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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL Q. NO. 2601355885/2020. AD 768149
Visit Commission Case No. 630/2020

certified that the document is admitted to
evidence. The Signature sheet and the
document shall be admitted with this
stamp as a part of the document.

Sub-Registrar
South 24 Parganas
16 OCT 2020

[Signature]
16/10/2020

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT made this the 15th day of
October, Two Thousand and Twenty (2020).

BETWEEN

নং 1023 তার 24/09/2020

মূল্য 108

খরিদকার Rajwada Realtech

সং 26 Mahamaya Maidin Rd. - Garia

ভগ্নস্বত্ব হোল্ডার স্টাম্প রেজিস্টার

Kolkata

সোনালপুর জি.ডি. নং রেজিস্টার

Parveen Agarwal

As self & Lawful Constituted
Attorney of Rajwada Realtech
Partner Parveen Agarwal

1668
15/10/2020

Parveen Agarwal

As self & Lawful Constituted
Attorney of Rajwada Realtech
Partner Parveen Agarwal

B.K. Consortium Engineers Pvt. Ltd.

c. Hoque

Director

1644
15/10/2020



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South 24 Parganas

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15/10/2020

Identified by

Hasin Parvee Mondal

Star Alauddin Mondal

159, Nil Bose Road

Kol-703

Service

B. K. CONSORTIUM ENGINEERS PRIVATE LIMITED (PAN AACCB6082A), a private limited company under the Companies Act, 1956, having its registered office at 9/4, Middleton Row, Room No. 1B, Middleton Mannor, Post office - Middleton Row, Police Station - Shakespear Sarani, Kolkata - 700071, District - South-24 Parganas, West Bengal, India, duly represented by its one of the Directors **SRI CHANCHAL KUMAR MOZUMDER alias CHANCHAL MOZUMDER (PAN AHCPM2290B)**, son of Late Biswa Sunder Mozumder, By occupation - Business, By Religion - Hindu, By Nationality - Indian, residing at 41, Kansharipara Lane, Post Office - Bhawanipore, Police Station - Kalighat, Kolkata - 700025, West Bengal, by virtue of a Board Resolution dated 23.03.2017, hereinafter called the "**OWNER/ONE PART**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office, executors, administrators, legal representatives and/or assigns) of the **FIRST PARTY**.

AND

M/S. RAJWADA REALTECH (PAN - ABBFR3670H), a registered Partnership Firm, having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South-24 Parganas, represented by its Partners namely, **(1) PARVEEN AGARWAL (PAN - AGPPA1802M) (AADHAAR NO. 683800972303)**, and **(2) BIKASH AGARWAL (PAN - AHAPA8484B) (AADHAAR NO. 272383048531)**, both sons of Late Rajendra Kumar Agarwal, both by occupation - Business, both by Religion - Hindu, both by Nationality - Indian, both residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South 24-Parganas, West Bengal, the Partners No. 1 namely Parveen Agarwal, duly represented by his Constituted Attorney Sri Bikash Agarwal, the partner No. 2 herein, appointed nominated and constituted by virtue of a General Power of Attorney registered on 22nd July, 2020 in the office of the Additional District



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Sub-Registrar at Garia in Book No. IV, Volume No. 1629-2020, Pages from 6843 to 6860, Being No. 336 for the year 2020, hereinafter called the **"DEVELOPER/OTHER PART"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, legal representatives, successors-in-interest and assigns) of the **SECOND PARTY**.

(THE FIRST PARTY AND SECOND PARTY SHALL BE INDIVIDUALLY REFERRED TO AS A PARTY AND COLLECTIVELY AS PARTIES)

WHEREAS the Owner herein became the absolute owner of **ALL THAT** the piece or parcel of land measuring more or less **208.12 Decimal** equivalent to 126 Cottah out of which land measuring **187.12 decimal** be the same a little more or less comprised in Mouza - **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana - Medanmalla, under R.S. Dag Nos. 2670, 1050, 1051, 1053, 1054, 1070, 1072, 1076, 1077 and 1078 Corresponding to L.R. Dag Nos. 2555, 685, 686, 688, 689, 705, 707, 711, 712 and 713, under R.S. Khatian Nos. 52, 348, 317, 530, 295, 58 and 116/439 and land measuring **21 decimal** be the same a little more or less comprised in Mouza - **Jagannathpur**, J.L. No. 51, Touzi No. 271, R.S. No. 44, Pargana - Medanmalla, under R.S. Dag No. 268 Corresponding to L.R. Dag No. 287, under R.S. Khatian No. 116/439, by dint of several Deed of Conveyances morefully described herein below:

Srl.	Deed No. & Year	Mouza	R/S. Dag	R.S. Khatian	L.R. Dag	Land Area	Nature of Land
1	205/2011	Ukhila Paikpara	2670	52	2555	25 Deci.	Shali
2	206/2011		2670	52	2555	26 Deci	Shali
3	13991/2011		1050	530	685	1 Deci	Danga
			1051	530	686	2 Deci	Danga
			1072	317	707	7 Deci.	Danga
4	9311/2011		1050	530	685	1 Deci	Danga
			1051	530	686	2 Deci	Danga
			1072	317	707	7 Deci	Danga



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5	13990/2011		1051	530	686	2 Deci	Danga
			1072	317	707	7 Deci	Danga
6	9308/2011		1051	530	686	2 Deci	Danga
			1072	317	707	7 Deci	Danga
7	1685/2011		1053	348	688	21.56 Deci	Danga
8	1691/2011	Ukhila Paikpara	1054	348	689	17.56 Deci	Danga
9	4227/2016		1070	348	705	7 Deci	Shali
10	10134/2011		1076	295	711	9 Deci	Shali
11	10133/2011		1077	348	712	8 Deci	Shali
12	10136/2011		1077	348	712	7 Deci	Shali
13	10130/2011		1078	58	713	10 Deci	Shali
14	10132/2011		1078	58	713	8 Deci	Shali
15	10135/2011		1078	58	713	10 Deci	Shali
16	10131/2011		Jagannathpur	268,	116/439	287	21 Deci
						TOTAL	208.12

within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, absolutely and forever.

AND WHEREAS the Owner herein being the absolute owner of the aforesaid land measuring 208.12 Decimal has mutated its name in the records of the B.L. & L.R.O. and also finally published thereof, being L.R. Khatian Nos. 2147, 2465, 2179, 2705, 150, 151, 980, 1062, 1092, 2770, 2771 and 1733 and also have been possessing the aforesaid land by paying Government Rent thereon without any claim, disputes and disturbances from anyone.

AND WHEREAS the Owner herein being the absolute owner of the property supra sold conveyed and transferred ALL THAT the undivided land measuring 6.18 Decimal be the same a little more or less comprised in Mouza - **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana - Medanmalla, under R.S. Dag Nos. 2670, 1070, 1072, 1076, 1077, 1078,



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1050, 1051, 1053 and 1054 Corresponding to L.R. Dag Nos. 2555, 705, 707, 711, 712, 713, 685, 686, 688 and 689, under R.S. Khatian Nos. 52, 348, 317, 295, 58 and 530, L.R. Khatian Nos. 2147, 2465, 2179, 382, 1048, 2430, 150, 151, 980, 1602, and land measuring **0.62 decimal** be the same a little more or less comprised in Mouza - **Jagannathpur**, J.L. No. 51, Touzi No. 271, Pargana - Medanmalla, under R.S. Dag No. 268 Corresponding to L.R. Dag No. 287, under L.R. Khatian No. 1733, within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, to one **M/S P R CONSTRUCTIONS**, a partnership firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700 084, District - South-24 Parganas, by dint of Deed of Conveyance dated 06.08.2019 registered in the office A.D.S.R. Sonarpur, South 24 Parganas, and recorded in Book No. 1, Volume No. 1608-2019, Pages 117893 to 117922, Deed No. 4476 for the year 2019 absolutely with a valuable consideration mentioned therein.

AND WHEREAS the Owner herein for the purpose of amalgamation also purchased ALL THAT the undivided land measuring 420 Sq. Ft. equivalent to 0.96 Decimal be the same a little more or less comprised in Mouza - **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, Pargana - Medanmalla, R.S. No. 147, under R.S. Dag Nos. 1065, 1066, 1067, 1069, 1073, 1074, 2664, 2665, 2666, 2667, 2668, 2669, 2671, 2671/2916 corresponding to L.R. Dag Nos. respectively 700, 701, 702, 704, 708, 709, 2549, 2550, 2551, 2552, 2553, 2554, 2557, 2556 under R.S. Khatian Nos. 126, 422/1, 336, 348, 760, 383, 842, 330, 295, 215, 49, within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, from one **M/S P R CONSTRUCTIONS**, a partnership firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station -



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Sonarpur, Kolkata - 700 084, District - South-24 Parganas, by dint of Deed of Conveyance dated 29.08.2019 registered in the office A.D.S.R. Sonarpur, South 24 Parganas, and recorded in Book No. I, Volume No. 1608-2019, Pages 135021 to 135050, Deed No. 4953 for the year 2019 absolutely with a valuable consideration mentioned therein.

AND WHEREAS the Owner herein thus became the absolute owner of **ALL THAT** the piece or parcel of undivided land measuring more or less **202.28 Decimal** equivalent to more or less 6 Bigha 2 Cottaha 6 Chittack 18 Sq. Ft. out of which land measuring **181.9 decimal** be the same a little more or less comprised in Mouza - **Ukhila Paikpara**, J.L. No. 56, R.S. No. 147, Touzi No. 109, Pargana - Medanmalla, under R.S. Dag Nos. 2670, 1070, 1072, 1053, 1054, 1051, 1050, 1076, 1078, 1077, 1065, 1066, 1067, 1069, 1073, 1074, 2664, 2665, 2666, 2667, 2668, 2669, 2671 and 2671/2916 Corresponding to L.R. Dag Nos. 2555, 705, 707, 688, 689, 686, 685, 711, 713, 712, 700, 701, 702, 704, 708, 709, 2549, 2550, 2551, 2552, 2553, 2554, 2557 and 2556, under R.S. Khatian Nos. 52, 348, 317, 348, 530, 295, 58, 126, 422/1, 336, 331, 760, 383, 842, 330, 215 and 49, split up of the aforesaid lands are hereunder:

SRL	R.S. DAG NO.	R.S. KHATIAN NO	L.R. DAG NO.	AREA IN DECIMAL	NATURE OF LAND
1	2670	52	2555	50.38	SHALI
2	1070	348	705	6.38	SHALI
3	1072	317	707	27.38	DANGA
4	1053	348	688	20.94	DANGA
5	1054	348	689	16.94	DANGA
6	1051	530	686	7.38	DANGA
7	1050	530	685	1.38	DANGA
8	1076	295	711	8.38	SHALI



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9	1078	58	713	27.38	SHALI	
10	1077	295	712	14.38	SHALI	
11	1065	126	700	0.96 Decimal	SHALI	
12	1066	422/1	701		SHALI	
13	1067	336	702		DANGA	
14	1069	348	704		DANGA	
15	1073	760	708		SHALI	
16	1074	383	709		SHALI	
17	2664	842	2549		SHALI	
18	2665	126	2550		SHALI	
19	2666	422/1	2551		SHALI	
20	2667	330	2552		SHALI	
21	2668	295	2553		SHALI	
22	2669	295	2554		SHALI	
23	2671	215	2557		SHALI	
24	2671/2916	49	2556		SHALI	
TOTAL					181.9	

under L.R. Khatian Nos. 2147, 2465, 2179, 2705, 150, 151, 980, 1062, 1092, 2770, 2771, 2705, 382, 2285, 2246, 2254 and 2256, and Shali land measuring **20.38 decimal** be the same a little more or less comprised in Mouza - **Jagannathpur** J.L. No. 51, Touzi No. 271, R.S. No. 44, Pargana - Medanmalla, under R.S. Dag No. 287 Corresponding to L.R. Dag No. 268, under L.R. Khatian No. 1733, within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-



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Parganas, West Bengal, which is more fully and particularly described in the **FIRST SCHEULE** hereunder written, and hereinafter referred to as the "**SAID PROPERTY**", and on 26.02.2020 the owner herein alongwith other Co-owners executed Boundary Declaration, registered in the office of A.D.S.R. Sonarpur, South 24 Parganas, recorded in Book No. 1, Volume No. 1608-2020, Pages from 31693 to 31786, Deed No. 972 for the year 2020, and also mutated its name in the record of Rajpur-Sonarpur Municipality being Municipal **Holding No. 282** and have been possessing the same by paying Government Rent and Municipal Taxes thereon without any claim, disputes and disturbances from anyone whatsoever, and approached **RAJWADA REALTECH**, the Developer herein, in order to fulfill their desire of developing their Said Property, more fully described in the **FIRST SCHEDULE** hereunder written, and the Developer herein having accepted the proposal of the Owner, and agreed to enter into a Development Agreement for construction of several residential building and commercial space on the Said Property as per plan to be sanctioned by the Rajpur-Sonarpur Municipality.

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

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

ARTICLE -I : DEFINITION

OWNER: shall mean and include the Party of the One Part herein and its successor-in-office, executors, administrators, legal representatives and/or assigns.



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

SAID PROPERTY: shall mean and include **ALL THAT** the piece or parcel of undivided land measuring more or less **202.28 Decimal** equivalent to more or less **6 Bigha 2 Cottaha 6 Chittack 18 Sq. Ft.** out of which land measuring **181.9 decimal** be the same a little more or less comprised in Mouza - **Ukhila Paikpara**, J.L. No. 56, R.S. No. 147, Touzi No. 109, Pargana - Medanmalla, under R.S. Dag Nos. 2670, 1070, 1072, 1053, 1054, 1051, 1050, 1076, 1078, 1077, 1065, 1066, 1067, 1069, 1073, 1074, 2664, 2665, 2666, 2667, 2668, 2669, 2671 and 2671/2916 Corresponding to L.R. Dag Nos. 2555, 705, 707, 688, 689, 686, 685, 711, 713, 712, 700, 701, 702, 704, 708, 709, 2549, 2550, 2551, 2552, 2553, 2554, 2557 and 2556, under R.S. Khatian Nos. 52, 348, 317, 348, 530, 295, 58, 126, 422/1, 336, 331, 760, 383, 842, 330, 215 and 49, split up of the aforesaid lands are hereunder:

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4	1053	348	688	20.94	DANGA
5	1054	348	689	16.94	DANGA
6	1051	530	686	7.38	DANGA
7	1050	530	685	1.38	DANGA
8	1076	295	711	8.38	SHALI
9	1078	58	713	27.38	SHALI



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10	1077	295	712	14.38	SHALI
11	1065	126	700	0.96 Decimal	SHALI
12	1066	422/1	701		SHALI
13	1067	336	702		DANGA
14	1069	348	704		DANGA
15	1073	760	708		SHALI
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18	2665	126	2550		SHALI
19	2666	422/1	2551		SHALI
20	2667	330	2552		SHALI
21	2668	295	2553		SHALI
22	2669	295	2554		SHALI
23	2671	215	2557		SHALI
24	2671/2916	49	2556		SHALI
TOTAL					181.9

under L.R. Khatian Nos. 2147, 2465, 2179, 2705, 150, 151, 980, 1062, 1092, 2770, 2771, 2705, 382, 2285, 2246, 2254 and 2256, and Shali land measuring **20.38 decimal** be the same a little more or less comprised in Mouza - **Jagannathpur**, J.L. No. 51, Touzi No. 271, R.S. No. 44, Pargana - Medanmalla, under R.S. Dag No. 287 Corresponding to L.R. Dag No. 268, under L.R. Khatian No. 1733, within the limits of Rajpur-Sonarpur Municipality, Municipal **Holding No. 282**, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal.



