W/O Naved Rahman 26D, Park

Lane, Park Street, Kolkata,

West Bengal - 700016

**7365 4875 9119**

**मेरा आधार, मेरी पहचान**

*Zarina Saran Rahman*



*Susien Wahhab*

*Susien Wahhab*



 	 
<p>ভারত সরকার Unique Identification Authority of India Government of India</p>	<p>১৯৫  <ul style="list-style-type: none"> <li>• ভারত। পরিচয় প্রমাণ, না-কিছুকাল প্রমাণ নয়</li> <li>• পরিচয় প্রমাণ প্রমাণিত করেছিলো এবং তার মত</li> <li>• এটি হল ইলেক্ট্রনিক প্রমাণ তৈরি করে</li> </ul> </p>
<p>ভারতীয় আইডি এনই এনক্রিপশন No.: 1040/19634/43057</p> <p>নাম: সুনীল গুপ্ত          ঠিকানা: কুমিল্লা মহল্লা          পি          ১০০০১ পোস্ট          ১০১, কুমিল্লা রোড          ১০১০১১ কুমিল্লা, কুমিল্লা - ৭০০০১১          ৯৮৫০১৫০১১</p>  <p>আমার আইডি নম্বর / Your Aadhaar No. :  <b>3642 1006 3465</b>          UID: 9151298220629700</p> <p>আমার আধার, আমার পরিচয়</p>	<p>INFORMATION</p> <ul style="list-style-type: none"> <li>• Aadhaar is a proof of identity, not of citizenship.</li> <li>• To establish identity, authenticate online.</li> <li>• This is electronically generated letter.</li> </ul> <div style="border: 1px solid black; padding: 5px;"> <ul style="list-style-type: none"> <li>• আইডি নম্বর (একটি আইডি)</li> <li>• আইডি প্রমাণিত করেছিলো এবং তার মত (আমার আইডি নম্বর) আইডি নম্বর নয়।</li> <li>• Aadhaar is valid throughout the country.</li> <li>• Aadhaar will be helpful in availing Government and Non-Government services in future.</li> </ul> </div>
  <p>নাম: সুনীল গুপ্ত          ঠিকানা: কুমিল্লা মহল্লা          পি          ১০০০১ পোস্ট          ১০১, কুমিল্লা রোড          ১০১০১১ কুমিল্লা, কুমিল্লা - ৭০০০১১</p>  <p>3642 1006 3465          UID: 9151298220629700</p>	  <p>নাম: সুনীল গুপ্ত          ঠিকানা: কুমিল্লা মহল্লা          পি          ১০০০১ পোস্ট          ১০১, কুমিল্লা রোড          ১০১০১১ কুমিল্লা, কুমিল্লা - ৭০০০১১</p>  <p>3642 1006 3465          UID: 9151298220629700</p>

*Sunil Guha*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ZOYA RAHMAN  
NAVEED RAHMAN  
2484/1998

Permanent Account Number  
CGRPR2192H

*Rahman*  
Signature







আমার আধার কার্ড

ভারত সরকার  
Unique Identifying Authority of India  
Government of India

পত্ৰসংখ্যা নং: Enrolment No.: 00000015/85400

To  
DAYS RAMAN  
SUGUT ROAD  
Park Street W D  
Kolkata West Bengal - 700016  
8540015400



সেবার জন্য যোগাযোগ করুন / Your Aadhaar No. :

8152 1172 4042

১১২-৪১৫২৪৫১১৭২৪০৪২

আমার আধার, আমার পরিচয়



ভারত সরকার  
Unique Identifying Authority of India



DAYS RAMAN  
SUGUT ROAD  
Park Street W D  
Kolkata West Bengal - 700016

8152 1172 4042

১১২-৪১৫২৪৫১১৭২৪০৪২

আমার আধার, আমার পরিচয়

- আমার পরিচয় প্রমাণ, নাগরিকত্ব প্রমাণ নয়
- পরিচয় প্রমাণ প্রমাণের অধিকাংশ কাজ করা যায়
- এটি এক ইলেক্ট্রনিক প্রমাণ হওয়া উচিত নয়

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার কার্ড প্রমাণ প্রমাণ নয়।
- পরিচয় প্রমাণ প্রমাণের অধিকাংশ কাজ করা যায়।
- আধার কার্ড সারা দেশেই প্রযোজ্য।
- আধার কার্ড ভবিষ্যতে সরকারি এবং অ-সরকারি সেবায় সাহায্য করবে।



ভারত সরকার  
Unique Identifying Authority of India

To  
DAYS RAMAN  
SUGUT ROAD  
Park Street W D  
Kolkata West Bengal - 700016

Address:  
SUGUT ROAD, PARK STREET W D, KOLKATA  
West Bengal - 700016



8152 1172 4042

১১২-৪১৫২৪৫১১৭২৪০৪২

আমার আধার, আমার পরিচয়

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ZARA RAHMAN

RAVEED RAHMAN

12081997

Permanent Account Number

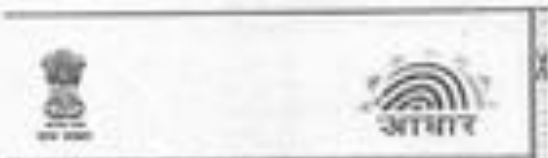
C/XPRN750E

ZARA RAHMAN

Signature



12081997



भारत सरकार  
 Unique Identification Authority of India  
 Government of India

Address: 120019  
 To  
 Zaid Rahman  
 D/O Nawad Rahman  
 26D, Park Lane  
 Park Street  
 Kolkata Park Street  
 West Bengal - 700019  
 9051120019

आपका आधार क्रमांक / Your Aadhaar No. :  
**7090 2331 7469**  
 मेरा आधार, मेरी पहचान

भारत सरकार  
 Government of India

नाम / Name  
 Zaid Rahman  
 पान नंबर / PAN No: 12001987  
 लिंग / GENDER  
 महिला / FEMALE

7090 2331 7469

मेरा आधार, मेरी पहचान



- ध्यान दें
- आधार एक पहचान का प्रमाण है, नागरिकता का नहीं।
  - आधार का प्रयोग अनिवार्य अभिलेखित सेवा प्राप्त करने के लिए है।
  - यह एक इलेक्ट्रॉनिक रूप से उत्पन्न दस्तावेज़ है।

RE-USE INSTRUCTIONS

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार सेवाओं को प्राप्त करने के लिए अनिवार्य रूप से उपयोग करने के लिए है।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

भारत सरकार  
 Unique Identification Authority of India

नाम / Name  
 Zaid Rahman  
 पान नंबर / PAN No: 12001987  
 लिंग / GENDER  
 महिला / FEMALE

