

3- 4095 EMBROID NO-1686

I-3659/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Q. NO 2001356329/2020

AD 768150

Visit Commission Case No. 629/2020

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

Addl. District Sub-Registrar,
Baranagar, South 24 Parganas

[Signature]
16/10/2020

16 OCT 2020

DEVELOPMENT AGREEMENT

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

BETWEEN

নং 1024 তার 24/09/2020

মূল্য 100/-

খরিদকার Rajwade Realtel

সং 26 Mahamaya Mandir Rd, JMC

অপস হালদার স্ট্যাম্প তেওয়ারি
সোনায়পুর ক্যাডে. নাব রেজিষ্ট্রার অফিস

১৫/১০/২০

As self & Lawful Constituted
Attorney of Rajwade Realtel
Partner Parveen Agarwal

BA
Bilal Aggarwal



1668
15/10/2020

Bilal Aggarwal

As self & Lawful Constituted
Attorney of Rajwade Realtel
Partner Parveen Agarwal



MOZ EXPORTS PVT. LTD.

C. Hazemol
Director

1644
15/10/2020



Identified by me

Nexin Parvez Mondal

S/o Mr. Atauldin Mondal

1157, N.S.C. Bose Rd.

Narendrapur, Kolkata - 700103

Private Service

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M/S. MOZ EXPORTS PVT. LTD. (PAN AADCM2705Q), a private limited company under the Companies Act, 1956 having its registered office at Rathala, Post Office - Narendrapur, Police Station - Sonarpur, South 24 Parganas, Kolkata - 700103, West Bengal, India, represented by its one of the Director **SRI CHANCHAL KUMAR MOZUMDER alias CHANCHAL MOZUMDER (PAN AHCPM2290B)**, son of Late Biswa Sunder Mozumder , By occupation - Business , By faith Hindu , residing at 41 Kansharipara Lane, Post Office - Bhawanipore, Police Station - Kalighat, Kolkata - 700025, 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 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



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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 **51.377 DECIMAL** equivalent to **1 Bigha 11 Cottah 1 Chittack 13 Sq. Ft.** comprised in Mouza - **Ukhilapaikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana - Medanmalla, under R.S. Dag Nos. 2664, 1071, 1068 and 1074 Corresponding to L.R. Dag Nos. 2549, 706, 703 and 709, under R.S. Khatian Nos. 842, 331 and 383 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 in Decimal	Nature of Land
1	42/2012	Ukhila Paikpara	2664	842	2549	6.3	Shali
2	6533/2012		1.2				
3	13991/2011		1.55				
4	8476/2012		1071	331	706	1.7	Shali
5	1144/2013		1				Shali
6	8476/2012		1068	331	703	9.127	Shali
7	3156/2012		1074	383	709	10	Shali
8	3157/2012					10	Shali
9	3160/2012					10.5	Shali
TOTAL						51.377	

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.



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AND WHEREAS the Owner herein being the absolute owner of the aforesaid land measuring **51.377 Decimal** has mutated its name in the records of the B.L. & L.R.O. and also finally published thereof, being L.R. Khatian No. 2180 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 **0.62 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 No. 1068 Corresponding to L.R. Dag No. 703, under R.S. Khatian No. 331, L.R. Khatian No. 2180, 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 117923 to 117946, Deed No. 4477 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 **690 Sq. Ft.** equivalent to **1.58 Decimal** be the same a little more or less out of which land measuring more or less **1.51 Decimal** comprised in Mouza - **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, Pargana - Medanmalla, R.S. No. 147, under R.S. Dag Nos. 1050, 1051, 1053, 1054, 1065, 1066, 1067, 1069, 1070, 1072, 1073, 1076, 1077, 1078, 2665, 2666, 2667, 2668, 2669, 2670, 2671 and 2671/2916 Corresponding to L.R. Dag Nos. 685, 686, 688, 689, 700, 701, 702, 704, 705, 707, 708, 711, 712, 713, 2550, 2551, 2552, 2553, 2554, 2555, 2557 and 2556, under R.S. Khatian Nos. 530, 531, 348, 126, 422/1, 336, 317, 760, 295,