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

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

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

1.3 OWNER'S ALLOCATION:

The Owner's Allocation shall mean **27% (Twenty Seven percent)** of the total constructed area, and/or F.A.R. of the proposed building together with undivided proportionate share in the said land hereto together with undivided proportionate share in the common areas, common parts, amenities and facilities therein provided, comprised in the total constructed area in the said entire project together with Car Parking Spaces.

1.4 DEVELOPER'S ALLOCATION: shall mean and include save and except the Owner's Allocation ~~of 27%~~ **73% (Seventy Three Percent)** of the total constructed area, as will be sanctioned on the schedule land by the Rajpur-Sonarpur Municipality being the remaining F.A.R or constructed areas comprised of several flats and other spaces of the proposed building together with undivided proportionate share in the said property hereto together with undivided proportionate share in the common areas, common parts, amenities and facilities therein provided, comprised in the total constructed area in the said entire project together with Car Parking Spaces which is more fully described in the Third Schedule hereunder written.



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- 1.5 BUILDING PLAN:** shall mean and include the building plan and/or modified plan to be approved by the parties hereto and thereafter sanctioned by the Rajpur-Sonarpur Municipality for construction of the New Building in the Said Property.
- 1.6 COMMON PORTIONS:** shall mean all the common areas and installations to be comprised in the said Property after the development as more fully detailed in the **Fifth Schedule** hereto.
- 1.7 COMMON EXPENSES:** shall mean and include all expenses for maintenance of the said Building/s as more fully detailed in the **Sixth Schedule** hereto.
- 1.8 PROPORTIONATE:** with all its cognate variations shall mean such ratio of the covered area of any Unit or Units which shall be in relation to the covered area of all the Units in the New Building/s.

ARTICLE - II: DATE OF COMMENCEMENT

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

ARTICLE - III: OWNER'S REPRESENTATION

- 3.1.** The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property more fully and particularly described in the **First Schedule** hereunder written, free from all encumbrances whatsoever and he has not entered into any agreement or contract with any person or persons in respect of the Said Property and has not received any advance or part payment thereof.
- 3.2.** The said land is not affected by any Scheme of acquisition or requisition of the State/Central Govt. or any local body/authority and the same has a clear and marketable title.
- 3.3** There is no vacant land in the Said Property within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.



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

ARTICLE-IV: DEVELOPER'S REPRESENTATION

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

ARTICLE -V: DEVELOPMENT WORK

5.1 The Developer shall carry on or cause to be carried on the work of development in respect of the Said Property by constructing new building/s, comprised of several self-contained flats, car parking space/s, commercial spaces and other space/s and will sell the flats, car parking space/s, commercial spaces and other spaces together with undivided proportionate share or interest in the land and proportionate share in the common parts, common areas, amenities and facilities provided thereat unto and in favour of the prospective purchaser or purchasers, out of its allocation stated above, save and except the Owner's Allocation.

ARTICLE -VI: DEVELOPER'S COVENANT

6.1 The Developer out of its own fund shall complete and/or cause to be completed the construction of the Said New Building/s and cause deliver to the Owner her Allocation as stated hereinbefore, within **48 (Forty Eight)** months from the date of obtaining the Sanctioned Building Plan and further there shall be a grace period of 9 months for completion of construction of the Said New Building/s.

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



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6.3 The Developer at its own costs and expenses apply for and obtain all necessary approvals, clearances, permissions, registration, licences, sanctions and/or permission or No Objection Certificates from the appropriate authorities as may from time to time be necessary for the purpose of carrying on the work of development of the Said Property.

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

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

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

ARTICLE-VII: OWNER'S COVENANTS

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

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



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rectification to the plan sanctioned by the Rajpur-Sonarapur Municipality and for all those acts, deeds and things the Owner shall grant further Power of Attorney in favour of the Developer as and when it may be necessary.

7.3 The Owner shall be bound to deliver the peaceful and vacant possession of the Said Property morefully described in the Schedule hereunder written within **15 days**, from the date of execution of this Development Agreement, to the Developer for the purpose of development of the Said Property without any delay.

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

7.5 The Owner shall deliver title deeds in original and all other papers and documents relevant to the title, to the Developer at the time of selling and transferring the said Developer's Allocation and the Developer herein shall retain the said deed/s in original, all papers and documents so handed over to the Developer, as long as the sale of the Developer's Allocation to the intending Purchaser/s is not completed.

7.6 The Developer shall be entitled to sell only its Allocation with the proportionate share or interest in the land to the intending purchaser/s but there shall be prospect of executing supplementary between the Parties herein for delegation of right to sale the Owner's Allocation to the Developer herein and in that case the Owner shall be simultaneously get reimbursed from the consideration money of the sale proceeds.

7.7 That the Owner herein shall bear all costs and expenses for mutation and conversion of the Said Property in its name in the office of the Rajpur-Sonarapur Municipality and in the office of the B.L. & L.R.O. and if any costs and expenses is born by the Developer herein for the same, that will be paid by the Land Owner herein to the Developer.



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7.8 The Owner shall bear the cost for installation of Transformer and Standby Generator at **Rs. 1,25,000/-** (One Lakh Twenty Five Thousand) only per flat and also Club charges at **Rs. 1,00,000/-** (One Lakh) only per flat for its Allocation in the Said New Building/s which can be recovered by the Owner from the intending Purchasers of their Allocation.

ARTICLE-VIII: CONSTRUCTION

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

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

8.3 The Developer may appoint employ and retain such masons, Architects, Engineers, Contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development of the Said Property and/or for carrying on with the construction of the said New Building/s, as the Developer shall at its own discretion deem fit and proper.

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

RTICLE-IX: SPACE ALLOCATION

9.1 There shall be a Supplementary Agreement by and between the Parties herein, regarding allocation of their respective spaces in the New



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Building/s after the building plan has finally been sanctioned by the Municipality.

ARTICLE-X: RATES & TAXES

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

10.2 The Owner, Developer and their respective transferees shall from the date of receiving the notice of handover of possession of their allocation/flats and others, shall be liable to bear and pay the proportionate amount towards the cost of maintenance and service charges at the rate of **Rs. 2.5/-** per sq. ft. towards their respective area of Allocations in the Said New Building/s in the Said Property.

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

10.4 The Owner and developer shall be liable to bear and to pay Income Tax, Wealth Tax, CGST and SGST or any other taxes, when will be applicable by the competent authority of the State Government and Central Government, as the case may be, in respect of their relevant allocations, the Developer shall not be liable for any taxes payable by the Owner in respect of its allocation.

ARTICLE-XI: JOINT DECLARATION

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



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whatsoever cause obstruction in the matter of development and construction of the New Building in the Said Property.

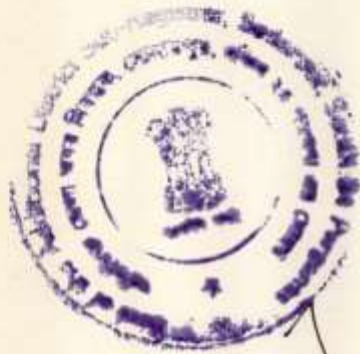
11.2 That the Building plan for construction of the New Building in the Said Property shall be prepared by the Developer after discussing the same with the Architect of the appointed by the Owner.

11.3 The Developer shall unless prevented by any Act of God or act beyond the control of the Developer, complete the construction of the said building/s within **48 (Forty Eight)** months from the date of obtaining the building plan duly sanctioned by the Municipality and further there shall be a grace period of 9 months for completion of construction of the Said New Building/s.

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

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

11.6 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the Owner in favour of the Developer save as herein expressly provided and also the exclusive license and/or contract to the Developer to commercially exploit the Said Property in terms hereof on specific agreement basis subject to fulfillment of terms and conditions, failing which Developer shall have no right to sell the flats and spaces in the said New Building/s.



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

11.8 The Developer shall invest required finances for construction and completion of the Said New Building/s from its own resources as well as taking assistance from any financial institution, which may be taken from any Bank/s and/or financial institution/s, and in that case the Developer may have to mortgage and/or create charge on the Said Property as a whole inclusive of the Owner's allocated area in the Said New Building/s and in case of non-repayment of the said mortgage loan by the Developer there will be no liability of the owner whatsoever.

11.9 It is agreed and recorded that the Developer alone shall be liable to repay entire loans together with interest thereon to the Banks and/or financial institutions along with all other related charges thereof and the Owner shall not be liable in any manner in respect of repayment of the said loan.

11.10 The name of the Project shall be decided by the parties mutually. The name of the Project shall contain the brand name of the Developer.

11.11 This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed or till this Agreement is terminated in the manner stated in this Agreement.

ARTICLE-XII : SECURITY DEPOSIT & ADVANCE

12.1 It is agreed and recorded that the Developer will pay a sum of ~~Rs. 10,000/- (Rupees Ten Thousand)~~ **1,00,000/- (Rupees One Lakh)** only being refundable money, without interest, to the Owner at the time of registration of this Development



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Agreement and the same shall be refunded in full by the owner to the Developer at the time of handing over of the possession of the owner's allocation without any delay.

ARTICLE-XIII : INDEMNITY

13.1 That the Owner shall keep the Developer indemnified against all liabilities subject to title of the said Property and the Developer shall keep the Owner indemnified against damages that may arise in course of construction and completion of the Said New Building/s in the Said Property.

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

13.3 It is agreed and recorded that Owner and the Developer shall mutually indemnify and keep indemnified each other against all actions suits, losses, claims, damages, costs, charges, expenses that will be incurred or suffered by the Owner and the Developer on account of or arising out of any breach of any of the terms herein contained or any law, rules or regulations or otherwise howsoever.

ARTICLE - XIV : OBLIGATIONS OF DEVELOPER

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

14.2 On completion of the construction of the proposed New Building/s by the Developer and the same be ready for occupation, the Developer shall give written notice to the Owner or its notified nominees to occupy their respective constructed areas and/or Allocations in the proposed New



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Building/s and on expiry of 30 (thirty) days from the date of the said notice the Owner and the Developer shall become liable for payment of proportionate maintenance charges at the rate of **Rs. 2.5/-** per sq. ft. and Municipal rates and taxes and rents and duties or any impositions payable in respect thereof henceforth towards their respective Allocations in the proposed New Building/s in the Said Property.

ARTICLE - XV : ARBITRATION & JURISDICTION

15.1 In case of any dispute or differences between the parties hereto concerning or relating to or arising out of this Agreement or with regard to the construction or interpretation of this Agreement or any of the terms herein contained, the same shall be settled amicably between the parties hereto, If the same is not settled amicably, then the matter will be referred to Arbitration consisting of three Arbitrators being appointed one by each party and the third arbitrator will be appointed by the two appointed arbitrators, and the decision of majority will be binding upon the parties hereto. The arbitration shall be conducted in terms of the provisions of Arbitration and Conciliation Act, 1996 as amended up to date.

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

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

ARTICLE-XVI : SUPPLEMENTARY AGREEMENT

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

FIRST SCHEDULE ABOVE REFERRED TO



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ALL THAT the piece or parcel of undivided land measuring more or less **202.28 Decimal** equivalent to more or less 6 Bigha 2 Cottaha 6 Chittack 18 Sq. Ft. out of which land measuring **181.9 decimal** be the same a little more or less comprised in Mouza - **Ukhila Paikpara**, J.L. No. 56, R.S. No. 147, Touzi No. 109, Pargana - Medanmalla, under R.S. Dag Nos. 2670, 1070, 1072, 1053, 1054, 1051, 1050, 1076, 1078, 1077, 1065, 1066, 1067, 1069, 1073, 1074, 2664, 2665, 2666, 2667, 2668, 2669, 2671 and 2671/2916 Corresponding to L.R. Dag Nos. 2555, 705, 707, 688, 689, 686, 685, 711, 713, 712, 700, 701, 702, 704, 708, 709, 2549, 2550, 2551, 2552, 2553, 2554, 2557 and 2556, under R.S. Khatian Nos. 52, 348, 317, 348, 530, 295, 58, 126, 422/1, 336, 331, 760, 383, 842, 330, 215 and 49, split up of the aforesaid lands are hereunder:

SRL	R.S. DAG NO.	R.S. KHATIAN NO	L.R. DAG NO.	AREA IN DECIMAL	NATURE OF LAND
1	2670	52	2555	50.38	SHALI
2	1070	348	705	6.38	SHALI
3	1072	317	707	27.38	DANGA
4	1053	348	688	20.94	DANGA
5	1054	348	689	16.94	DANGA
6	1051	530	686	7.38	DANGA
7	1050	530	685	1.38	DANGA
8	1076	295	711	8.38	SHALI
9	1078	58	713	27.38	SHALI
10	1077	295	712	14.38	SHALI
11	1065	126	700	0.96 Decimal	SHALI
12	1066	422/1	701		SHALI



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13	1067	336	702		DANGA
14	1069	348	704		DANGA
15	1073	760	708		SHALI
16	1074	383	709		SHALI
17	2664	842	2549		SHALI
18	2665	126	2550		SHALI
19	2666	422/1	2551		SHALI
20	2667	330	2552		SHALI
21	2668	295	2553		SHALI
22	2669	295	2554		SHALI
23	2671	215	2557		SHALI
24	2671/2916	49	2556		SHALI
			TOTAL	181.9	

under L.R. Khatian Nos. 2147, 2465, 2179, 2705, 150, 151, 980, 1062, 1092, 2770, 2771, 2705, 382, 2285, 2246, 2254 and 2256, and Shali land measuring **20.38 decimal** be the same a little more or less comprised in Mouza - **Jagannathpur**, J.L. No. 51, Touzi No. 271, R.S. No. 44, Pargana - Medanmalla, under R.S. Dag No. 268 Corresponding to L.R. Dag No. 287, under L.R. Khatian No. 1733, within the limits of Rajpur-Sonarpur Municipality, Municipal **Holding No. 282**, Ward No. 27, Post Office - Narendrapur, Matri Bhaban Road, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, together with 500 sq. ft. tile shed structure with cemented flooring together with all easements rights and appurtenances thereto attached being butted and bounded in the manner as follows:-



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- ON THE NORTH** : By land in R.S. Dag Nos. 1055, 1052, 1049, 1048, 1075 and 232;
- ON THE EAST** : By land in R.S. Dag Nos. 267, 270, 269, 1080, 1079, 2675, 2672, 2663 and Municipal Road;
- ON THE SOUTH** : By 30 ft. wide Municipal Road;
- ON THE WEST** : By land in R.S. Dag Nos. 1061, 1062, 1064, 2627, 2628 and 2634.