7090 2331 7469

मेरा आधार, मेरी पहचान


**भारत-विकास**  
**GOVERNMENT OF INDIA**



**सिद्धार्थ शर्मा**  
**Siddharth Sharma**  
**पिता - अशोक शर्मा**  
**Father - Ashok Sharma**  
**३६ वर्ष / Year of Birth - १९८४**  
**लिंग - पुरुष**




4079 3699 6054





आधार - साधारण मानुष्येण अधिकार

*Siddharth*




**भारतीय विधि-परिषद् प्राधिकरण**  
**INDIAN LEGAL SYSTEM AUTHORITY OF INDIA**

<p> <b>Office:</b>  <b>18, CIRCUS ROAD, CROSS AVENUE</b>  <b>W. A. PARK, KOLKATA</b>  <b>700017</b> </p>	<p> <b>Address:</b>  <b>18, CIRCUS ROAD, Cross</b>  <b>Avenue W.A. Park Avenue,</b>  <b>Kolkata West Bengal</b>  <b>700017</b> </p>
----------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------



*Aditya*



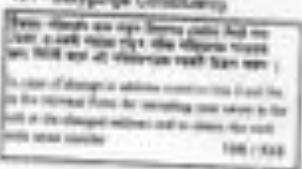
  
**राष्ट्रीय निर्वाचन आयोग**  
**भारत**  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**



**निर्वाचक का नाम :** सुधीर कुमार शर्मा  
**निर्वाचक का पता :** 10/15, जयपुर कॉलोनी,  
 कानपुर, उत्तर प्रदेश, भारत-200017  
**पता का नंबर :** 10/15, जयपुर कॉलोनी  
**निर्वाचक का पता :** 10/15, जयपुर कॉलोनी  
**निर्वाचक का पता :** 10/15, जयपुर कॉलोनी  
**निर्वाचक का पता :** 10/15, जयपुर कॉलोनी

*S. Sharma*

**WB1215221124**  
**नाम :**  
**श्री. सुधीर कुमार शर्मा**  
**पता, उत्तर प्रदेश, भारत-200017**  
**Address:**  
**10/15, JAYPUR COLONY, KANPUR, UTTAR PRADESH, INDIA-200017**

**आवेदन संख्या**  
**नाम : 10/15, जयपुर कॉलोनी**  
**10/15 - जयपुर कॉलोनी, कानपुर, उत्तर प्रदेश, भारत-200017**  
**Facsimile Signature of the Electoral Registration Officer for**  
**101 - Balyunge Constituency**  




PERMANENT ACCOUNT NUMBER  
**AQAPGT849K**



THE NAME  
**SHWETA GOYAL**

THE NAME OF THE FATHER/MARRIED  
**KAM BILASH AGARWAL**

THE DOB / DATE OF BIRTH  
**18-04-1978**

SIGNATURE  


  
 ASSIST. SECY. (P.P.) - III, I.A.  
 COMMISSIONER OF INCOME TAX (E), KOLKATA

This card is not to be used as proof of identity  
 and should be kept safe / use as if  
 you were a person (with or without),  
 G.T.  
 धर्म धर्म,  
 धर्म - 700 000.

In case this card is lost/used, kindly inform the  
 following authority:  
 Joint Commissioner of Income Tax (E) & T, Kolkata,  
 P-1,  
 Chatterjee Square,  
 Kolkata- 700 000.



**भारत-भारत**

**भारत-भारत**





**भारत-भारत**  
 Shweta Gopal  
 DOB: 16-04-1974  
 Gender: Female



**6968 7814 0130**

**भारत - आम आदमी का अधिकार**



**भारत-भारत**

**भारत-भारत**

**20-1, बंगला (कोच) रोड,**  
**बंगला (कोच) रोड,**  
**कोच, 700071**

**Address**  
**20/1, Jawaharlal Nehru Road,**  
**Midnapore River Ln, Kulkarni, West**  
**Bengal, 700071**





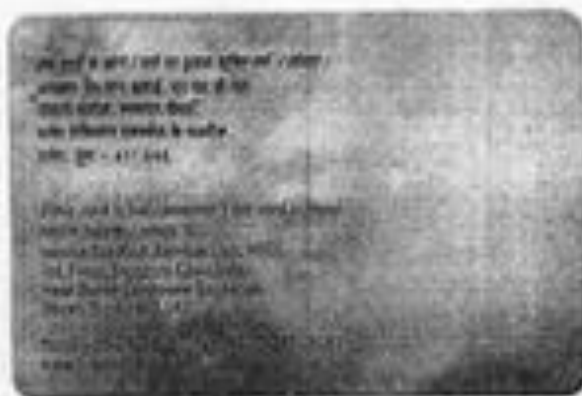













भारत सरकार  
GOVERNMENT OF INDIA



नाम

Rita Goyal

DOB: 15-12-1968

Gender: Female



9174 2665 7678

भारत - आम आदमी का अधिकार



भारत सरकार

GOVERNMENT OF INDIA

25, Seema Nagar, Newt. rd,  
Gurgaon, Haryana, 122071

Address:  
25/3, Seemahal Nohra Road,  
Middleton Row Sd. Walsala, West  
Bengal, 700072

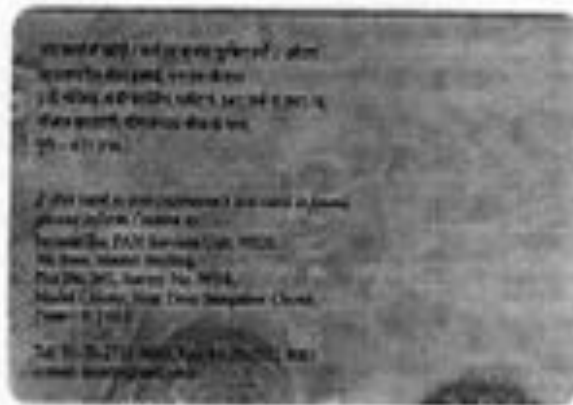














प्राप्तकर्ता/प्राप्तकर्ताओं / अथवा  
अनुप्राप्तकर्ता/अनुप्राप्तकर्ताओं  
को सूचित किया जाता है कि यह प्रमाण  
पत्र/प्रमाण पत्र/प्रमाण पत्र  
प्रमाणित है।

If the name is not mentioned in the above  
document, please refer to:-  
Income Tax PAN Services Dept. ITR,  
1st Floor, 1st Floor Building,  
Plot No. 34C, Sector No. 17/3,  
Model Colony, New Delhi, Telephone No. 2611 1111

Tel: 011-26171111 Fax: 011-26171111  
www.incometaxindia.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT  
KISHAN BUILDCON LLP

भारत सरकार  
GOVT. OF INDIA

22/08/2014

AACPK3455N

आयकर विभाग - आयकर विभाग / आय  
आयकर विभाग - आयकर विभाग  
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Handwritten mark or signature.