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58, 330, 52, 215 and 49, and land measuring **0.069 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. 116/436, 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, 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 134990 to 135020, Deed No. 4952 for the year 2019, 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 - 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 134990 to 135020, Deed No. 4952 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 **52.757 Decimal** equivalent to more or less **1 Bigha 11 Cottaha 10 Chittack 30 Sq. Ft.** out of which land measuring **52.268 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. 2664, 1071, 1068, 1074, 1050, 1051, 1053, 1054, 1065, 1066, 1067, 1069, 1070, 1072, 1073, 1076, 1077, 1078, 2665, 2666, 2667, 2668, 2669, 2670, 2671 and 2671/2916 Corresponding to L.R. Dag Nos. 2549, 706, 703, 709, 685, 686, 688, 689, 700, 701, 702, 704, 705, 707, 708, 711, 712, 713, 2550, 2551, 2552, 2553, 2554, 2555, 2557 and 2556, under R.S. Khatian Nos. 842, 331, 383, 530, 531, 348, 126, 422/1, 336, 317, 760, 295, 58, 330, 52, 215 and 49, split up of the aforesaid lands are hereunder:



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SRL	R.S. DAG NO.	R.S. KHATIAN NO	L.R. DAG NO.	AREA IN DECIMAL	NATURE OF LAND
1	2664	842	2549	9.05	SHALI
2	1071	331	706	2.7	SHALI
3	1068	331	703	8.507	SHALI
4	1074	383	709	30.5	SHALI
5	1050	530	685	0.069	DANGA
6	1051	530	686	0.069	DANGA
7	1053	348	688	0.069	DANGA
8	1054	348	689	0.069	DANGA
9	1065	126	700	0.069	SHALI
10	1066	422/1	701	0.069	SHALI
11	1067	336	702	0.069	SHALI
12	1069	348	704	0.069	SHALI
13	1070	348	705	0.069	SHALI
14	1072	317	707	0.069	DANGA
15	1073	760	708	0.069	SHALI
16	1076	295	711	0.069	SHALI
17	1077	295	712	0.069	SHALI
18	1078	58	713	0.069	SHALI
19	2665	126	2550	0.069	SHALI
20	2666	422/1	2551	0.068	SHALI
21	2667	330	2552	0.068	SHALI



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22	2668	295	2553	0.068	SHALI
23	2669	295	2554	0.068	SHALI
24	2670	52	2555	0.068	SHALI
25	2671	215	2557	0.068	SHALI
26	2671/2916	49	2556	0.068	SHALI
TOTAL				52.268	

under L.R. Khatian Nos. 2180, 2705, 2147, 2465, 2179, 2705, 150, 151, 980, 1062, 1092, 2770, 2771, 382, 2285, 2246, 2254 and 2256, and Shali land measuring **0.069 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, Ward No. 27, Post -Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-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 26.04.2020 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



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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 their heirs, executors, legal representatives, administrators and/or assigns.

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

SAID PROPERTY: shall mean and include **ALL THAT** the piece or parcel of undivided land measuring more or less **52.757 Decimal** equivalent to more or less **1 Bigha 11 Cottaha 10 Chittack 30 Sq. Ft.** out of which land measuring **52.268 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. 2664, 1071, 1068, 1074, 1050, 1051, 1053, 1054, 1065, 1066, 1067, 1069, 1070, 1072, 1073, 1076, 1077, 1078, 2665, 2666, 2667, 2668, 2669, 2670, 2671 and 2571/2916 Corresponding to L.R. Dag Nos. 2549, 706, 703, 709, 685, 686, 688, 689, 700, 701, 702, 704, 705, 707, 708, 711, 712, 713, 2550, 2551, 2552, 2553, 2554, 2555, 2557 and 2556, under R.S. Khatian Nos. 842, 331, 383, 530, 531, 348, 126, 422/1, 336, 317, 760, 295, 58, 330, 52, 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
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17	1077	295	712	0.069	SHALI
18	1078	58	713	0.069	SHALI
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20	2666	422/1	2551	0.068	SHALI
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24	2670	52	2555	0.068	SHALI
25	2671	215	2557	0.068	SHALI
26	2671/2916	49	2556	0.068	SHALI
			TOTAL	52.268	