THE SECOND SCHEDULE ABOVE REFERRED TO
(ALLOTTED PORTION OF THE OWNER)

The Owner will be entitled to get **27 % (Twenty Seven percent)** of the total constructed area, and/or F.A.R. of the proposed building together with undivided proportionate share or interest in the said property, together with common areas in the said new building together with undivided proportionate share in the common areas, common parts, amenities and facilities therein provided, comprised in the total constructed area in the said entire project together with Car Parking Spaces.

THE THIRD SCHEDULE ABOVE REFERRED TO
(ALLOTTED PORTION OF THE DEVELOPER)

The Developer will be entitled to get, save and except the Owner's Allocation, the remaining **73% (Seventy Three percent)** of the total constructed area and/or F.A.R. or constructed areas comprised of several flats and other spaces of the proposed building together with undivided proportionate share or interest in the said property, together with common areas in the said new building together with undivided proportionate share in the common areas, common parts, amenities and facilities therein provided, comprised in the total constructed area in the said entire project together with Car Parking Spaces.

FOURTH SCHEDULE ABOVE REFERRED TO
(Specification of the Construction)



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ANNEXTURE - "X"

1. Walls : As per sanctioned Building Plan.
2. Floor : all floors surfaced with tiles/marble (2' x 2') and internal wall surface will be plaster of Paris.
3. Kitchen: kitchen will be finished with black granite on the top would be finished with branded type wall tiles upto 2' height above slab.
4. Toilet : toilet wall will be equipped with glazed tiles upto 5' 6" from the floor and one Western type of toilet pan, one shower and two tap points.
5. Electric: all electric wiring will be concealed type, each bedroom and dining room will have three light points, one fan point and one plug point and kitchen will have one power point, one exhaust fan point and light point and verandah and toilet will have one light point each, one exhaust fan point.
6. Plumbing: internal and external plumbing works will be of surface type and of PVC pipe line.
7. Rain water line will be also made of PVC pipe.
8. There will one tube well and one overhead PVC tank.
9. Underground waste line will be of S.W. pipe in 4" diameter.
10. All windows will be made of Aluminum Sliding Window with 5 mm glass pane.
11. All doors frames will be of 4" x 2.5" wood made.
12. Internal and external door will be flush door of ply.
13. Cost of Stand-by Generator installation and Transformer charges @ **Rs. 1,25,000/-** (One Lakh Twenty Five Thousand) per flat.

FIFTH SCHEDULE ABOVE REFERRED TO
(The Common Areas)

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



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**SIXTH SCHEDULE ABOVE REFERRED TO
(common expenses to be paid proportionately)**

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





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BKC

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

SIGNED, SEALED & DELIVERED

In presence of Witnesses:-

1. Subhojit Anon
1159, NSE Doh Road
Koh-103
2. Nasim Parvez Mondal
1159, NSE Doh Road
Koh-103

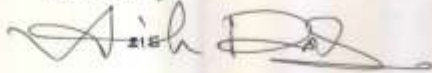
B K Consortium Engineers Pvt. Ltd.
C. Hazumder
Director

OWNER/ONE PART

Parveen Agarwal
As self & Lawful Constituted
Attorney of Rajwada Realtech
Partner Parveen Agarwal

DEVELOPER/OTHER PART

Drafted by



Advocate

Atipore Judges' Court
Kolkata - 700027
F/1646/2024



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MEMO OF DEPOSIT

Received a sum of **Rs. 10,000/- (Rupees Ten Thousand Only)** by cash from the within named Developer by cash on this the 15th October, Two Thousand and Twenty.

In presence of Witnesses:-

1. *Dr Subhojit Ghosh*
1159 NSE Best Rd
Kol-103

2. *Wasim Farveez Mondal*
1159 NSE Best Road
Kol-103

B.K. Consortium Engineers Pvt. Ltd.

C. Hoque

Director

OWNER/ONE PART



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C. Hazare

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

NAME

SIGNATURE C. Hazare



Bikash

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Left Hand					
Right Hand					

NAME BIKASH AGARWAL

SIGNATURE Bikash

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

NAME

SIGNATURE



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15 OCT 2020



Government of West Bengal

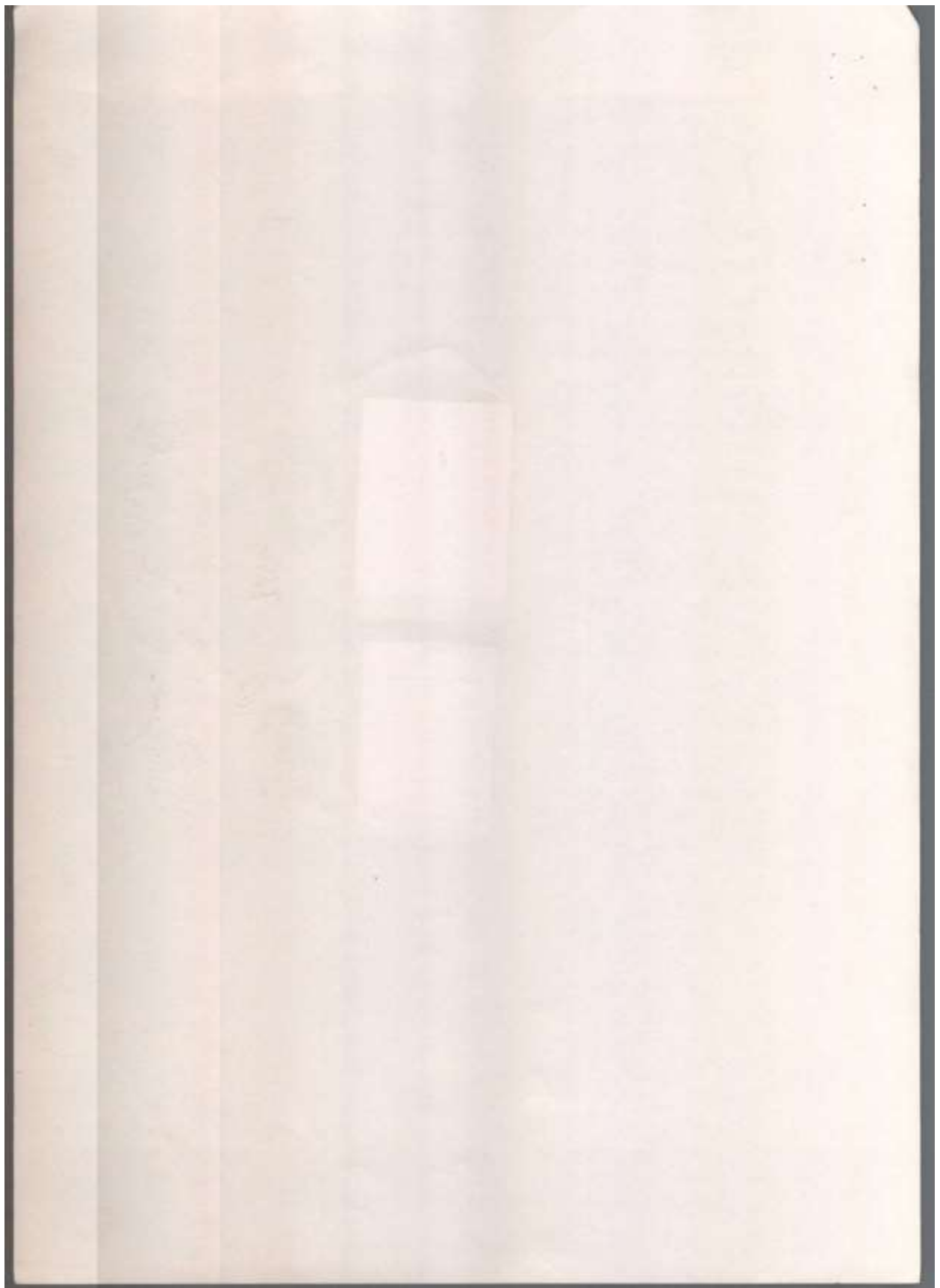
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16082001355885/2020

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

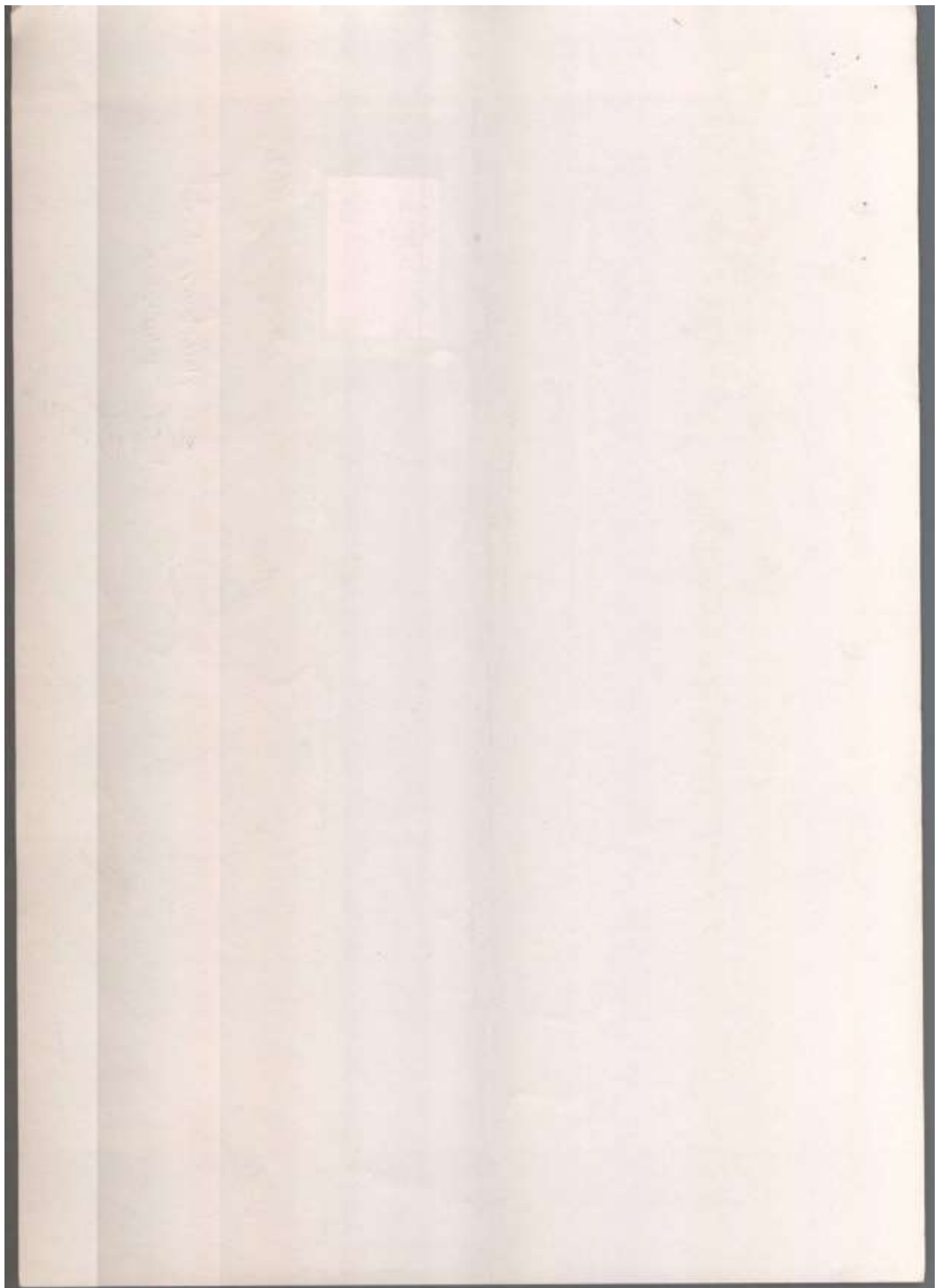
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr CHANCHAL MOZUMDER Alias Mr CHANCHAL KUMAR MOZUMDER 41, KANSHARIPARA ROAD, P.O.- BHAWANIPORE, P.S.- Kalighat, District -South 24-Parganas, West Bengal, India, PIN - 700025	Representative of Land Lord [B K CONSORTIUM ENGINEERS PRIVATE LIMITED]		 1644	 15/10/2020
2	Mr BIKASH AGARWAL 26, MAHAMAYA MANDIR ROAD, P.O.- GARIA, P.S.- Sonarpur, District -South 24-Parganas, West Bengal, India, PIN - 700084	Representative of Developer [RAJWADA REALTECH]		 1668	 15/10/2020



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr WASIM PARVEZ MONDAL Son of Mr ALAUDDIN MONDAL 1159, N S C BOSE ROAD, P.O - NARENDRAPUR, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700103	Mr CHANCHAL MOZUMDER, Mr BIKASH AGARWAL		1669 	<i>Wasim Parveez Mondal</i> 15/10/2020

Wasim Parveez Mondal
15/10/2020

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





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

GRN: 192020210116731791 Payment Mode Online Payment
GRN Date: 14/10/2020 18:13:45 Bank: HDFC Bank
BRN: 1259416247 BRN Date: 14/10/2020 18:20:03

DEPOSITOR'S DETAILS

Id No.: 2001355885/1/2020
(Query No./Query Year)