✓





✓

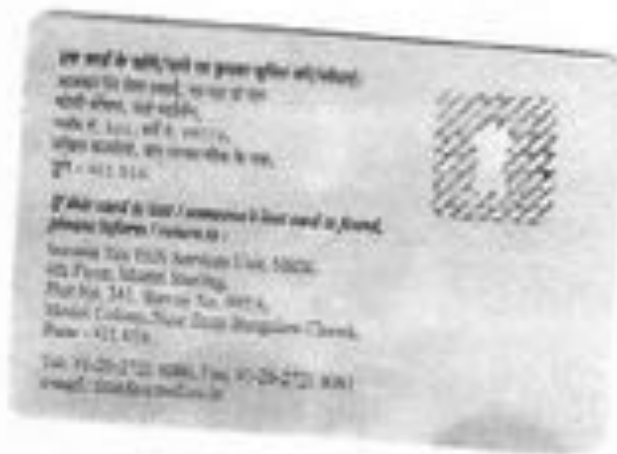


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भारतीय विधिक सेवा प्राधिकरण  
भारत सरकार  
भारत सरकार  
GOVT. OF INDIA  
ULSAY VINAYAK PRIVATE LIMITED  
एडवोकेट  
आर्कडियर







ভারতীয় পরিচয় কার্ড প্রদানকারী

ভারত সরকার

Unique Identification Authority of India

Government of India

সফটওয়্যার আইডি নং / Encrypted No. : 10621156700065

কি  
Piyush Kharia  
পিয়ুষ খারিয়া  
S/O. Sushas Kumar Kharia  
CP121  
SALT LAKE  
SECTION-1  
Bhadrnagar-II  
Bhadrnagar CC Block North 24 Parganas  
West Bengal - 700054  
9830606634



K0424881036F7

248810



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2729 0779 0777**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

পিয়ুষ খারিয়া  
Piyush Kharia



সফটওয়্যার আইডি নং  
Enc. No.

**2729 0779 0777**



আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাঠ করা যাবে।

INFORMATION

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

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



ভারত সরকার

Unique Identification Authority of India

ঠিকানা: পিয়ুষ কুমার খারিয়া  
ঘর, পিয়ুষ, খারিয়া  
সেক্টর-১(ক), ভদ্রনাগর-২  
ব্লক-১৪, পূর্ব ২৪, পশ্চিম বঙ্গ

Address: S/O. Sushas  
Kumar Kharia, CP121, Salt  
LAKE, SECTION-1,  
Bhadrnagar-II, North 24  
Parganas, Bhadrnagar CC  
Block, West Bengal, 700054

**2729 0779 0777**



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MAHESH AGARWAL  
GOKUL AGARWAL

04/12/1970  
Passport/Account Number

ADSPA1190P

Signature







ভারত সরকার  
 Government of India  
 মালব কুমার অগস্টা  
 Malab Kumar Agosta  
 ডাকনাম - DOB ১৯/১২/১৯৭০  
 পিতা মিত্র



7121 3431 7914

আমার আখার, আমার পরিচয়



ভারতীয় চিহ্নায়ন কর্তৃপক্ষ  
 Unique Identification Authority of India

ঠিকানা: পি-১, গোকুল চন্দ্র অগস্টা, ৭১১, টি-১২, বি. রোড, নিউ আল্পা, কলকাতা, ৭০০০১১ জলিপুর, পশ্চিম বঙ্গ, ৭০০০১১	Address: P-1 Gokul Chand Agosta, 711, T-12, B. Road, New Alpa, New Alpa, West Bengal 700011
---------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------

7121 3431 7914





ভারতীয় বিশিষ্ট পরিচয় প্রমাণ

भारत सरकार

Unique Identification Authority of India  
Government of India

Reference No: Enrollment No. 10A018899021998

শ্রী  
Bani Sarkar Roychowdhury  
শ্রীমতী  
121  
KALUNBOYEE GHAT ROAD  
Porindur  
Haldibari South Twenty Four Parganas  
West Bengal - 700642



KL17181889021998

11181888



আপনার আবেদন সংখ্যা/ Your Application No. :

**5234 9030 9275**

আমার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



শ্রীমতী  
Bani Sarkar Roychowdhury  
শ্রী. কলকাতা  
Father: BRISHABHAI ROYCHOWDHURY

শ্রীমতী  
শ্রীমতী

5234 9030 9275



আমার - সাধারণ মানুষের অধিকার



*Ankit*



7121 3431 7914  
 Government of India  
 Newer Kular Agency  
 712131 - DOB - 04/12/1919  
 594 / Male



7121 3431 7914

আমার আবার, আমার পরিচয়



7121 3431 7914  
 Unique Identification Authority of India

ঠিকানা: ১৫/১, গোকুল চন্দ্র সার্ভিসেস, ৪১১, টি/১২/১১ (১ম), বিই হাট, বেলঘাট, বিই হাট, পশ্চিম বঙ্গ, ৭০০০১১	Address: S/O. Gokal Chand Agency, 41A, T/O Road, New Alipore, Kolkata New Alipore, West Bengal 700013
---------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------

7121 3431 7914



2020  
15  
15



8  
ADDITIONAL REGISTRAR  
OF ASSISTANTS, DELHI  
15 JUL 2020

## Major Information of the Deed

<b>Deed No :</b>	I-1901-01954/2020	<b>Date of Registration</b>	28/07/2020
<b>Query No / Year</b>	1901-2000779823/2020	<b>Office where deed is registered</b>	
<b>Query Date</b>	09/07/2020 3:06:51 PM	1901-2000779823/2020	
<b>Applicant Name, Address &amp; Other Details</b>	M S ROYCHOWDHURY 4, K S ROY ROAD, ROOM NO. 21, MEZZANINE FLOOR, KOLKATA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836301234, Status : Advocate		
<b>Transaction</b>		<b>Additional Transaction</b>	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
<b>Set Forth value</b>		<b>Market Value</b>	
		Rs. 17,11,81,191/-	
<b>Stampduty Paid(SD)</b>		<b>Registration Fee Paid</b>	
Rs. 75,020/- (Article:48(g))		Rs. 101/- (Article:E, E, M(a), M(b), I)	
<b>Remarks</b>	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



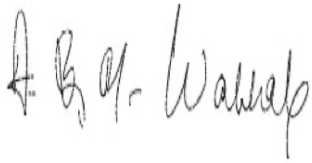
### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Thakdari, Mouza: Thakdari, , Ward No: 27 JI No: 19, Touzi No: 145 Pin Code : 700102




Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1391 (RS :- )	LR-64/1	Bastu	Bastu	12.2019 Dec		1,14,97,664/-	Property is on Road
L2	LR-1391 (RS :- )	LR-288/2	Bastu	Bastu	12.2019 Dec		1,14,97,664/-	Property is on Road
L3	LR-1391 (RS :- )	LR-834/2	Bastu	Bastu	12.2019 Dec		1,14,97,664/-	Property is on Road
L4	LR-1391 (RS :- )	LR-2482	Bastu	Bastu	12.2019 Dec		1,14,97,664/-	Property is on Road
L5	LR-1391 (RS :- )	LR-2483	Bastu	Bastu	12.2019 Dec		1,14,97,664/-	Property is on Road
L6	LR-1391 (RS :- )	LR-2481	Bastu	Bastu	11.4899 Dec		1,08,26,757/-	Property is on Road
L7	LR-1391 (RS :- )	LR-1611	Bastu	Bastu	8.2503 Dec		77,74,132/-	Property is on Road
L8	LR-1391 (RS :- )	LR-1612	Bastu	Bastu	8.2503 Dec		77,74,132/-	Property is on Road
L9	LR-1412 (RS :- )	LR-2477	Bastu	Bastu	5.5 Dec		51,82,566/-	Property is on Road
L10	LR-1396 (RS :- )	LR-2477	Bastu	Bastu	2.2304 Dec		21,01,672/-	Property is on Road
L11	LR-1410 (RS :- )	LR-2479	Bastu	Bastu	11.2014 Dec		1,05,54,908/-	Property is on Road
L12	LR-1410 (RS :- )	LR-2480	Bastu	Bastu	11.2014 Dec		1,05,54,908/-	Property is on Road
L13	LR-1397 (RS :- )	LR-2478	Bastu	Bastu	3 Dec		28,26,854/-	Property is on Road

L14	LR-1410 (RS :-)	LR-2478	Bastu	Bastu	5.1534 Dec		48,55,970/-	Property is on Road
L15	LR-1411 (RS :-)	LR-2478	Bastu	Bastu	1.1853 Dec		11,16,890/-	Property is on Road
L16	LR-1412 (RS :-)	LR-2476	Bastu	Bastu	7.5 Dec		70,67,136/-	Property is on Road
L17	LR-1410 (RS :-)	LR-2476	Bastu	Bastu	2.8014 Dec		26,39,716/-	Property is on Road
L18	LR-1410 (RS :-)	LR-2475	Bastu	Bastu	6.9972 Dec		65,93,355/-	Property is on Road
L19	LR-1411 (RS :-)	LR-2475	Bastu	Bastu	3.519 Dec		33,15,900/-	Property is on Road
L20	LR-1395 (RS :-)	LR-2474	Bastu	Bastu	11.7563 Dec		1,10,77,782/-	Property is on Road
L21	LR-1396 (RS :-)	LR-2557	Bastu	Bastu	9.9875 Dec		94,11,069/-	Property is on Road
L22	LR-1396 (RS :-)	LR-2300	Bastu	Bastu	0.5321 Dec		5,01,390/-	Property is on Road
L23	LR-1411 (RS :-)	LR-2300	Bastu	Bastu	1.35 Dec		12,72,084/-	Property is on Road
L24	LR-1397 (RS :-)	LR-2300	Bastu	Bastu	0.7008 Dec		6,60,353/-	Property is on Road
L25	LR-1410 (RS :-)	LR-2402	Bastu	Bastu	3.9942 Dec		37,63,673/-	Property is on Road
L26	LR-1411 (RS :-)	LR-2402	Bastu	Bastu	2.8053 Dec		26,43,391/-	Property is on Road
L27	LR-1397 (RS :-)	LR-2402	Bastu	Bastu	1.2504 Dec		11,78,233/-	Property is on Road
		<b>TOTAL :</b>			<b>181.6661Dec</b>	<b>0 /-</b>	<b>1711,81,191 /-</b>	
		<b>Grand Total :</b>			<b>181.6661Dec</b>	<b>0 /-</b>	<b>1711,81,191 /-</b>	

#### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr ABUL BARKAT MISAQUL WAHHAB,</b> <b>(Alias: Mr ABM WAHHAB)</b> Son of Late ABDUL WAHHAB Executed by: Self, Date of Execution: 14/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office			
		15/07/2020	LTI 15/07/2020	15/07/2020




60, Elliot Road, Park Street, Kolkata – 700 016, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AAIPW1802E, Aadhaar No: 32xxxxxxxx0786, Status :Individual, Executed by: Self, Date of Execution: 14/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Mrs ZAINUS SANAM RAHMAN</b> Daughter of Mr ABM WAHHAB Executed by: Self, Date of Execution: 14/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office			
	15/07/2020	LTI 15/07/2020	15/07/2020	

26D, Park Lane, Park Street, Kolkata – 700 016, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: AHBPR1548N, Aadhaar No: 73xxxxxxxx9119, Status :Individual, Executed by: Self, Date of Execution: 14/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office






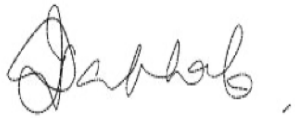






3	Name	Photo	Finger Print	Signature
	<b>Mrs SHIREEN WAHHAB</b> Daughter of Mr ABM WAHHAB Executed by: Self, Date of Execution: 14/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office			
	15/07/2020	LTI 15/07/2020	15/07/2020	

60, Elliot Road, Park Street, Kolkata – 700 016, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: AAQPW3728B, Aadhaar No: 36xxxxxxxx3465, Status :Individual, Executed by: Self, Date of Execution: 14/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office

4	Name	Photo	Finger Print	Signature
	<b>Miss ZOYA RAHMAN</b> Daughter of Mr NAVED RAHMAN Executed by: Self, Date of Execution: 14/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office			
	15/07/2020	LTI 15/07/2020	15/07/2020	

60, Elliot Road, Park Street, Kolkata – 700 016, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: CGRPR2192H, Aadhaar No: 81xxxxxxxx4042, Status :Individual, Executed by: Self, Date of Execution: 14/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office