under L.R. Khatian Nos. 2180, 2705, 2147, 2465, 2179, 2705, 150, 151, 980, 1062, 1092, 2770, 2771, 382, 2285, 2246, 2254 and 2256, and Shali land measuring **0.069 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. 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, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal.

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 RajpurSonarpur 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,



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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 i.e. **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.
- 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 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 the covered area of any Unit or Units be in relation to the covered area of all the Units in the New Building.



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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.

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 building/s, comprised of several self-contained flats, car parking space/s and other space/s and will sell the flats, car parking space/s and other spaces together



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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 Owners' 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.

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.



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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 to be registered in favour of the Developer authorizing and/or empowering the Developer to do all acts, deeds, matters and things necessary for completion of the work of development of the Said Property and/or for construction of the said proposed New Building/s and/or to sell and mortgage the Developer's Allocation as per terms of this Agreement.

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



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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 Developer herein shall be liable to bear all the costs and expenses for mutation of the Said Property in favour of the owners in the office of the Rajpur-Sonarpur Municipality.

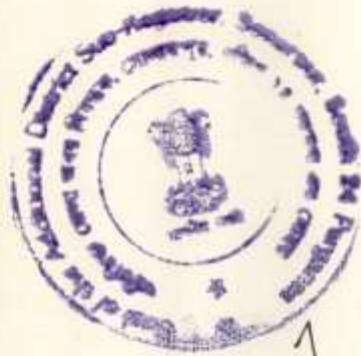
7.8 The Owners shall bear the cost for installation of Transformer and Standby Generator at **Rs. 1,25,000/-** (One Lakh Twenty Five Thousand) only per flat and also Club charges at **Rs. 1,00,000/-** (One Lakh) only per flat for its Allocation in the Said New Building/s which can be recovered by the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



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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.

ARTICLE-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 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



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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 their 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 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 Owners.

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 Owners 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



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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.

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 owners 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 Owners shall not be liable in any manner in respect of repayment of the said loan.

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

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.



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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)~~ **Rs. 1,00,000/- (Rupees One Lakh)** only being refundable money, without interest, to the Owner at the time of registration of this Development 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 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.



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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 its respective constructed areas and/or Allocations in the proposed New Building/s and on expiry of 30 (thirty) days from the date of the said notice the Owners 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 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-XVII : 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



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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

ALL THAT the piece or parcel of undivided land measuring more or less **52.757 Decimal** equivalent to more or less **1 Bigha 11 Cottaha 10 Chittack 30 Sq. Ft.** out of which land measuring **52.268 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. 2664, 1071, 1068, 1074, 1050, 1051, 1053, 1054, 1065, 1066, 1067, 1069, 1070, 1072, 1073, 1076, 1077, 1078, 2665, 2666, 2667, 2668, 2669, 2670, 2671 and 2671/2916 Corresponding to L.R. Dag Nos. 2549, 706, 703, 709, 685, 686, 688, 689, 700, 701, 702, 704, 705, 707, 708, 711, 712, 713, 2550, 2551, 2552, 2553, 2554, 2555, 2557 and 2556, under R.S. Khatian Nos. 842, 331, 383, 530, 531, 348, 126, 126/1, 336, 317, 760, 295, 58, 330, 52, 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	2664	842	2549	9.05	SHALI
2	1071	331	706	2.7	SHALI
3	1068	331	703	8.507	SHALI
4	1074	383	709	30.5	SHALI
5	1050	530	685	0.069	DANGA
6	1051	530	686	0.069	DANGA
7	1053	348	688	0.069	DANGA
8	1054	348	689	0.069	DANGA
9	1065	126	700	0.069	SHALI