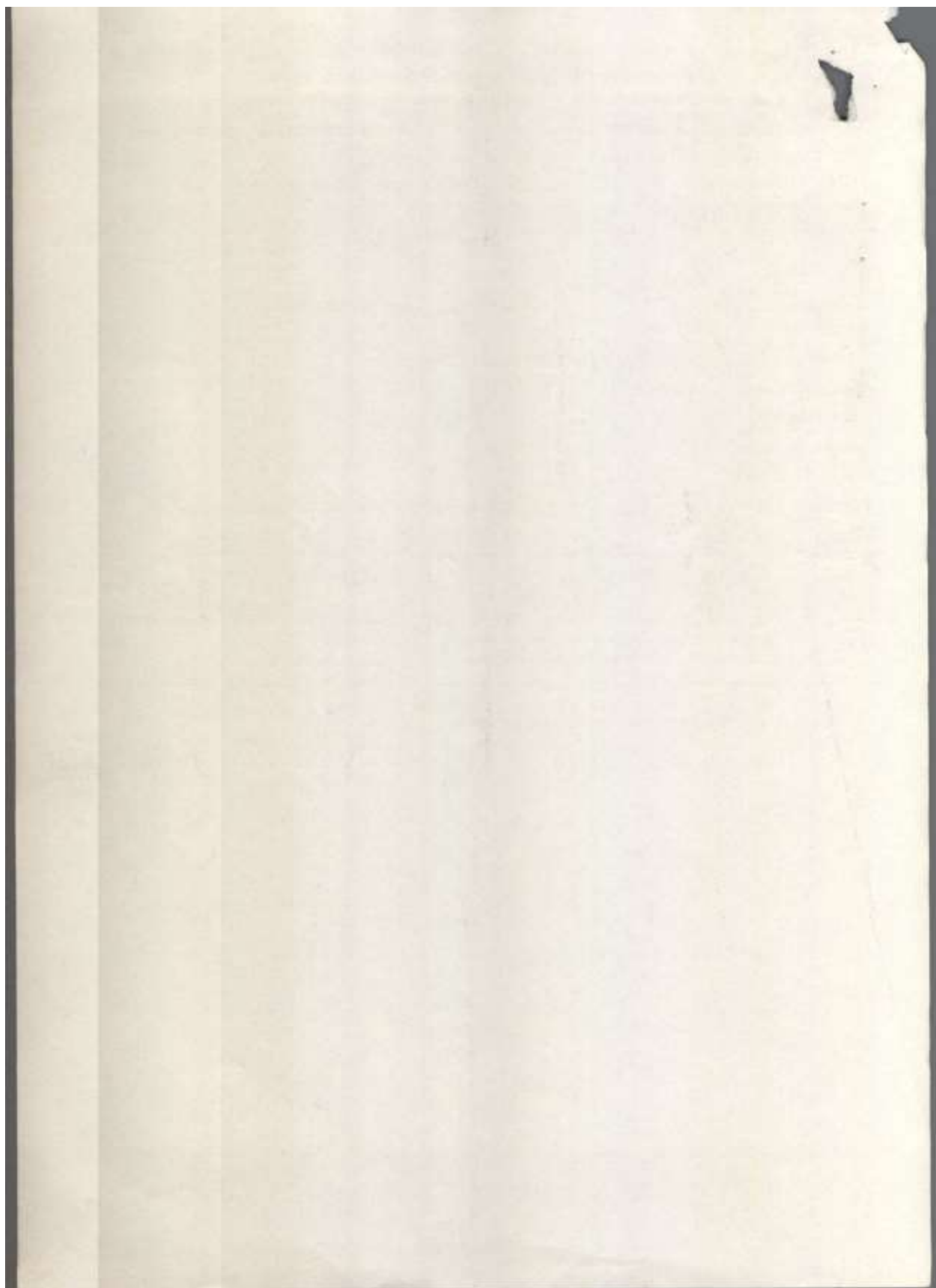
Name: RAJWADA GROUP
Contact No.: Mobile No.: +91 9830459894
E-mail:
Address: 26 MAHAMAYA MANDIR ROAD KOL84
Applicant Name: Mr A Das
Office Name:
Office Address:
Status of Depositor: Others
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	2001355885/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	74901
2	2001355885/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	1007

In Words: Rupees Seventy Five Thousand Nine Hundred Eight only

Total 75908



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

B K CONSORTIUM ENGINEERS
PRIVATE LIMITED

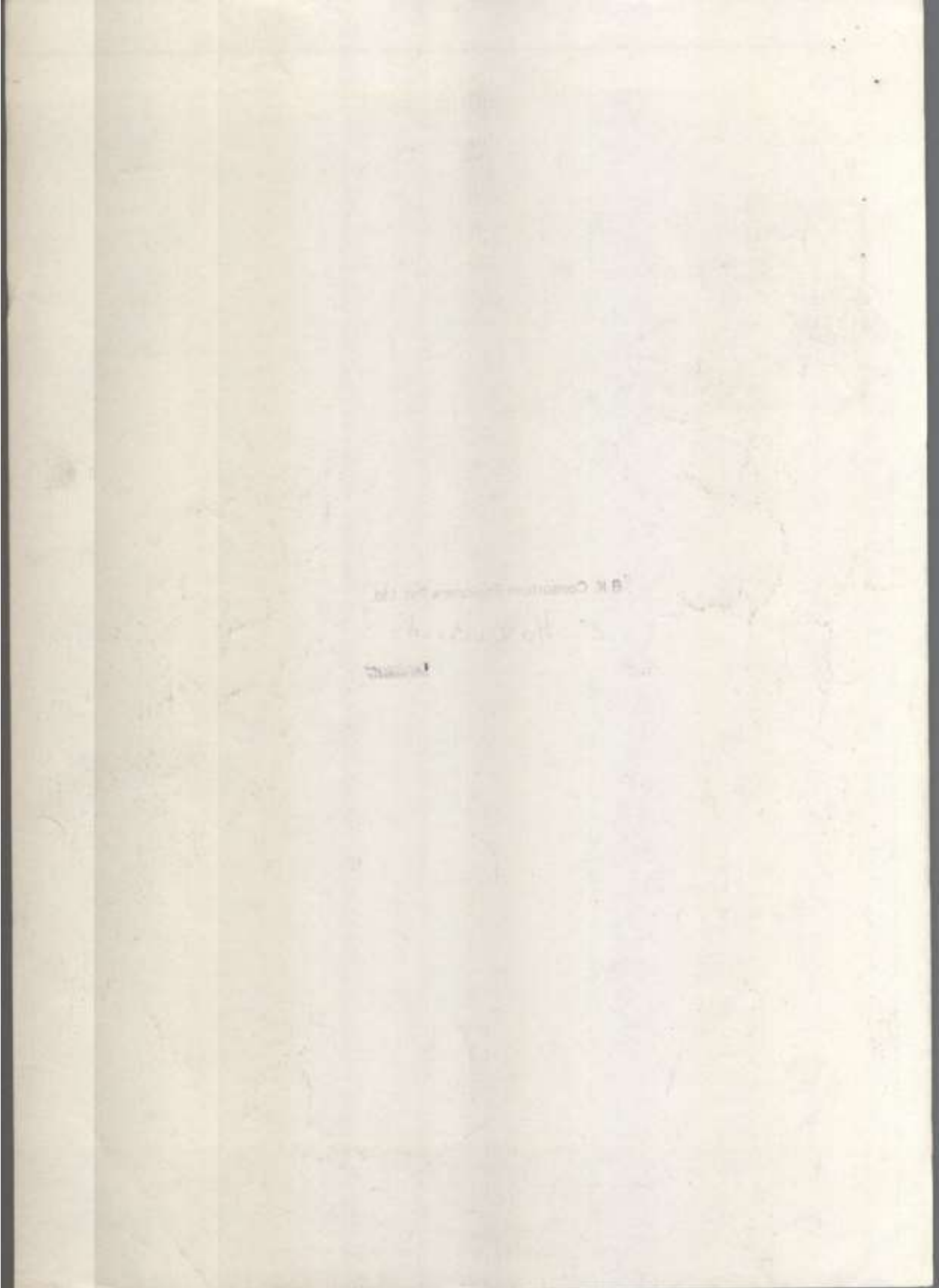
27/01/2005
Partnership Account Number

AACCB6002A

B K Consortium Engineers Pvt. Ltd.

C. Hojurmudi

Director



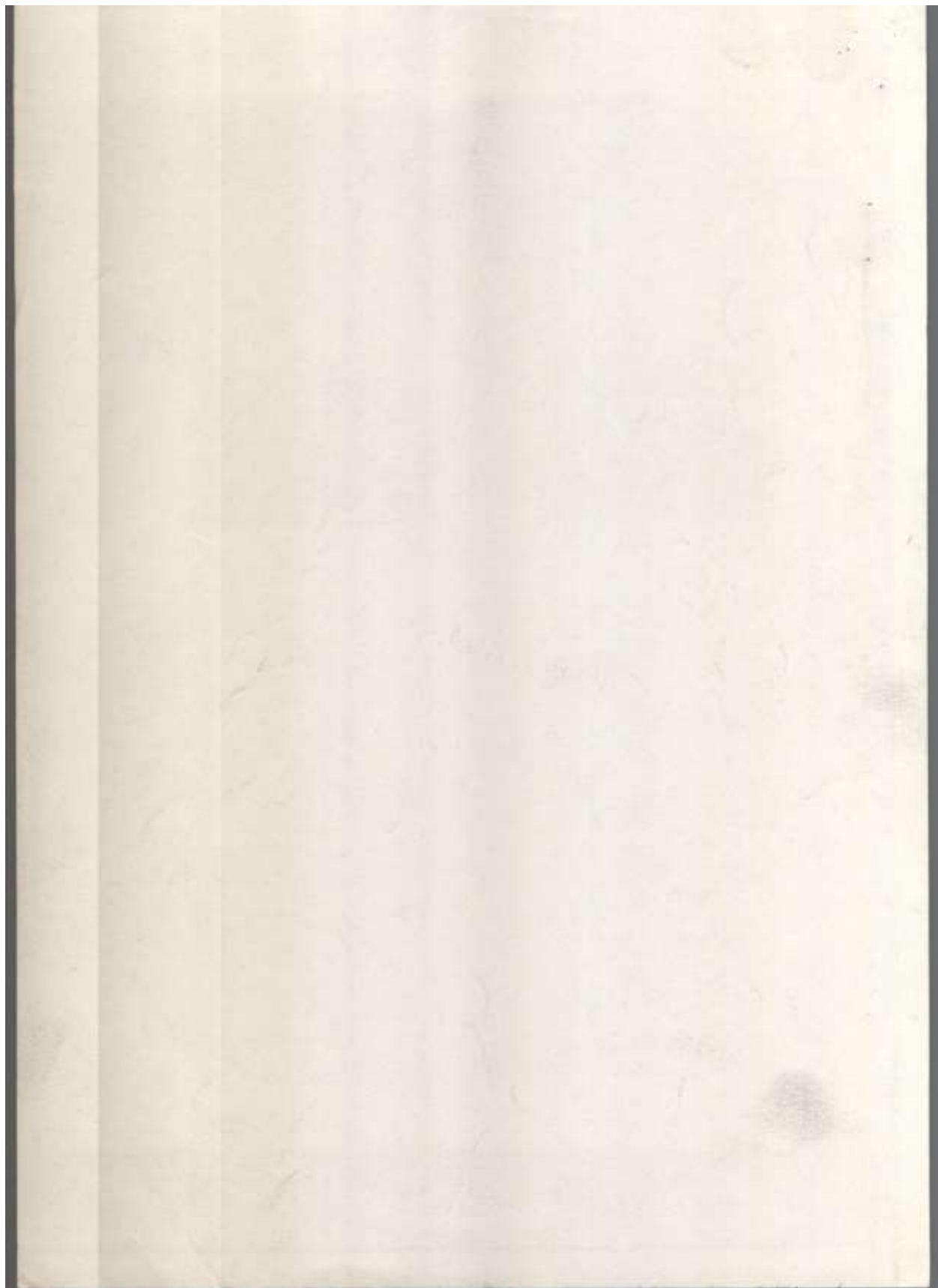
आयकर विभाग
INCOME TAX DEPARTMENT
FINANCIAL MOUZZER
B/SWA BUNDAR B/OZUMDER
12/12/1084
AHCPM2300
C. Hozahele

भारत सरकार
GOVERNMENT OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT
FINANCIAL MOUZZER
B/SWA BUNDAR B/OZUMDER
12/12/1084
AHCPM2300
C. Hozahele

C. Hozahele



Handwritten signature
Societate S.A.
Strada 10, Bucuresti
Romania



ভারতীয় বিনীতি পরিচয় প্রাধিকারণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 2010/17519/14469

04/04/2014

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



KL861308931FT

86130893



আপনার আধার সংখ্যা / Your Aadhaar No. :

2723 8304 8531

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

বিকাস আগারওয়াল
Bikash Agarwal



স্মরণীয়/DOB: 30/05/1982
পুরুষ / Male

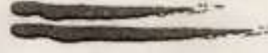
2723 8304 8531



Bikash Agarwal



Government of India



AADHAAR

তথ্য

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

INFORMATION

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

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



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

অনলাইন পরিচয় প্রমাণীকরণ
Unique Identification Authority of India

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

2723 8304 8531

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता लेखन कार्ड
Permanent Account Number Card
AHAPAB484B