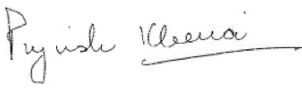



5	Name	Photo	Finger Print	Signature
	<b>Miss ZARA RAHMAN</b> Daughter of Mr NAVED RAHMAN Executed by: Self, Date of Execution: 14/07/2020 , Admitted by: Self, Date of Admission: 28/07/2020 ,Place : Office	 28/07/2020	 LTI 28/07/2020	 28/07/2020
26D, Park Lane, Park Street, Kolkata – 700 016, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: CJXPR4750E, Aadhaar No: 70xxxxxxx7469, Status :Individual, Executed by: Self, Date of Execution: 14/07/2020 , Admitted by: Self, Date of Admission: 28/07/2020 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	<b>Mr IMTIAZUL WAHHAB</b> Son of Late ABDUL WAHHAB Executed by: Self, Date of Execution: 14/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office	 15/07/2020	 LTI 15/07/2020	 15/07/2020
1/B Circus Avenue, Kolkata – 700 017, P.O:- BENIAPUKUR, P.S:- Beniapukur, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AAHPW9687J, Aadhaar No: 40xxxxxxx6054, Status :Individual, Executed by: Self, Date of Execution: 14/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	<b>Mrs SHWETA GOYAL</b> Wife of Mr VIKASH KUMAR GOYAL Executed by: Self, Date of Execution: 14/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office	 15/07/2020	 LTI 15/07/2020	 15/07/2020
35/1, Jawaharlal Nehru Road, Kolkata 700071, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGAPG7849K, Aadhaar No: 69xxxxxxx0130, Status :Individual, Executed by: Self, Date of Execution: 14/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office				
8	Name	Photo	Finger Print	Signature
	<b>Mrs RITA GOYAL</b> Wife of Mr RAVINDRA KUMAR GOYAL Executed by: Self, Date of Execution: 14/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office	 15/07/2020	 LTI 15/07/2020	 15/07/2020

	35/1, Jawaharlal Nehru Road, Kolkata 700071, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADAPG1616M, Aadhaar No: 91xxxxxxxx7678, Status :Individual, Executed by: Self, Date of Execution: 14/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office
9	<b>EARTHPURE REALTY LLP</b> CF – 131, Sector 1, Salt Lake City, Kolkata – 7000, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AAF6E6343R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	<b>JAGATGURU INFRA LLP</b> 66, Jatindra Mohan Avenue, 1st Floor, Kolkata 7000, P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005 , PAN No.:: AAMFJ2326C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	<b>KISHAN BUILDCON LLP</b> 66, Jatindra Mohan Avenue, 1st Floor, Kolkata 7000, P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005 , PAN No.:: AAQFK8450N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	<b>RAMSWAROOP ESTATE LLP</b> 66, Jatindra Mohan Avenue, 1st Floor, Kolkata 7000, P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005 , PAN No.:: AAUFR5028D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	<b>ATTRIBUTE BUILD WORTH PRIVATE LIMITED</b> 17, Ganesh Chandra Avenue, 3rd Floor, Kolkata – 70, P.O:- DHARAMTALA, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AALCA0701C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
14	<b>SINGLE POINT COMMOSE PRIVATE LIMITED</b> 17, Ganesh Chandra Avenue, 3rd Floor, Kolkata – 70, P.O:- DHARAMTALA, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAQCS0064B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	<b>SINGLE POINT AGENCIES PRIVATE LIMITED</b> 17, Ganesh Chandra Avenue, 3rd Floor, Kolkata – 70, P.O:- DHARAMTALA, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAQCS0062H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	<b>CAPETOWN TRADELINK PRIVATE LIMITED</b> 49A, Tollygunge Circular Road, Kolkata - 700 053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 , PAN No.:: AADCC2394R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	<b>UTSAV VINIMAY PRIVATE LIMITED</b> 14 Netaji Subhas Road, Kolkata – 700001, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAACU8248B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
18	<b>PURTI PROJECT PRIVATE LIMITED</b> 14 Netaji Subhas Road, Kolkata – 700001, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAACP1264C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>VARA HOUSING DEVELOPERS LLP</b> 14, Netaji Subhas Road, 4th Floor, Kolkata 700001, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAQFV4879A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr PIYUSH KHERIA</b> <b>(Presentant)</b> Son of Mr SUBHAS KUMAR KHERIA Date of Execution - 14/07/2020, , Admitted by: Self, Date of Admission: 15/07/2020, Place of Admission of Execution: Office			
	Jul 15 2020 4:13PM	LTI 15/07/2020	15/07/2020	
CF – 131, Sector 1, Salt Lake City, Kolkata – 700064, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJEPK9227G, Aadhaar No: 27xxxxxxx0777 Status : Representative, Representative of : EARTH PURE REALTY LLP (as Authorized Signatory), JAGATGURU INFRA LLP (as Authorized Signatory), KISHAN BUILDCON LLP (as Authorized Signatory), RAMSWAROOP ESTATE LLP (as Authorized Signatory), ATTRIBUTE BUILD WORTH PRIVATE LIMITED (as Authorized Signatory), SINGLE POINT COMMOSALE PRIVATE LIMITED (as Authorized Signatory), SINGLE POINT AGENCIES PRIVATE LIMITED (as Authorized Signatory), CAPETOWN TRADELINK PRIVATE LIMITED (as Authorized Signatory), UTSAV VINIMAY PRIVATE LIMITED (as Authorized Signatory), PURTI PROJECT PRIVATE LIMITED (as Authorized Signatory)				
2	<b>Name</b> <b>Mr MAHESH KUMAR AGARWAL</b> Son of Late GOKUL CHAND AGARWAL Date of Execution - 14/07/2020, , Admitted by: Self, Date of Admission: 15/07/2020, Place of Admission of Execution: Office			
	Jul 15 2020 4:14PM	LTI 15/07/2020	15/07/2020	
49A, Tollygunge Circular Road, Kolkata 700053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADBPA1190P, Aadhaar No: 71xxxxxxx7914 Status : Representative, Representative of : VARA HOUSING DEVELOPERS LLP (as DESIGNATED PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr MANI SHANKAR ROYCHOWDHURY</b> Son of Mr BRISHABHANU ROYCHOWDHURY 4, K S ROY ROAD, MEZANINE FLOOR, ROOM 21, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
	15/07/2020	15/07/2020	15/07/2020

Identifier Of Mr ABUL BARKAT MISAQUL WAHHAB, Mrs ZAINUS SANAM RAHMAN, Mrs SHIREEN WAHHAB, Miss ZOYA RAHMAN, Miss ZARA RAHMAN, Mr IMTIAZUL WAHHAB, Mrs SHWETA GOYAL, Mrs RITA GOYAL, Mr PIYUSH KHERIA, Mr MAHESH KUMAR AGARWAL

<b>Mr Arijit Rahut</b> Son of Mr Ranjit Rahut 14E/2/1A, Naktala Road,, P.O:- Naktala, P.S:- Jadavpur, Kolkata, District:-South 24 -Parganas, West Bengal, India, PIN - 700047			
	28/07/2020	28/07/2020	28/07/2020