↑
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10	1066	422/1	701	0.069	SHALI
11	1067	336	702	0.069	SHALI
12	1069	348	704	0.069	SHALI
13	1070	348	705	0.069	SHALI
14	1072	317	707	0.069	DANGA
15	1073	760	708	0.069	SHALI
16	1076	295	711	0.069	SHALI
17	1077	295	712	0.069	SHALI
18	1078	58	713	0.069	SHALI
19	2665	126	2550	0.069	SHALI
20	2666	422/1	2551	0.068	SHALI
21	2667	330	2552	0.068	SHALI
22	2668	295	2553	0.068	SHALI
23	2669	295	2554	0.068	SHALI
24	2670	52	2555	0.068	SHALI
25	2671	215	2557	0.068	SHALI
26	2671/2916	49	2556	0.068	SHALI
TOTAL				52.268	

under L.R. Khatian Nos. 2180, 2705, 2147, 2465, 2179, 2705, 150, 151, 980, 1062, 1092, 2770, 2771, 382, 2285, 2246, 2254 and 2256, and Shali land measuring **0.069 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-Sonarapur Municipality, Municipal **Holding No. 282**, Ward No. 27, Matri Bhaban Road,



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Post Office - Narendrapur, 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:-

- 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,



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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)
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.



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4. Any common area in the new building, foundation, columns, beams etc.
5. Pump and motor, Stair Case, common passage, water lines, boundary wall, water tank and reservoir, electrical wiring, transformer, fixtures and fittings, vacant space, roof, gates.

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

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



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MOZ

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. Subhasini Ahluwalia
1159, NSE Box Rd
Ker-103
2. Wasim Parvez Mondal
1159, NSE Box Road
Ker-103

MOZ EXPORTS PVT. LTD.

C. Hazare
Director

OWNER/ONE PART

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

DEVELOPER/OTHER PART

Drafted by

Aish D

Advocate

Alipane Judges' Court
Kolkata - 700027
F/1646/2012

NOT EXCEEDING 30M

1000000



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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~~ ^{15th} October, Two Thousand and Twenty.

In presence of Witnesses:-

1. Subhasit Ghosh
1159, NSE Box Rd
Kot-103
2. Wasim Parvez Mondal
1159, NSE Box Road
Kot-103

MOZ EXPORTS PVT. LTD.

C. Hogender


Director

OWNER/ONE PART










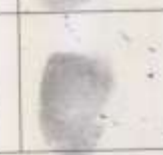



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	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Left Hand					
Right Hand					

NAME

SIGNATURE *S. Hazwadi*

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

NAME *BIKASH AGARWAL*

SIGNATURE *Bikash Agarwal*

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

NAME

SIGNATURE



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South 24 Parganas
15 OCT 2020