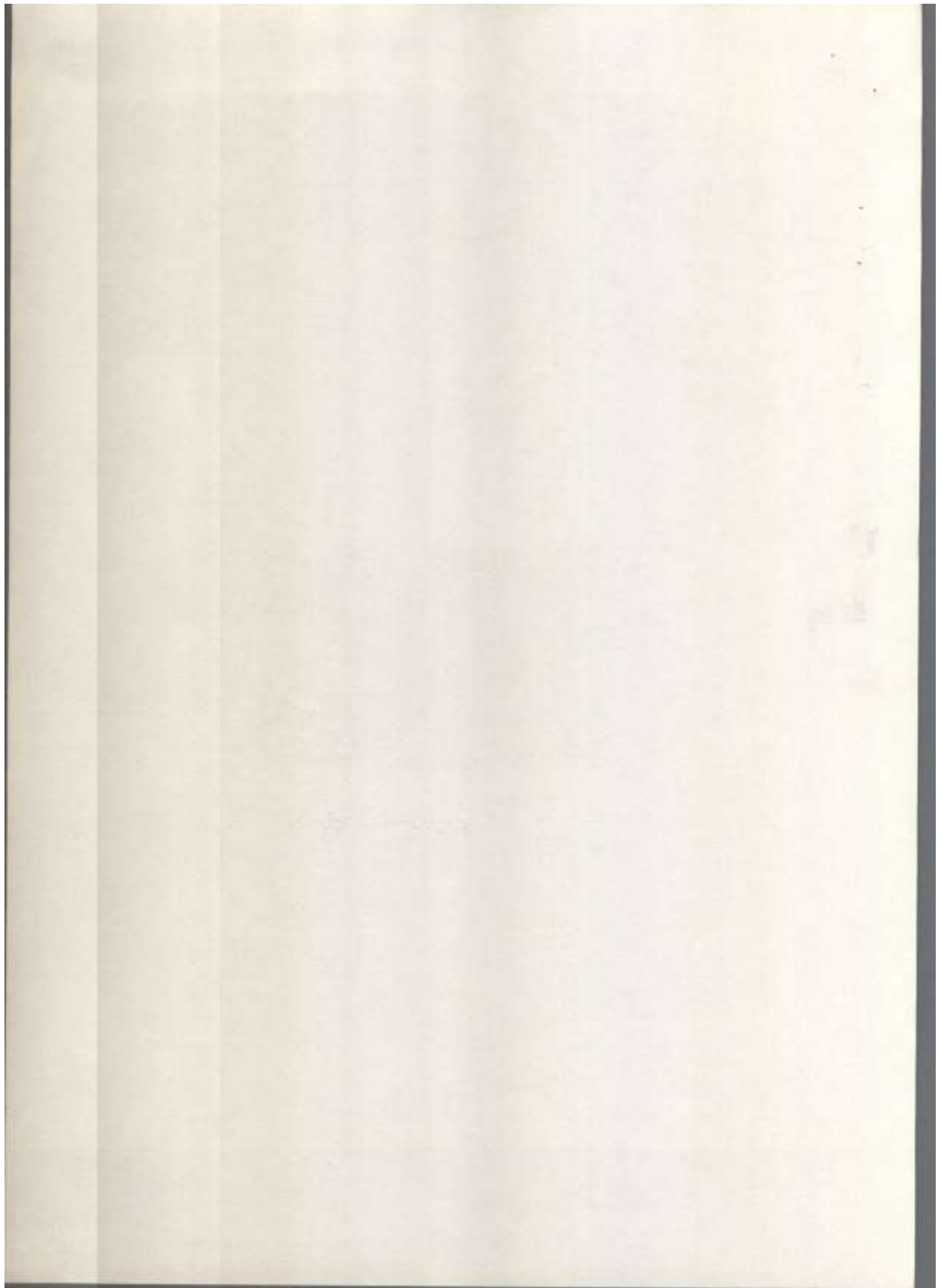
BIKASH AGARWAL

RAJENDRA KUMAR AGARWAL

30051852



Bikash Agarwal



भारत सरकार
Government of India

चरन मोदी
Charan Modi

जन्म तिथि / DOB : 12/12/1994
पुल्ल / Male

9894 2962 0217

मेरा आधार, मेरी पहचान

C. Hoza Mehra

 **एनयूआई**
Unique Identification Authority of India

पता: मोहन लाल बिरसापुर
मकान नं. 41, कानन पार्क रोड,
श्रीवर्धन, शिवमोहन, कोयंबटूर,
महाराष्ट्र 431 002

Address: S/O Late Birsa Pur
Mansdar 41, KANSAN PARK ROAD,
Shriwardhan, Shivmohan, Kolhapur
Dist. Solapur, Maharashtra 431002

9894 2962 0217

 1947  help@uidai.gov.in  www.uidai.gov.in

C. Hazare



ভারত সরকার
Government of India
भारत सरकार
Government of India

অনুমতি নম্বর / Enrollment No. 101017503/08517

শ্রী
 Waun Porva Moolal
 মোল্ল মূল্ল মল্ল
 Shri Abudhin Monda
 UCHLAKHAR LADAK MALL
 মল্ল মূল্ল মল্ল
 Ward No. 14, Pimpri
 West, Pune - 411005



আপনার আদhaar নম্বর / Your Aadhaar No. :
6839 2984 9449

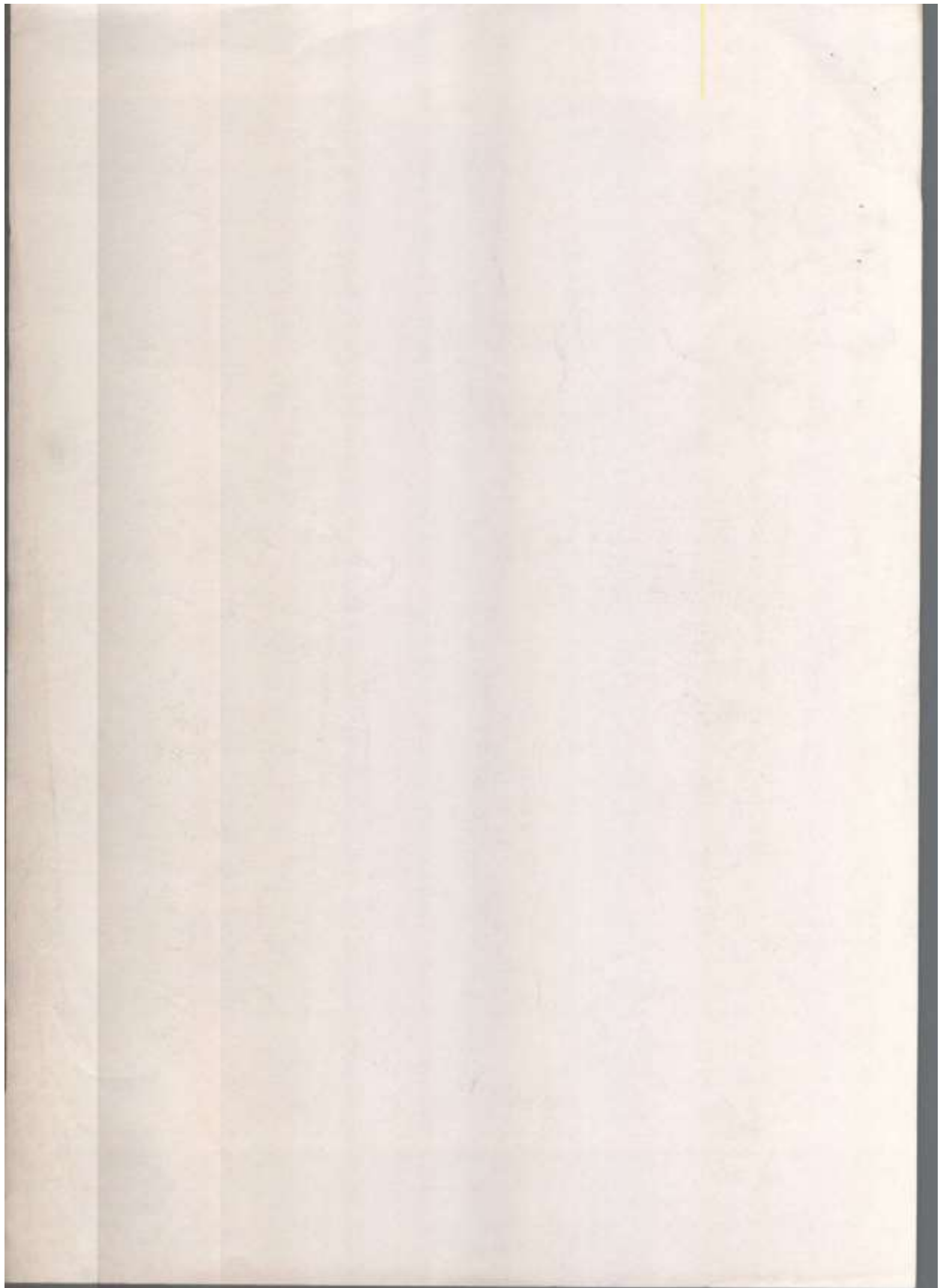
আদhaar - সাধারণ মানুষের অধিকার

অনুমতি নম্বর
 Waun Porva Moolal
 মোল্ল মূল্ল মল্ল
 Father: Abudhin Monda

6839 2984 9449

আদhaar - সাধারণ মানুষের অধিকার

Waun Porva Moolal



Major Information of the Deed

Deed No :	I-1608-03657/2020	Date of Registration	16/10/2020
Query No / Year	1608-2001355885/2020	Office where deed is registered	
Query Date	14/10/2020 5:02:24 PM	1608-2001355885/2020	
Applicant Name, Address & Other Details	A Das Alipore Judges Court.Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830999246, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 1,26,000/-	Rs. 5,35,35,150/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,001/- (Article 4B(g))	Rs. 1,007/- (Article E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assentment slip.(Urban area)		

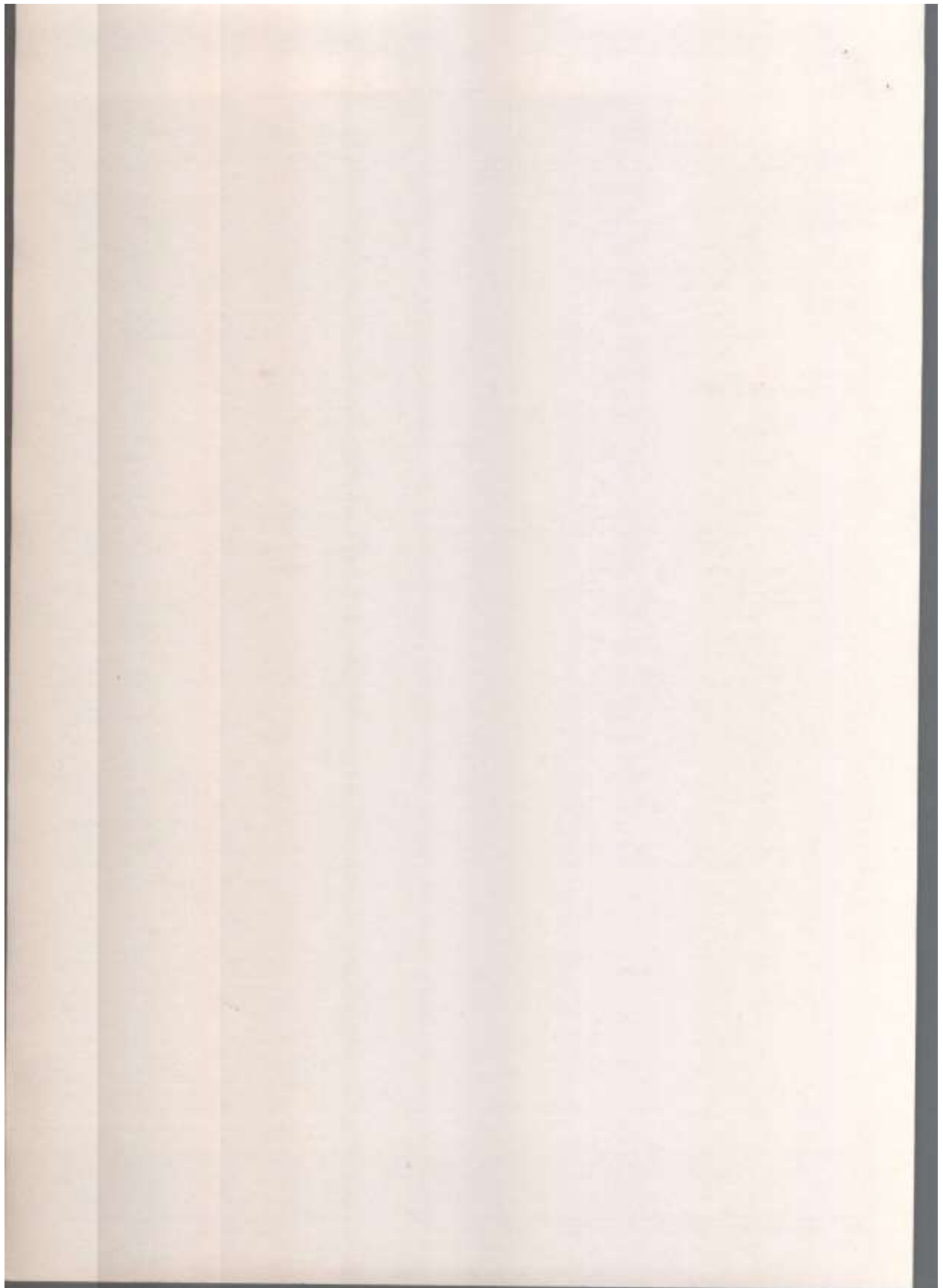
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Ukila Paikpara, Holding No.282 JI No: 56, Pin Code : 700103

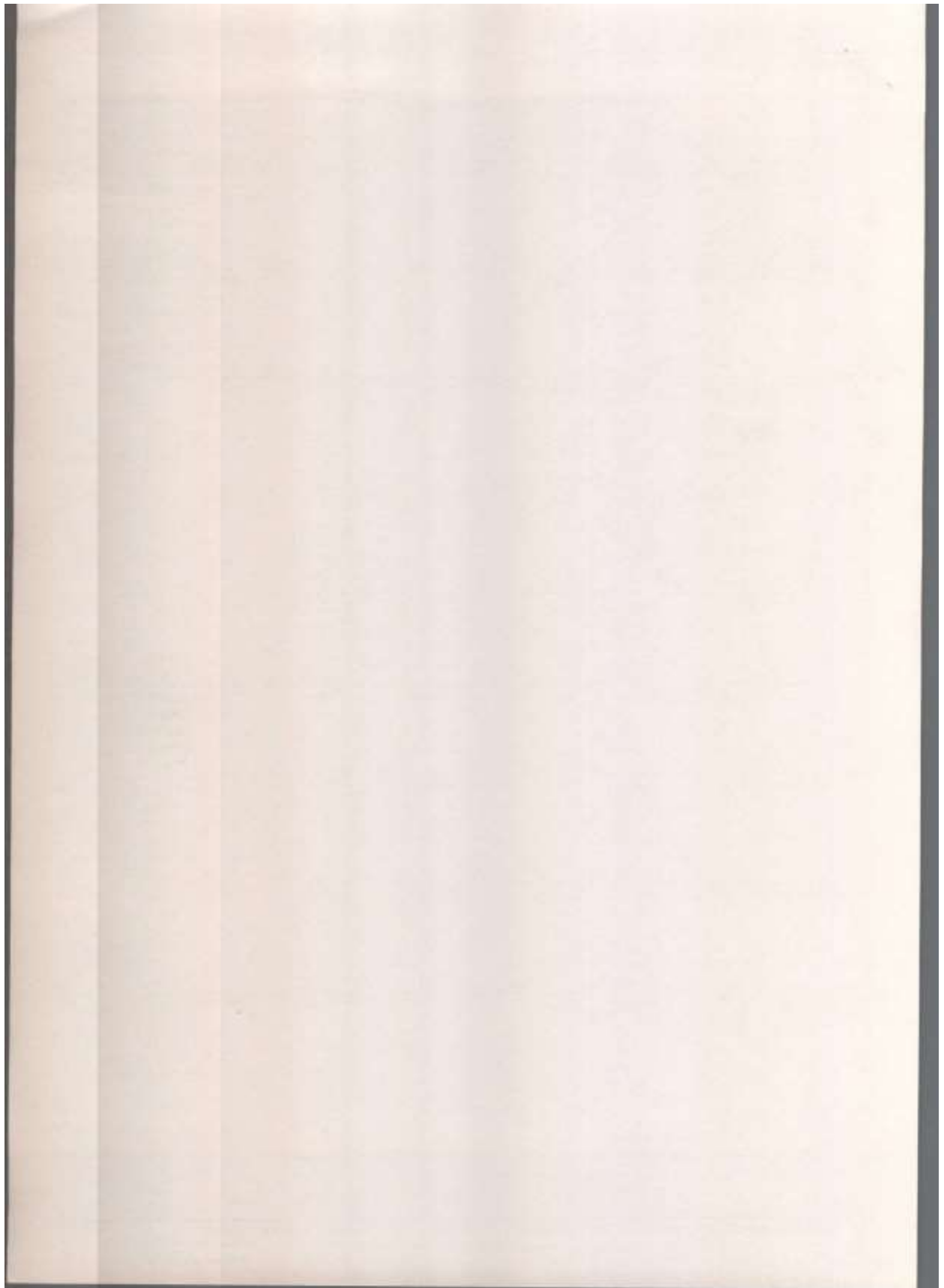
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2555 (RS -)	LR-52	Bastu	Shali	50.38 Dec	10,000/-	1,25,95,000/-	Width of Approach Road: 30 Ft. , Project Name : Rajwada Global City