Identifier Of Miss ZARA RAHMAN

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ABUL BARKAT MISAQUL WAHHAB	VARA HOUSING DEVELOPERS LLP-12.2019 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	CAPETOWN TRADELINK PRIVATE LIMITED	VARA HOUSING DEVELOPERS LLP-2.2304 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	UTSAV VINIMAY PRIVATE LIMITED	VARA HOUSING DEVELOPERS LLP-11.2014 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	PURTI PROJECT PRIVATE LIMITED	VARA HOUSING DEVELOPERS LLP-11.2014 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	ATTRIBUTE BUILD WORTH PRIVATE LIMITED	VARA HOUSING DEVELOPERS LLP-3 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	ATTRIBUTE BUILD WORTH PRIVATE LIMITED	VARA HOUSING DEVELOPERS LLP-5.1534 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	ATTRIBUTE BUILD WORTH PRIVATE LIMITED	VARA HOUSING DEVELOPERS LLP-1.1853 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	SINGLE POINT AGENCIES PRIVATE LIMITED	VARA HOUSING DEVELOPERS LLP-7.5 Dec

<b>Transfer of property for L17</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	SINGLE POINT AGENCIES PRIVATE LIMITED	VARA HOUSING DEVELOPERS LLP-2.8014 Dec
<b>Transfer of property for L18</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	SINGLE POINT COMMOSALE PRIVATE LIMITED	VARA HOUSING DEVELOPERS LLP-6.9972 Dec
<b>Transfer of property for L19</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	SINGLE POINT COMMOSALE PRIVATE LIMITED	VARA HOUSING DEVELOPERS LLP-3.519 Dec
<b>Transfer of property for L2</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mrs ZAINUS SANAM RAHMAN	VARA HOUSING DEVELOPERS LLP-12.2019 Dec
<b>Transfer of property for L20</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	JAGATGURU INFRA LLP	VARA HOUSING DEVELOPERS LLP-11.7563 Dec
<b>Transfer of property for L21</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	KISHAN BUILDCON LLP	VARA HOUSING DEVELOPERS LLP-9.9875 Dec
<b>Transfer of property for L22</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	EARTH PURE REALTY LLP	VARA HOUSING DEVELOPERS LLP-0.5321 Dec
<b>Transfer of property for L23</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	EARTH PURE REALTY LLP	VARA HOUSING DEVELOPERS LLP-1.35 Dec
<b>Transfer of property for L24</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	EARTH PURE REALTY LLP	VARA HOUSING DEVELOPERS LLP-0.7008 Dec
<b>Transfer of property for L25</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	RAMSWAROOP ESTATE LLP	VARA HOUSING DEVELOPERS LLP-3.9942 Dec
<b>Transfer of property for L26</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	RAMSWAROOP ESTATE LLP	VARA HOUSING DEVELOPERS LLP-2.8053 Dec

Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	RAMSWAROOP ESTATE LLP	VARA HOUSING DEVELOPERS LLP-1.2504 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs SHIREEN WAHHAB	VARA HOUSING DEVELOPERS LLP-12.2019 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Miss ZOYA RAHMAN	VARA HOUSING DEVELOPERS LLP-12.2019 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Miss ZARA RAHMAN	VARA HOUSING DEVELOPERS LLP-12.2019 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr IMTIAZUL WAHHAB	VARA HOUSING DEVELOPERS LLP-11.4899 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs SHWETA GOYAL	VARA HOUSING DEVELOPERS LLP-8.2503 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mrs RITA GOYAL	VARA HOUSING DEVELOPERS LLP-8.2503 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	CAPETOWN TRADELINK PRIVATE LIMITED	VARA HOUSING DEVELOPERS LLP-5.5 Dec

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Thakdari, Mouza: Thakdari, , Ward No: 27 JI No: 19, Touzi No: 145 Pin Code : 700102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1391, LR Khatian No:- 64/1	Owner:আবুল বরকত মিসাকুল ওহাব, Gurdian:আব্দু ওহা, Address:12 কংগ্রেস একজিবিসন রোড কলিকাতা----- 17 , Classification:শালি, Area:0.13000000 Acre,	Mr ABUL BARKAT MISAQUL WAHHAB
L2	LR Plot No:- 1391, LR Khatian No:- 288/2	Owner:জেনুস সনাম রহমান, Gurdian:নজের রহমা, Address:26 - ডি পার্ক লেন কলিকাতা--- 16 , Classification:শালি, Area:0.13000000 Acre,	Mrs ZAINUS SANAM RAHMAN

L3	LR Plot No:- 1391, LR Khatian No:- 834/2	Owner:মিস শীরীন ওহাদ ., Gurdian:আব্দু বরক, Address:সাং-60 ইলিঅট রোড কলিকাতা--16 , Classification:শালি, Area:0.12000000 Acre,	Mrs SHIREEN WAHHAB
L4	LR Plot No:- 1391, LR Khatian No:- 2482	Owner:জোয়া রহমান, Gurdian:মি. নভে রহমা, Address:60, এলিঅট রোড, পার্ক স্ট্রীট, কোলকাতা:-16 , Classification:শালি, Area:0.12000000 Acre,	Miss ZOYA RAHMAN
L5	LR Plot No:- 1391, LR Khatian No:- 2483	Owner:জারা রহমান, Gurdian:মি. নভে রহমা, Address:26ডি, পার্ক লেন, পার্ক স্ট্রীট, কোলকাতা:-16 , Classification:শালি, Area:0.12000000 Acre,	Miss ZARA RAHMAN
L6	LR Plot No:- 1391, LR Khatian No:- 2481	Owner:ইমতিয়াজুল ওহাব, Gurdian:আব্দুল ওহা (মৃত, Address:1/বি সারকাস এ্যাভিনিউ, কোলকাতা:-17 , Classification:শালি, Area:0.11000000 Acre,	Mr IMTIAZUL WAHHAB
L7	LR Plot No:- 1391, LR Khatian No:- 1611	Owner:শ্বেতা গোয়েল, Gurdian:বিকা কুমা, Address:35/1, JL নেহেরু রোড , Classification:শালি, Area:0.08000000 Acre,	Mrs SHWETA GOYAL
L8	LR Plot No:- 1391, LR Khatian No:- 1612	Owner:রিতা গোয়েল, Gurdian:রবিন্দ কুমা, Address:35/A, JL নেহেরু রোড , Classification:শালি, Area:0.08000000 Acre,	Mrs RITA GOYAL
L9	LR Plot No:- 1412, LR Khatian No:- 2477	Owner:কেপটোউন ট্রেডলিঙ্ক প্রা:লি:., Gurdian:অখোরাইজড সিগনেটরী অরিজিত রাউ, Address:49এ, টালিগঞ্জ সারকুলার রোড, কোলকাতা:-53 , Classification:বাগান, Area:0.06000000 Acre,	CAPETOWN TRADELINK PRIVATE LIMITED
L10	LR Plot No:- 1396, LR Khatian No:- 2477	Owner:কেপটোউন ট্রেডলিঙ্ক প্রা:লি:., Gurdian:অখোরাইজড সিগনেটরী অরিজিত রাউ, Address:49এ, টালিগঞ্জ সারকুলার রোড, কোলকাতা:-53 , Classification:পুকুর, Area:0.02000000 Acre,	CAPETOWN TRADELINK PRIVATE LIMITED
L11	LR Plot No:- 1410, LR Khatian No:- 2479	Owner:উত্সব বিনিময় প্রা:লি:., Gurdian:অখোরাইজড সিগনেটরী দেবশী দা, Address:14 নেতাজী সুভাষ রোড, কোলকাতা:-1 , Classification:বাঁশঝাড়, Area:0.12000000 Acre,	UTSAV VINIMAY PRIVATE LIMITED