Government of West Bengal

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

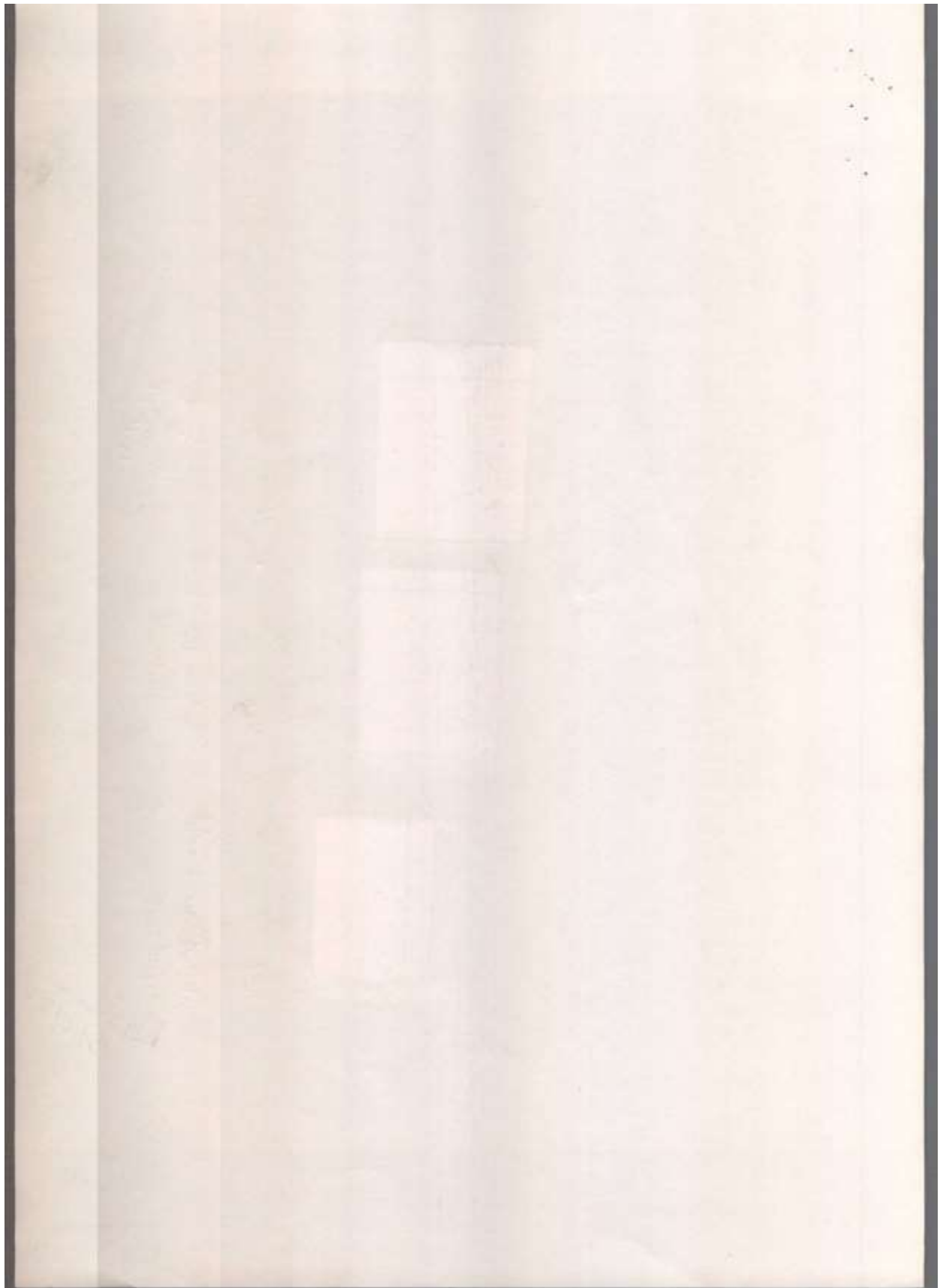
OFFICE OF THE A.D.S.R, SONARPUR, District Name : South 24-Parganas