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Ukila Paikpara, Ward No: 27, Holding No.282 JI No: 56, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-704 (RS -)	LR-348	Bastu	Danga	0.07 Dec	1,000/-	17,500/-	Width of Approach Road: 30 Ft. , Adjacent to Metal Road. , Project Name : Rajwada Global City
L3	LR-705 (RS -)	LR-348	Bastu	Shali	6.38 Dec	10,000/-	15,95,000/-	Width of Approach Road: 30 Ft. , Adjacent to Metal Road. , Project Name : Rajwada Global City
L4	LR-707 (RS -)	LR-317	Bastu	Danga	27.38 Dec	10,000/-	68,45,000/-	Width of Approach Road: 30 Ft. , Adjacent to Metal Road. , Project Name : Rajwada Global City



L5	LR-688 (RS -)	LR-348	Bastu	Danga	20.94 Dec	10,000/-	52,35,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L6	LR-689 (RS -)	LR-348	Bastu	Danga	16.94 Dec	10,000/-	42,35,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L7	LR-686 (RS -)	LR-530	Bastu	Danga	7.38 Dec	10,000/-	18,45,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L8	LR-685 (RS -)	LR-530	Bastu	Danga	1.38 Dec	10,000/-	3,45,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L10	LR-713 (RS -)	LR-58	Bastu	Shali	27.38 Dec	10,000/-	68,45,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L11	LR-712 (RS -)	LR-295	Bastu	Shali	14.38 Dec	10,000/-	63,27,200/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project : Not Specified
L12	LR-700 (RS -)	LR-126	Bastu	Shali	0.07 Dec	1,000/-	30,800/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project : Not Specified
L13	LR-701 (RS -)	LR-422/1	Bastu	Shali	0.07 Dec	1,000/-	17,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L14	LR-702 (RS -)	LR-336	Bastu	Danga	0.07 Dec	1,000/-	17,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L15	LR-708 (RS -)	LR-760	Bastu	Shali	0.07 Dec	1,000/-	30,800/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project : Not Specified



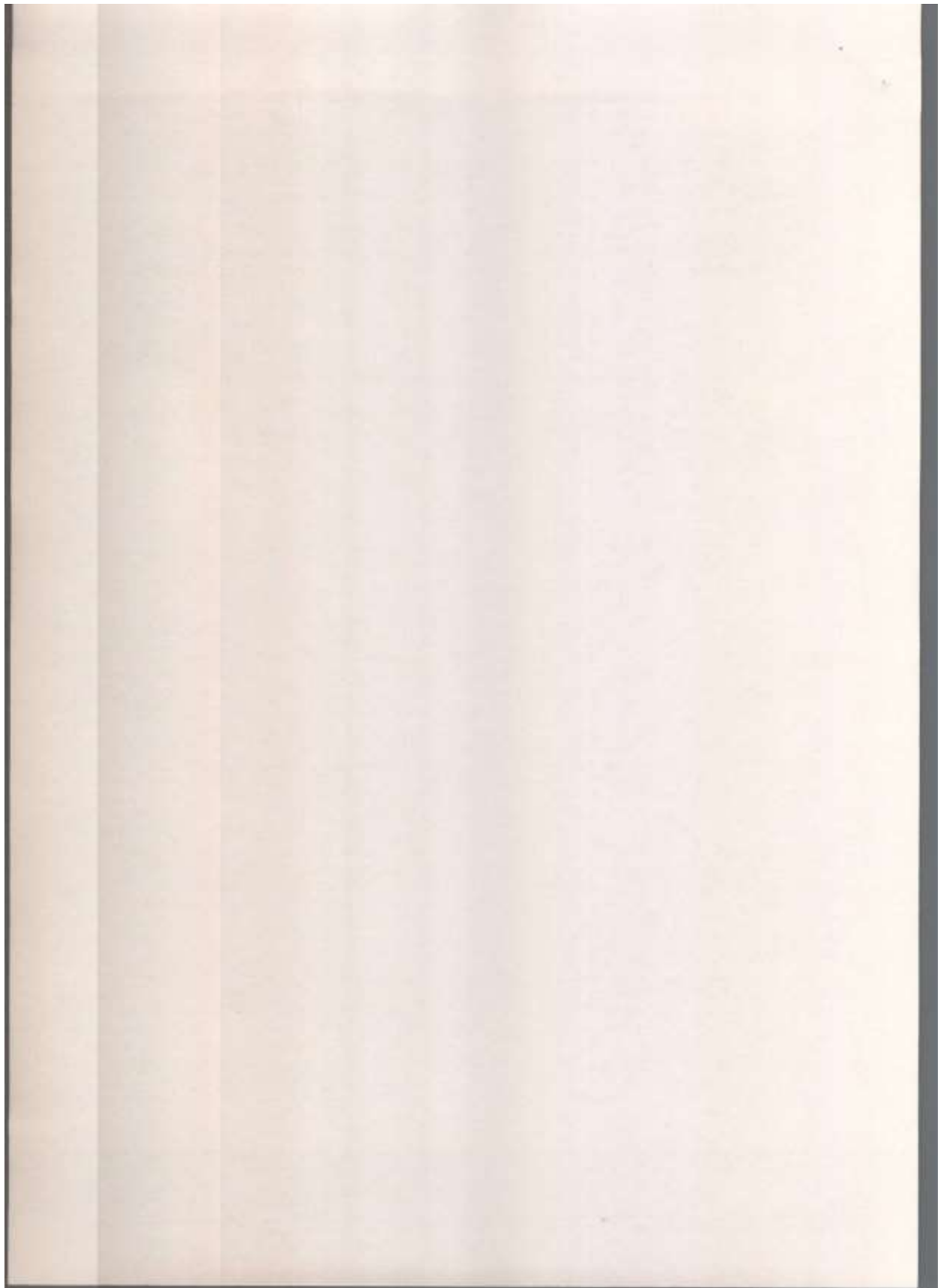
L16	LR-709 (RS -)	LR-383	Bastu	Shali	0.07 Dec	1,000/-	17,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name: Rajwada Global City
TOTAL :					122.58Dec	86,000 /-	334,03,800 /-	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Ukita Paikpara, Ward No: 27 JI No: 56, Pin Code: 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L9	LR-711 (RS -)	LR-295	Bastu	Shali	8.38 Dec	10,000/-	20,95,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name: Rajwada Global City

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Ukita Paikpara, JI No: 56, Pin Code: 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L17	LR-2549 (RS -)	LR-842	Bastu	Shali	0.07 Dec	1,000/-	17,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name: Rajwada Global City
L18	LR-2550 (RS -)	LR-126	Bastu	Shali	0.07 Dec	1,000/-	17,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name: Rajwada Global City
L19	LR-2551 (RS -)	LR-422/1	Bastu	Shali	0.07 Dec	1,000/-	17,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name: Rajwada Global City
L20	LR-2552 (RS -)	LR-330	Bastu	Shali	0.07 Dec	1,000/-	17,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name: Rajwada Global City
L21	LR-2553 (RS -)	LR-295	Bastu	Shali	0.07 Dec	1,000/-	17,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name: Rajwada Global City
L22	LR-2554 (RS -)	LR-295	Bastu	Shali	0.07 Dec	1,000/-	39,200/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project: Not Specified



L23	LR-2557 (RS :-)	LR-215	Bastu	Shali	0.07 Dec	1,000/-	17,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L25	LR-2556 (RS :-)	LR-49	Bastu	Shali	0.07 Dec	1,000/-	17,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
TOTAL :					.56Dec	8,000 /-	1,61,700 /-	

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Sonarpur, JI No: 39, Pin Code : 700103.

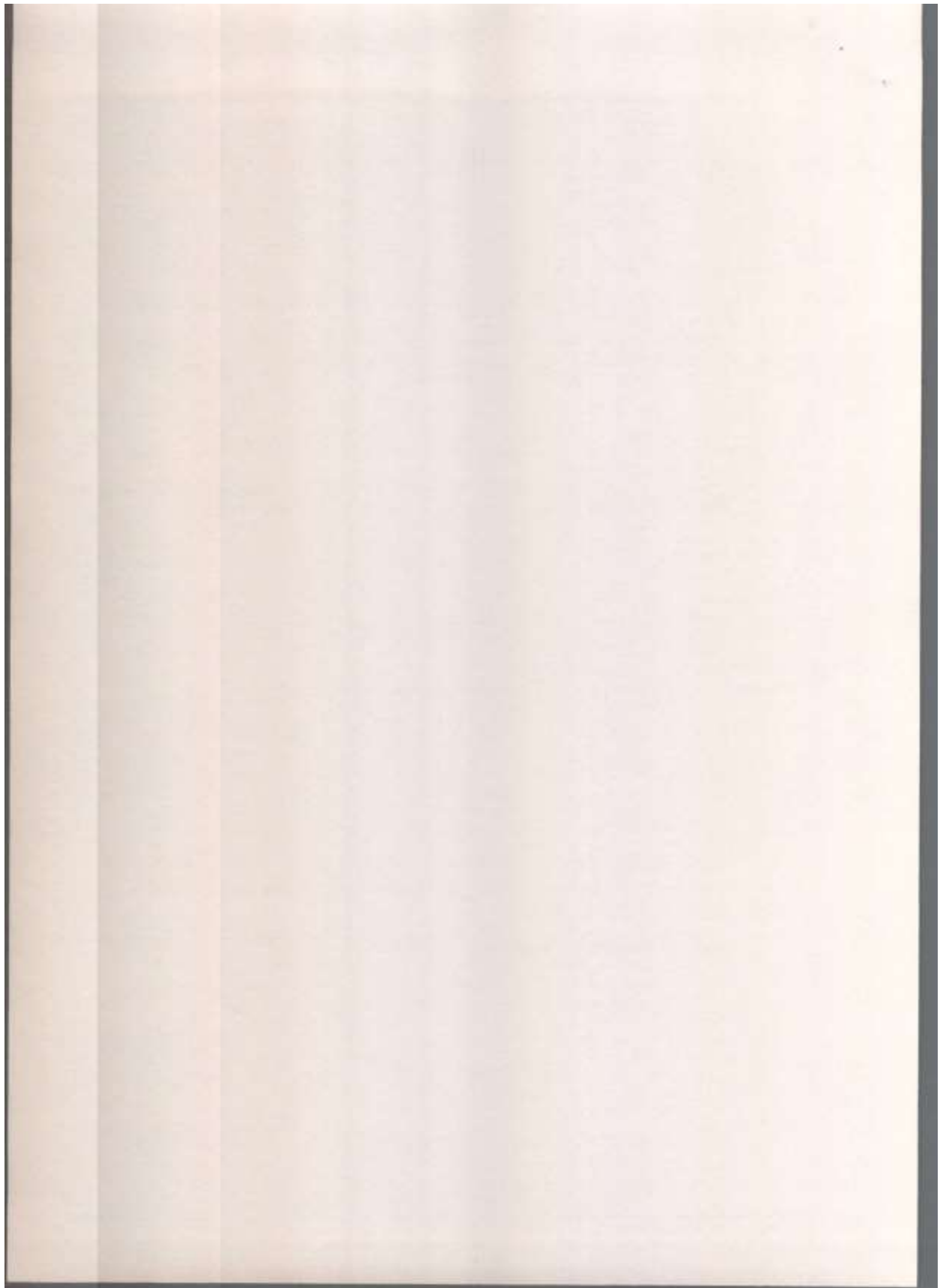
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L24	RS-2557	RS-215	Bastu	Shali	0.07 Dec	1,000/-	34,650/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Jagannathpur, JI No: 51, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L26	LR-287 (RS :-)	LR-1733	Bastu	Shali	20.38 Dec	10,000/-	50,95,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
Grand Total :					202.35Dec	1,25,000 /-	533,85,150 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21, L22, L23, L24, L25	500 Sq Ft	1,000/-	1,50,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1,000 /-	1,50,000 /-	



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED 9/4, MIDDLETON ROW, ROOM NO. 1B, MIDDLETON MANOR., P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 , PAN No:: AAxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RAJWADA REALTECH 26, MAHAMAYA MANDIR ROAD., P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 . PAN No:- ABxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