L12	LR Plot No:- 1410, LR Khatian No:- 2480	Owner:পূরতি প্রজেক্ট প্রা:লি:, Gurdian:পক্ষে , Address:14 নেতাজী সুভাষ রোড, কোলকাতা:-1 , Classification:বাঁশঝাড়, Area:0.11000000 Acre,	PURTI PROJECT PRIVATE LIMITED
L13	LR Plot No:- 1397, LR Khatian No:- 2478	Owner:অ্যাট্রিবিউট বিল্ড ওয়ার্থ প্রা:লি:, Gurdian:অথোরাইজড সিগনেটরী অরিজিত রাউ, Address:17, গনেশ চন্দ্র এ্যাভিনিউ, 3ড ফ্লোর, কোলকাতা:-13 , Classification:ডাঙ্গা, Area:0.03000000 Acre,	ATTRIBUTE BUILD WORTH PRIVATE LIMITED
L14	LR Plot No:- 1410, LR Khatian No:- 2478	Owner:অ্যাট্রিবিউট বিল্ড ওয়ার্থ প্রা:লি:, Gurdian:অথোরাইজড সিগনেটরী অরিজিত রাউ, Address:17, গনেশ চন্দ্র এ্যাভিনিউ, 3ড ফ্লোর, কোলকাতা:-13 , Classification:বাঁশঝাড়, Area:0.05000000 Acre,	ATTRIBUTE BUILD WORTH PRIVATE LIMITED
L15	LR Plot No:- 1411, LR Khatian No:- 2478	Owner:অ্যাট্রিবিউট বিল্ড ওয়ার্থ প্রা:লি:, Gurdian:অথোরাইজড সিগনেটরী অরিজিত রাউ, Address:17, গনেশ চন্দ্র এ্যাভিনিউ, 3ড ফ্লোর, কোলকাতা:-13 , Classification:পুকুর, Area:0.01000000 Acre,	ATTRIBUTE BUILD WORTH PRIVATE LIMITED
L16	LR Plot No:- 1412, LR Khatian No:- 2476	Owner:সিঙ্গেল পয়েন্ট এজেন্সিস প্রা:লি:, Gurdian:অথোরাইজড সিগনেটরী অরিজিত রাউ, Address:17, গনেশ চন্দ্র এ্যাভিনিউ, 3ড ফ্লোর, কোলকাতা:-13 , Classification:বাগান, Area:0.07000000 Acre,	SINGLE POINT AGENCIES PRIVATE LIMITED
L17	LR Plot No:- 1410, LR Khatian No:- 2476	Owner:সিঙ্গেল পয়েন্ট এজেন্সিস প্রা:লি:, Gurdian:অথোরাইজড সিগনেটরী অরিজিত রাউ, Address:17, গনেশ চন্দ্র এ্যাভিনিউ, 3ড ফ্লোর, কোলকাতা:-13 , Classification:বাঁশঝাড়, Area:0.03000000 Acre,	SINGLE POINT AGENCIES PRIVATE LIMITED
L18	LR Plot No:- 1410, LR Khatian No:- 2475	Owner:সিঙ্গেল পয়েন্ট কমোসেল প্রা:লি:, Gurdian:অথোরাইজড সিগনেটরী অরিজিত রাউ, Address:17, গনেশ চন্দ্র এ্যাভিনিউ, 3ড ফ্লোর, কোলকাতা:-13 , Classification:বাঁশঝাড়, Area:0.07000000 Acre,	SINGLE POINT COMMOSE PRIVATE LIMITED
L19	LR Plot No:- 1411, LR Khatian No:- 2475	Owner:সিঙ্গেল পয়েন্ট কমোসেল প্রা:লি:, Gurdian:অথোরাইজড সিগনেটরী অরিজিত রাউ, Address:17, গনেশ চন্দ্র এ্যাভিনিউ, 3ড ফ্লোর, কোলকাতা:-13 , Classification:পুকুর, Area:0.04000000 Acre,	SINGLE POINT COMMOSE PRIVATE LIMITED
L20	LR Plot No:- 1395, LR Khatian No:- 2474		Seller is not the recorded Owner as per Applicant.



L21	LR Plot No:- 1396, LR Khatian No:- 2557	Owner:কিশাণ বিল্ডকন, Gurdian:এল এ প, Address:৬৬ যতীন্দ্রমোহন এভিনিউ কলকাতা ৫ , Classification:পুকুর, Area:0.10000000 Acre,	KISHAN BUILDCON LLP
L22	LR Plot No:- 1396, LR Khatian No:- 2300	Owner:আর্থপিওর রিয়েলটি, Gurdian:এল এ প, Address:সি এফ ১৩১ সেক্টর ১ সল্ট লেক সিটি কলকাতা ৬৪, Classification:পুকুর, Area:0.01000000 Acre,	EARTHPURE REALTY LLP
L23	LR Plot No:- 1411, LR Khatian No:- 2300	Owner:আর্থপিওর রিয়েলটি, Gurdian:এল এ প, Address:সি এফ ১৩১ সেক্টর ১ সল্ট লেক সিটি কলকাতা ৬৪, Classification:পুকুর, Area:0.02000000 Acre,	EARTHPURE REALTY LLP
L24	LR Plot No:- 1397, LR Khatian No:- 2300	Owner:আর্থপিওর রিয়েলটি, Gurdian:এল এ প, Address:সি এফ ১৩১ সেক্টর ১ সল্ট লেক সিটি কলকাতা ৬৪, Classification:ডাঙ্গা, Area:0.01000000 Acre,	EARTHPURE REALTY LLP
L25	LR Plot No:- 1410, LR Khatian No:- 2402	Owner:রাম স্বরূপ এস্টেট, Gurdian:এল এ প, Address:৬৬ যতীন্দ্র মোহন এ্যাভিনিউ কলকাতা ৭০০ ০০৫ , Classification:বাঁশঝাড়, Area:0.03000000 Acre,	RAMSWAROOP ESTATE LLP
L26	LR Plot No:- 1411, LR Khatian No:- 2402	Owner:রাম স্বরূপ এস্টেট, Gurdian:এল এ প, Address:৬৬ যতীন্দ্র মোহন এ্যাভিনিউ কলকাতা ৭০০ ০০৫ , Classification:পুকুর, Area:0.02000000 Acre,	RAMSWAROOP ESTATE LLP
L27	LR Plot No:- 1397, LR Khatian No:- 2402	Owner:রাম স্বরূপ এস্টেট, Gurdian:এল এ প, Address:৬৬ যতীন্দ্র মোহন এ্যাভিনিউ কলকাতা ৭০০ ০০৫ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	RAMSWAROOP ESTATE LLP