Signature / LTI Sheet of Query No/Year 16082001356327/2020

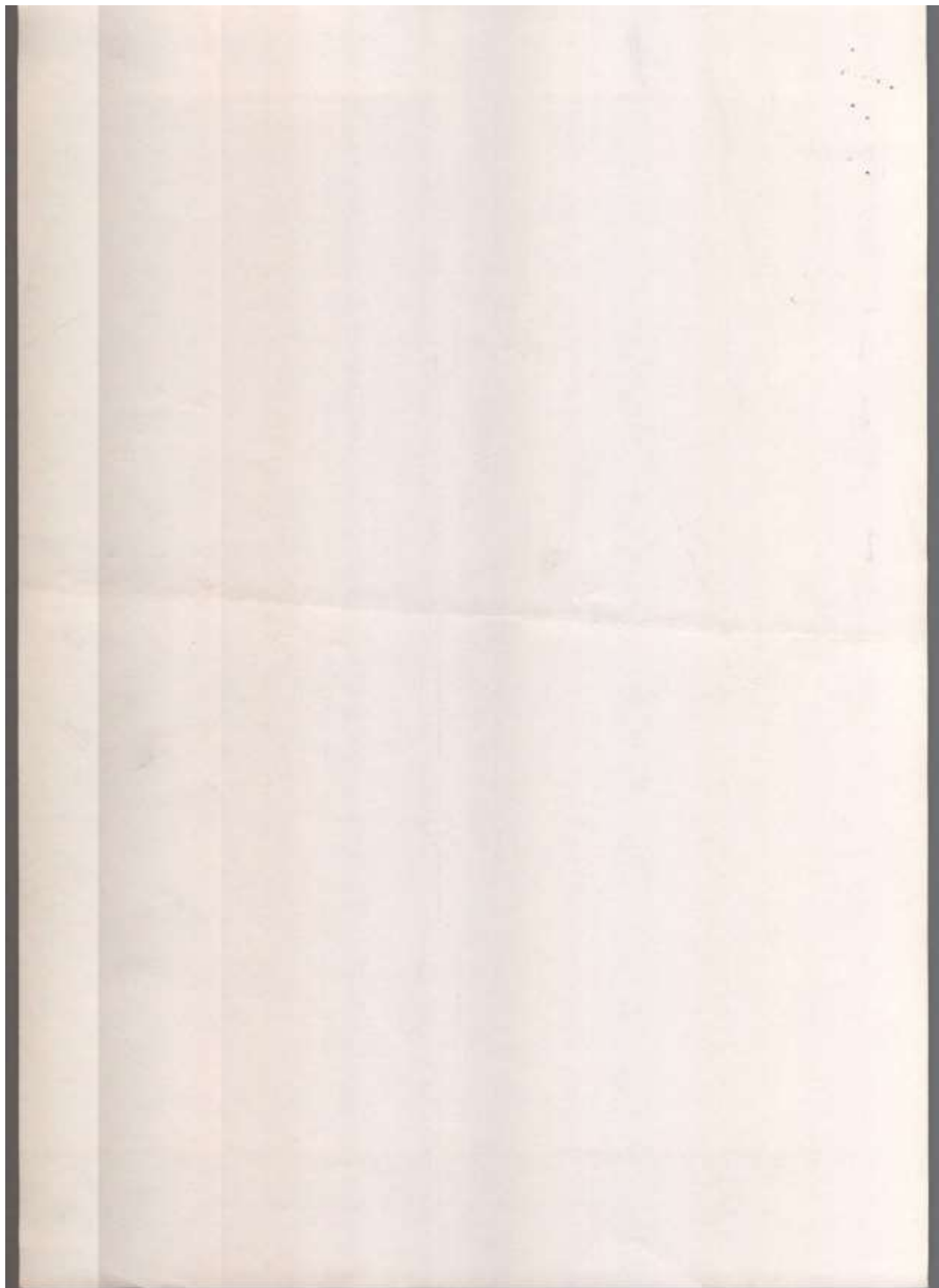
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	CHANCHAL MOZUMDER P.O.- KALIGHAT, P.S.- Kalighat, District-South 24-Parganas, West Bengal, India, PIN - 700025	Representative of Land Lord [MOZ EXPORTS PVT LTD]		 1644	 15/10/2020
2	BIKASH AGARWAL P.O.- GARIA, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084	Representative of Developer [RAJWAD A REALTECH]		 1668	 15/10/2020
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	WASIM PARVEZ MONDAL Son of A MONDAL P.O.- NARENDRAPUR, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700103	CHANCHAL MOZUMDER, BIKASH AGARWAL		 1669	 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

M02

GRN: 19-202021-011671919-1 Payment Mode: Online Payment
GRN Date: 14/10/2020 18:03:15 Bank: HDFC Bank
BRN: 1259403605 BRN Date: 14/10/2020 18:06:43