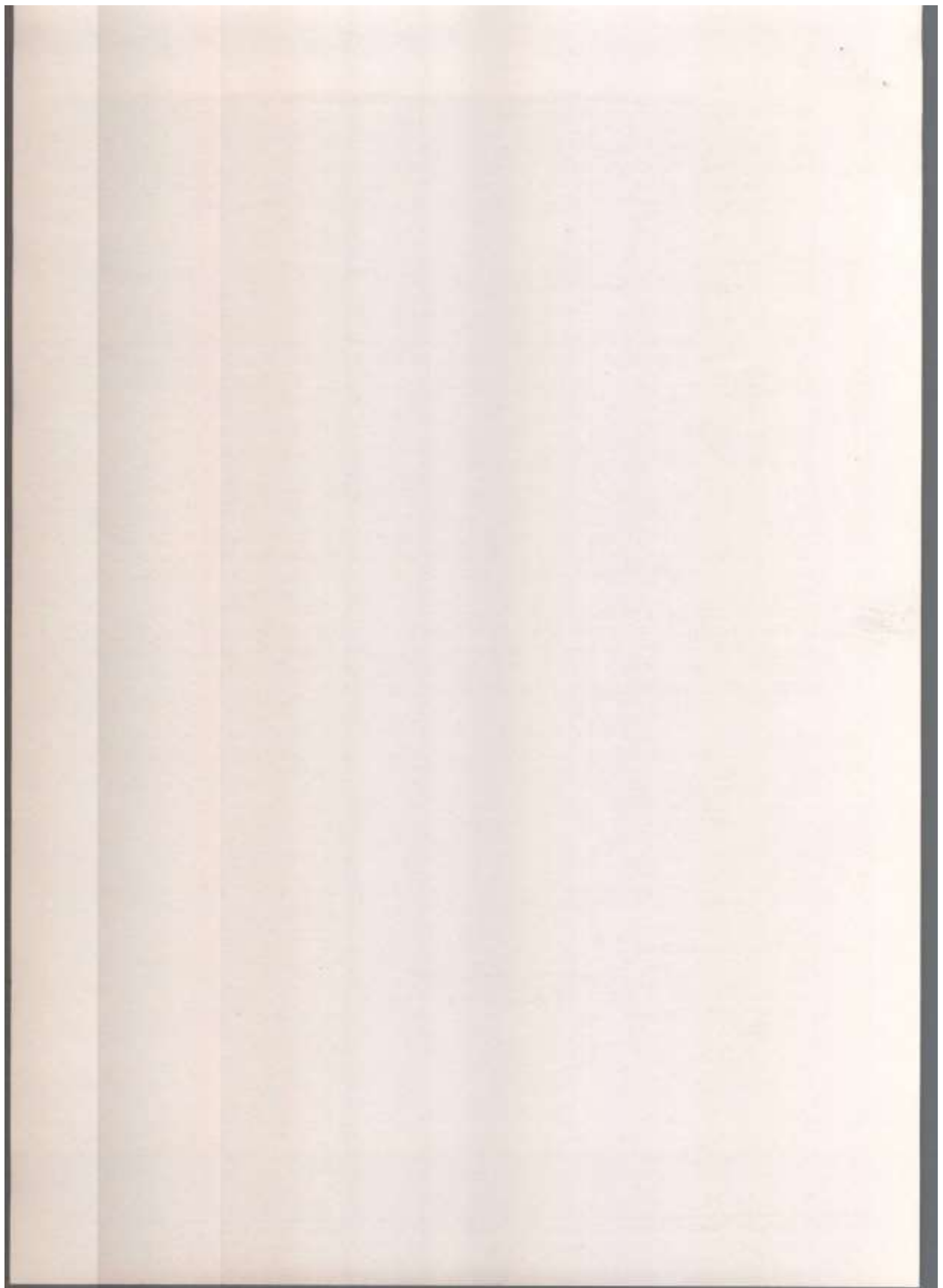
Sl No	Name,Address,Photo,Finger print and Signature
1	Mr CHANCHAL MOZUMDER, (Alias Name: Mr CHANCHAL KUMAR MOZUMDER) Son of Late BISWA SUNDER MOZUMDER 41, KANSHARIPARA ROAD, P.O:- BHAWANIPORE, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxx0B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B K CONSORTIUM ENGINEERS PRIVATE LIMITED (as DIRECTOR)
2	Mr BIKASH AGARWAL (Presentant) Son of Late RAJENDRA KUMAR AGARWAL 25, MAHAMAYA MANDIR ROAD, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084; Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxx4B, Aadhaar No: 27xxxxxxxx8531 Status : Representative, Representative of : RAJWADA REALTECH (as Partner)

Identifier Details :

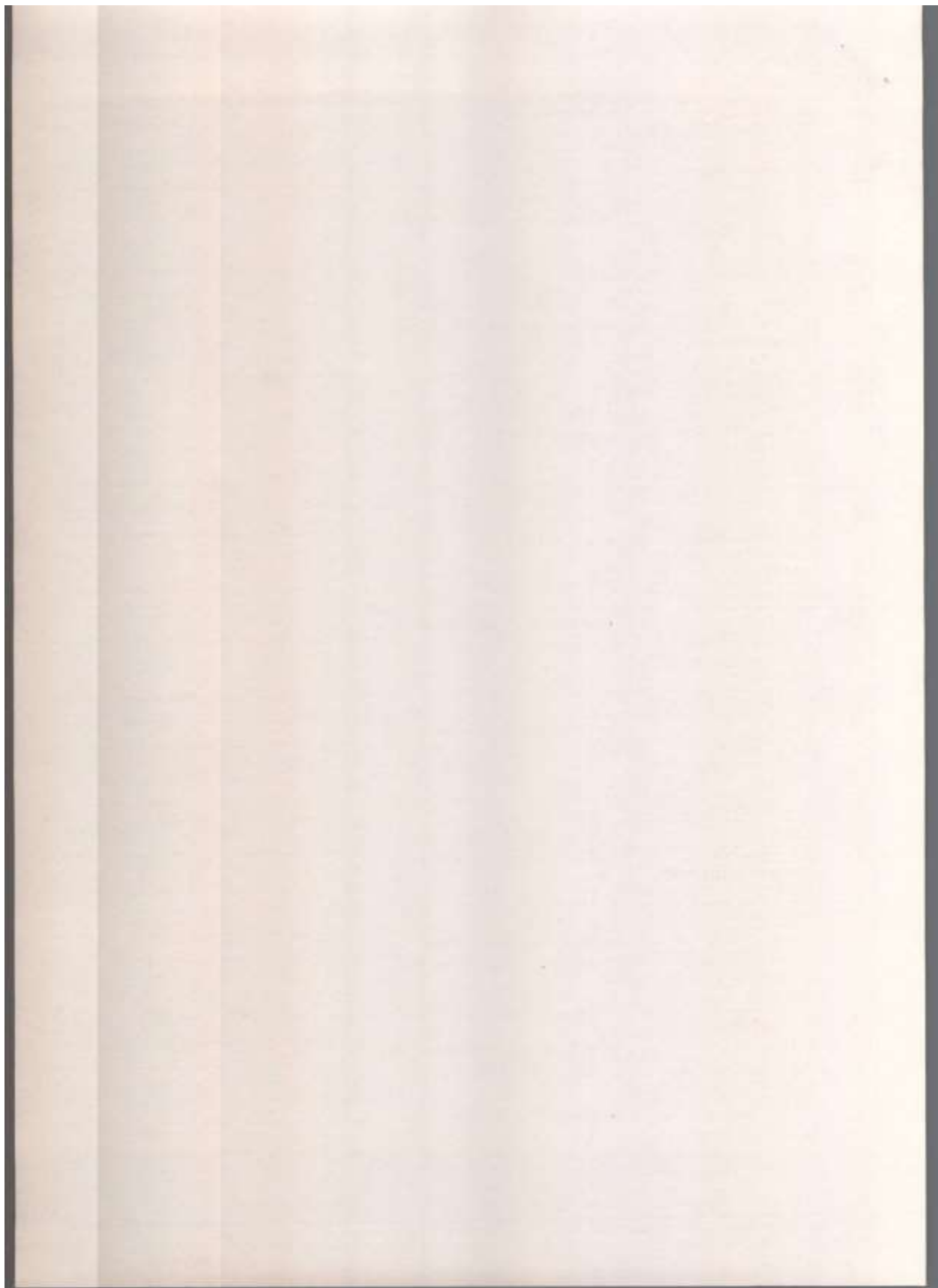
Name	Photo	Finger Print	Signature
Mr WASIM PARVEZ MONDAL Son of Mr ALAUDDIN MONDAL 1159, N S C BOSE ROAD, P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103.			
Identifier Of Mr CHANCHAL MOZUMDER, Mr BIKASH AGARWAL			

Transfer of property for L1

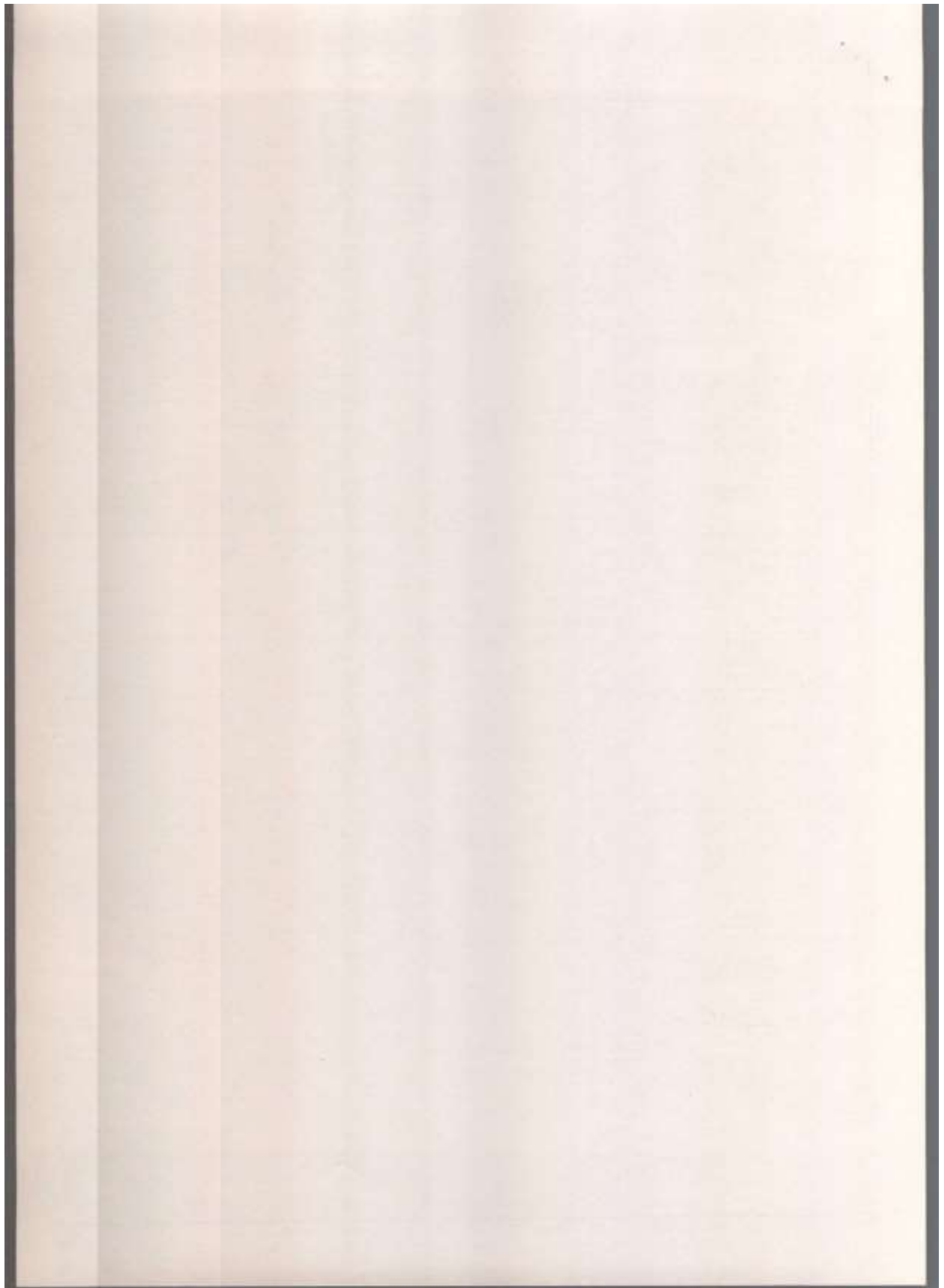
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-50.38 Dec



Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-27.38 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-14.38 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-0.07 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-0.07 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-0.07 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-0.07 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-0.07 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-0.07 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-0.07 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-0.07 Dec



Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-0.07 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-0.07 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-0.07 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-0.07 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-0.07 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-0.07 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-0.07 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-20.38 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-8.38 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-27.38 Dec



Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-20.94 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-16.94 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-7.38 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-1.38 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-8.38 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	RAJWADA REALTECH-500.00000000 Sq Ft

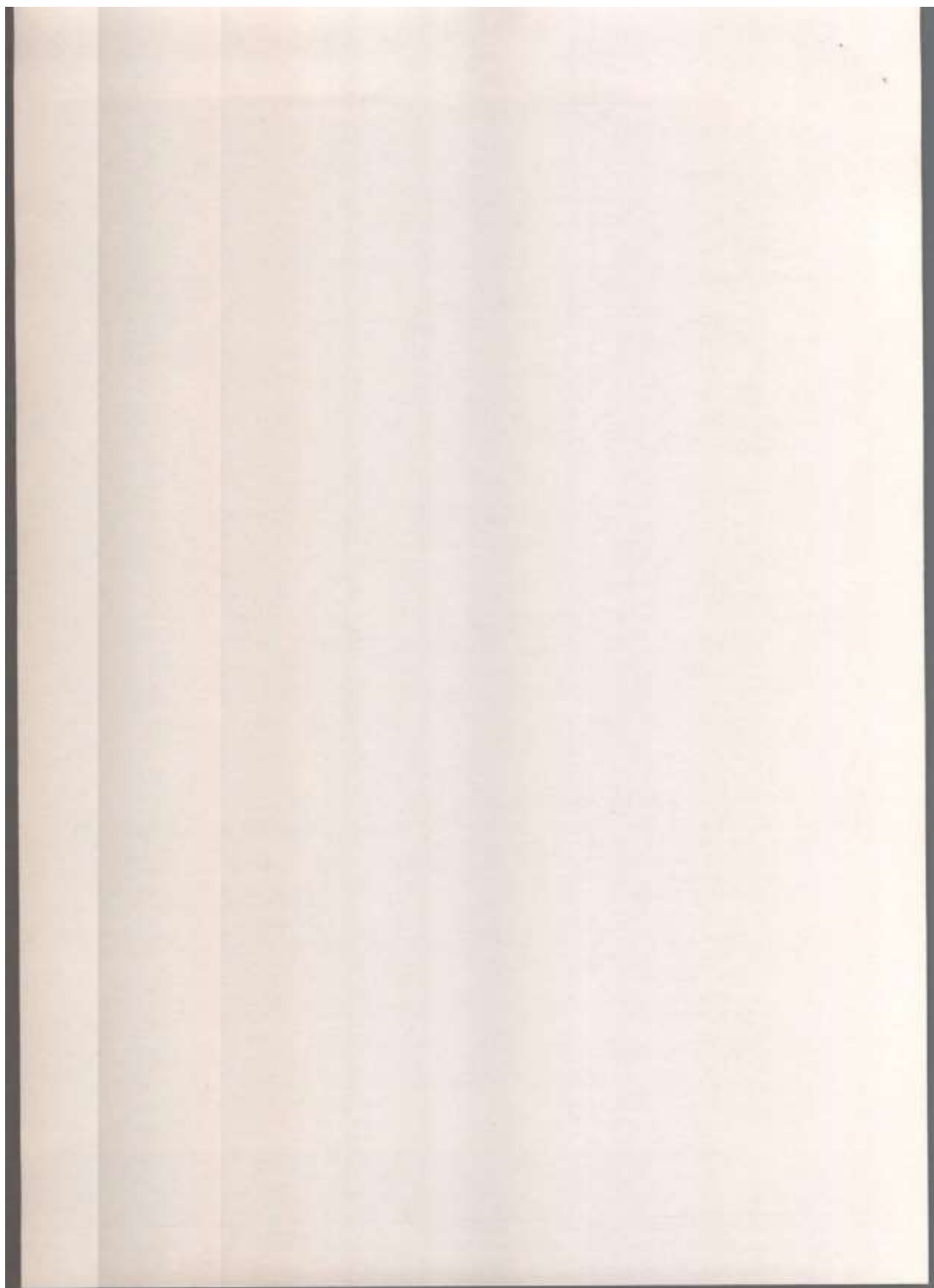
Land Details as per Land Record

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Ukila Paikpara, . Holding No:282 JI No: 56, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2555, LR Khatian No:- 52		Seller is not the recorded Owner as per Applicant.