On 15-07-2020

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

Presented for registration at 15:45 hrs on 15-07-2020, at the Office of the A.R.A. - I KOLKATA by Mr PIYUSH KHERIA ,

**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 17,11,81,191/-

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

Execution is admitted on 15/07/2020 by 1. Mr ABUL BARKAT MISAQUL WAHHAB, Alias Mr ABM WAHHAB, Son of Late ABDUL WAHHAB, 60, Elliot Road, Park Street, Kolkata – 700 016, P.O: PARK STREET, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by Profession Business, 2. Mrs ZAINUS SANAM RAHMAN, Daughter of Mr ABM WAHHAB, 26D, Park Lane, Park Street, Kolkata – 700 016, P.O: PARK STREET, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by Profession House wife, 3. Mrs SHIREEN WAHHAB, Daughter of Mr ABM WAHHAB, 60, Elliot Road, Park Street, Kolkata – 700 016, P.O: PARK STREET, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by Profession Others, 4. Miss ZOYA RAHMAN, Daughter of Mr NAVED RAHMAN, 60, Elliot Road, Park Street, Kolkata – 700 016, P.O: PARK STREET, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by Profession Others, 5. Mr IMTIAZUL WAHHAB, Son of Late ABDUL WAHHAB, 1/B Circus Avenue, Kolkata – 700 017, P.O: BENIAPUKUR, Thana: Beniapukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business, 6. Mrs SHWETA GOYAL, Wife of Mr VIKASH KUMAR GOYAL, 35/1, Jawaharlal Nehru Road, Kolkata 700071, P.O: PARK STREET, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession House wife, 7. Mrs RITA GOYAL, Wife of Mr RAVINDRA KUMAR GOYAL, 35/1, Jawaharlal Nehru Road, Kolkata 700071, P.O: PARK STREET, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession House wife

Indetified by Mr MANI SHANKAR ROYCHOWDHURY, , , Son of Mr BRISHABHANU ROYCHOWDHURY, 4, K S ROY ROAD, MEZANINE FLOOR, ROOM 21, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, 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 15-07-2020 by Mr PIYUSH KHERIA, Authorized Signatory, EARTH PURE REALTY LLP (LLP), CF – 131, Sector 1, Salt Lake City, Kolkata – 7000, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064; Authorized Signatory, JAGATGURU INFRA LLP (LLP), 66, Jatindra Mohan Avenue, 1st Floor, Kolkata 7000, P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005; Authorized Signatory, KISHAN BUILDCON LLP (LLP), 66, Jatindra Mohan Avenue, 1st Floor, Kolkata 7000, P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005; Authorized Signatory, RAMSWAROOP ESTATE LLP (LLP), 66, Jatindra Mohan Avenue, 1st Floor, Kolkata 7000, P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005; Authorized Signatory, ATTRIBUTE BUILD WORTH PRIVATE LIMITED (Private Limited Company), 17, Ganesh Chandra Avenue, 3rd Floor, Kolkata – 70, P.O:- DHARAMTALA, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013; Authorized Signatory, SINGLE POINT COMMOSALE PRIVATE LIMITED (Private Limited Company), 17, Ganesh Chandra Avenue, 3rd Floor, Kolkata – 70, P.O:- DHARAMTALA, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013; Authorized Signatory, SINGLE POINT AGENCIES PRIVATE LIMITED (Private Limited Company), 17, Ganesh Chandra Avenue, 3rd Floor, Kolkata – 70, P.O:- DHARAMTALA, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013; Authorized Signatory, CAPETOWN TRADELINK PRIVATE LIMITED (Private Limited Company), 49A, Tollygunge Circular Road, Kolkata - 700 053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053; Authorized Signatory, UTSAV VINIMAY PRIVATE LIMITED (Private Limited Company), 14 Netaji Subhas Road, Kolkata – 700001, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Authorized Signatory, PURTI PROJECT PRIVATE LIMITED (Private Limited Company), 14 Netaji Subhas Road, Kolkata – 700001, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr MANI SHANKAR ROYCHOWDHURY, , , Son of Mr BRISHABHANU ROYCHOWDHURY, 4, K S ROY ROAD, MEZANINE FLOOR, ROOM 21, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 15-07-2020 by Mr MAHESH KUMAR AGARWAL, DESIGNATED PARTNER, VARA HOUSING DEVELOPERS LLP (LLP), 14, Netaji Subhas Road, 4th Floor, Kolkata 700001, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr MANI SHANKAR ROYCHOWDHURY, , Son of Mr BRISHABHANU ROYCHOWDHURY, 4, K S ROY ROAD, MEZANINE FLOOR, ROOM 21, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- ( E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 80/-, by online = Rs 21/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/07/2020 12:29PM with Govt. Ref. No: 192020210036679451 on 14-07-2020, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0APLERN5 on 14-07-2020, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 183832, Amount: Rs.100/-, Date of Purchase: 06/02/2020, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/07/2020 12:29PM with Govt. Ref. No: 192020210036679451 on 14-07-2020, Amount Rs: 74,920/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0APLERN5 on 14-07-2020, Head of Account 0030-02-103-003-02



**Debasis Patra**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

**On 28-07-2020**

#### 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.

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

Execution is admitted on 28/07/2020 by Miss ZARA RAHMAN, Daughter of Mr NAVED RAHMAN, 26D, Park Lane, Park Street, Kolkata – 700 016, P.O: PARK STREET, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by Profession Others

Indetified by Mr Arijit Rahut, , Son of Mr Ranjit Rahut, 14E/2/1A, Naktala Road,, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 0/-



**Debasis Patra**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1901-2020, Page from 93664 to 93763**

**being No 190101954 for the year 2020.**



**(Debasis Patra) 2020/07/30 02:35:28 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.**

**(This document is digitally signed.)**