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Ukila Paikpara, . Ward No: 27, Holding No:282 JI No: 56, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 704, LR Khatian No:- 348		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 705, LR Khatian No:- 348		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 707, LR Khatian No:- 317		Seller is not the recorded Owner as per Applicant.



L5	LR Plot No:- 688, LR Khatian No:- 348		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 689, LR Khatian No:- 348		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 686, LR Khatian No:- 530		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 685, LR Khatian No:- 530		Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 713, LR Khatian No:- 58		Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 712, LR Khatian No:- 295		Seller is not the recorded Owner as per Applicant.
L12	LR Plot No:- 700, LR Khatian No:- 126		Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 701, LR Khatian No:- 422/1		Seller is not the recorded Owner as per Applicant.
L14	LR Plot No:- 702, LR Khatian No:- 336		Seller is not the recorded Owner as per Applicant.
L15	LR Plot No:- 708, LR Khatian No:- 760		Seller is not the recorded Owner as per Applicant.
L16	LR Plot No:- 709, LR Khatian No:- 383		Seller is not the recorded Owner as per Applicant.

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Ukila Paikpara, Ward No: 27 JI No: 56, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L9	LR Plot No:- 711, LR Khatian No:- 295		Seller is not the recorded Owner as per Applicant.

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L17	LR Plot No:- 2549, LR Khatian No:- 842		Seller is not the recorded Owner as per Applicant.
L18	LR Plot No:- 2550, LR Khatian No:- 126		Seller is not the recorded Owner as per Applicant.
L19	LR Plot No:- 2551, LR Khatian No:- 422/1		Seller is not the recorded Owner as per Applicant.
L20	LR Plot No:- 2552, LR Khatian No:- 330		Seller is not the recorded Owner as per Applicant.
L21	LR Plot No:- 2553, LR Khatian No:- 295		Seller is not the recorded Owner as per Applicant.
L22	LR Plot No:- 2554, LR Khatian No:- 295		Seller is not the recorded Owner as per Applicant.
L23	LR Plot No:- 2557, LR Khatian No:- 215		Seller is not the recorded Owner as per Applicant.
L25	LR Plot No:- 2556, LR Khatian No:- 49		Seller is not the recorded Owner as per Applicant.

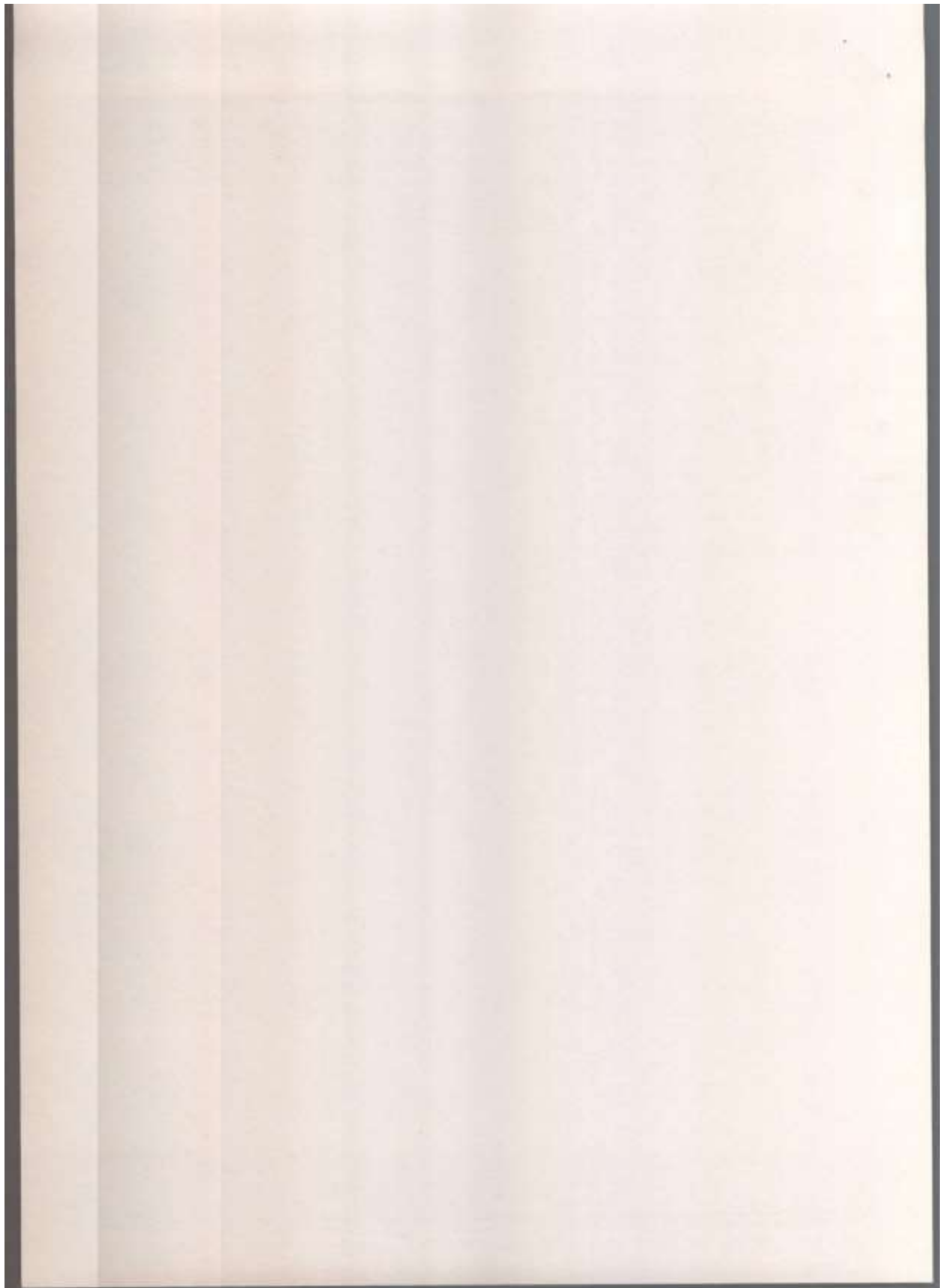
District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Sonarpur, JI No: 39, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L24	RS Plot No:- 2557, RS Khatian No:- 215		Seller is not the recorded Owner as per Applicant.



District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Jagannathpur, JI No: 51, Pin Code: 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L26	LR Plot No:- 287, LR Khatian No:- 1733	Owner: বি. কে. কনসোর্টিয়াম ইঞ্জিনি: গ্রা: পি:, Gurdian: পঙ্ক ডিভেইট, Address: 9/4 মিডিগটন রো, কোল-71 , Classification: শানি, Area 0.21000000 Acre,	B K CONSORTIUM ENGINEERS PRIVATE LIMITED



Endorsement For Deed Number : I - 160803657 / 2020

On 15-10-2020

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

Presented for registration at 19:15 hrs on 15-10-2020 at the Private residence by Mr BIKASH AGARWAL .

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 5,35,35,150/-

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

Execution is admitted on 15-10-2020 by Mr CHANCHAL MOZUMDER, Mr CHANCHAL KUMAR MOZUMDER, DIRECTOR, B K CONSORTIUM ENGINEERS PRIVATE LIMITED (Private Limited Company), 9/4, MIDDLETON ROW, ROOM NO. 1B, MIDDLETON MANOR., P.O.- Middleton Row, P.S.- Shakespear Sarani, District-South 24-Parganas, West Bengal, India, PIN - 700071

Identified by Mr WASIM PARVEZ MONDAL, Son of Mr ALAUDDIN MONDAL, 1159, N S C BOSE ROAD, P.O. NARENDRAPUR, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Service

Execution is admitted on 15-10-2020 by Mr BIKASH AGARWAL, Partner, RAJWADA REALTECH (Partnership Firm), 26 MAHAMAYA MANDIR ROAD, P.O:- GARIA, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr WASIM PARVEZ MONDAL, Son of Mr ALAUDDIN MONDAL, 1159, N S C BOSE ROAD, P.O. NARENDRAPUR, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Service

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

On 16-10-2020

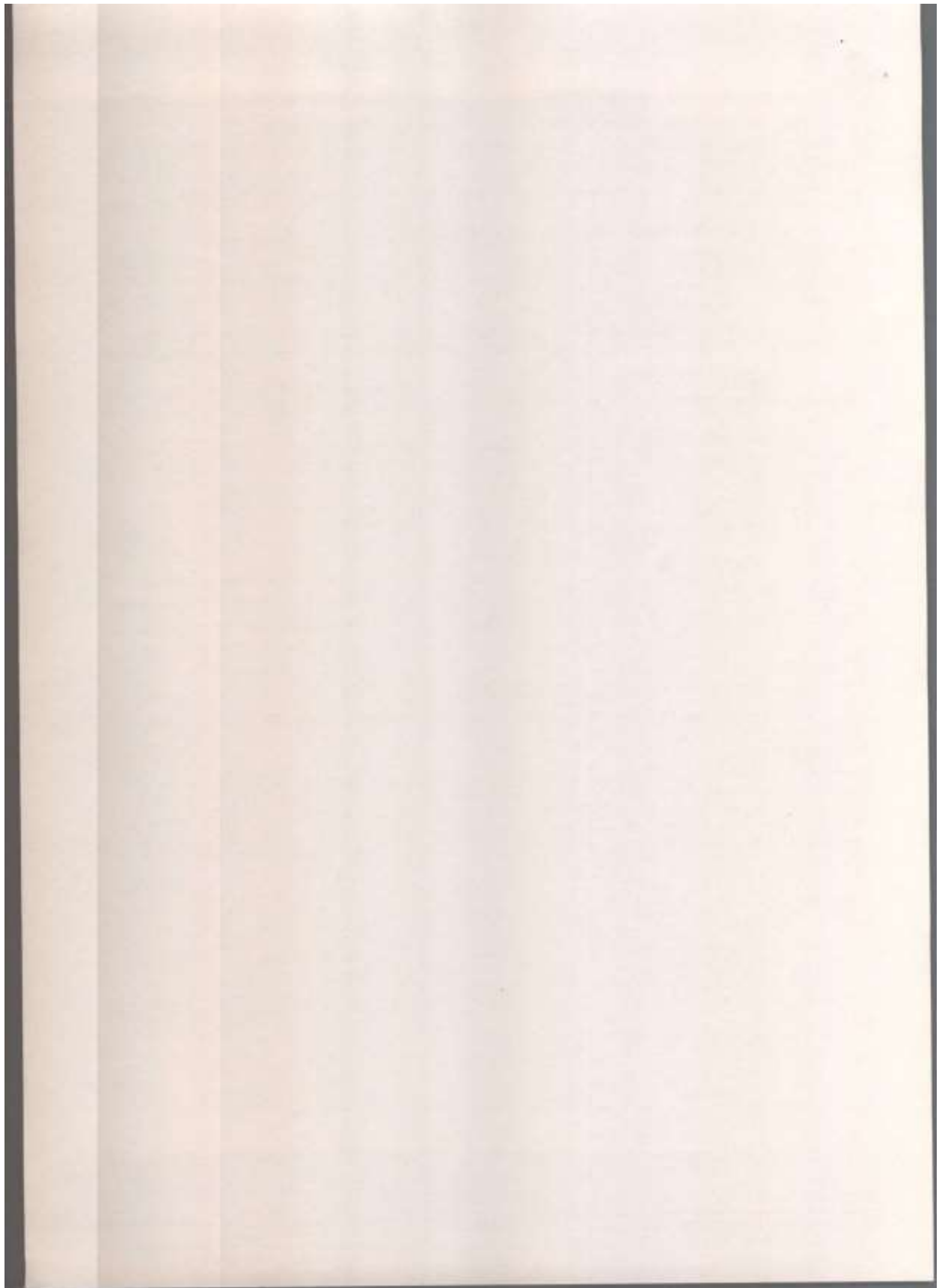
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 43 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,007/- (B = Rs 1,000/- , E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/10/2020 6:20PM with Govt. Ref. No: 192020210116731791 on 14-10-2020, Amount Rs: 1,007/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1259416247 on 14-10-2020, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,001/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 74,901/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1023, Amount: Rs 100/-, Date of Purchase: 24/09/2020, Vendor name: Tapas Haider

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/10/2020 6:20PM with Govt. Ref. No: 192020210116731791 on 14-10-2020, Amount Rs: 74,901/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1259416247 on 14-10-2020, Head of Account 0030-02-103-003-02



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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2020, Page from 108918 to 108970

being No 160803657 for the year 2020.



Barun Kumar Bhunia

Digitally signed by BARUN KUMAR
BHUNIA
Date: 2020.11.04 12:47:01 +05:30
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2020/11/04 12:47:01 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)