DEPOSITOR'S DETAILS

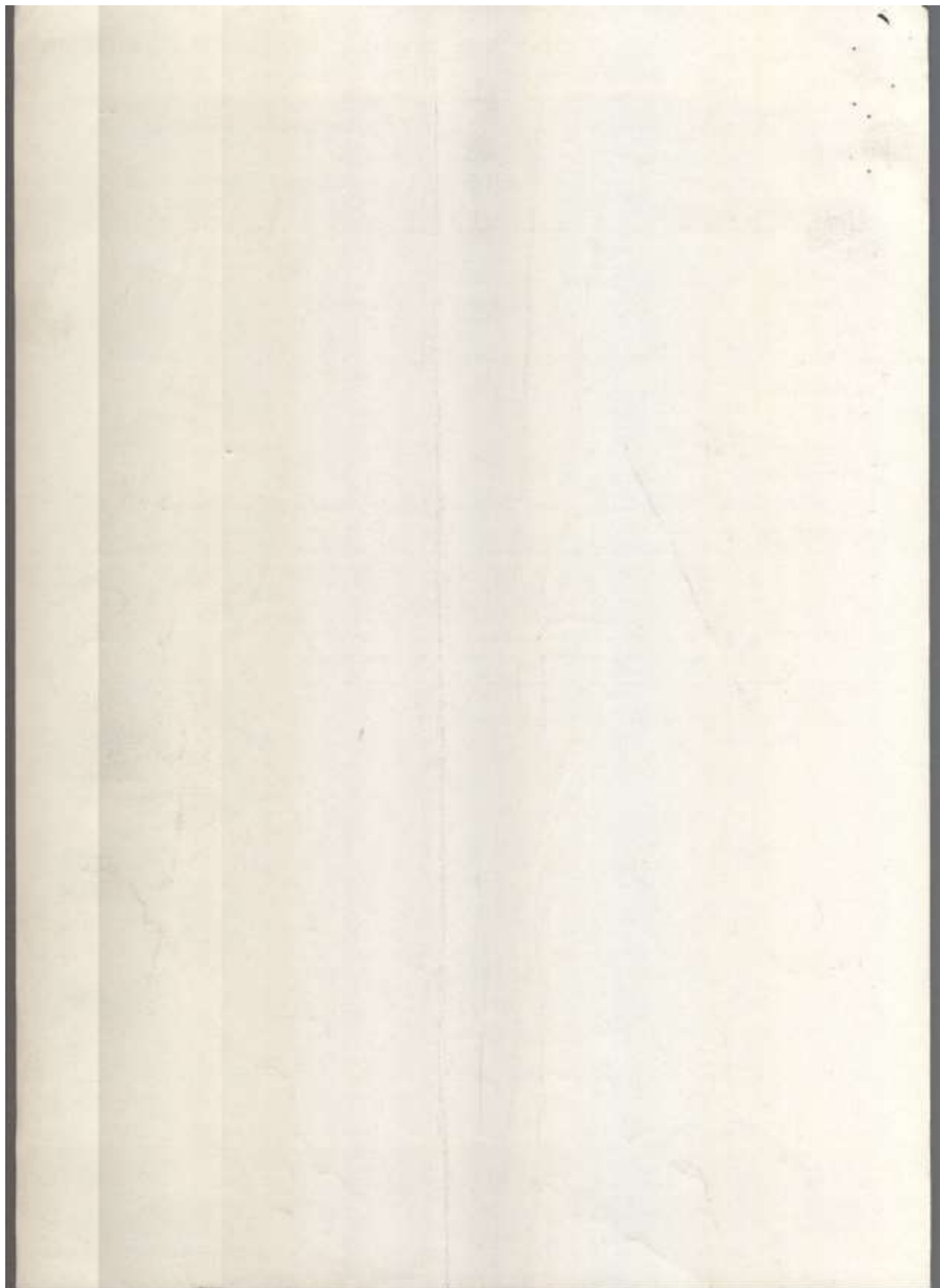
Id No. : 2001356327/1/2020
(Diary No./Query Year)

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	2001356327/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	19901
2	2001356327/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	1007

In Words : Rupees Twenty Thousand Nine Hundred Eight only
Total 20908

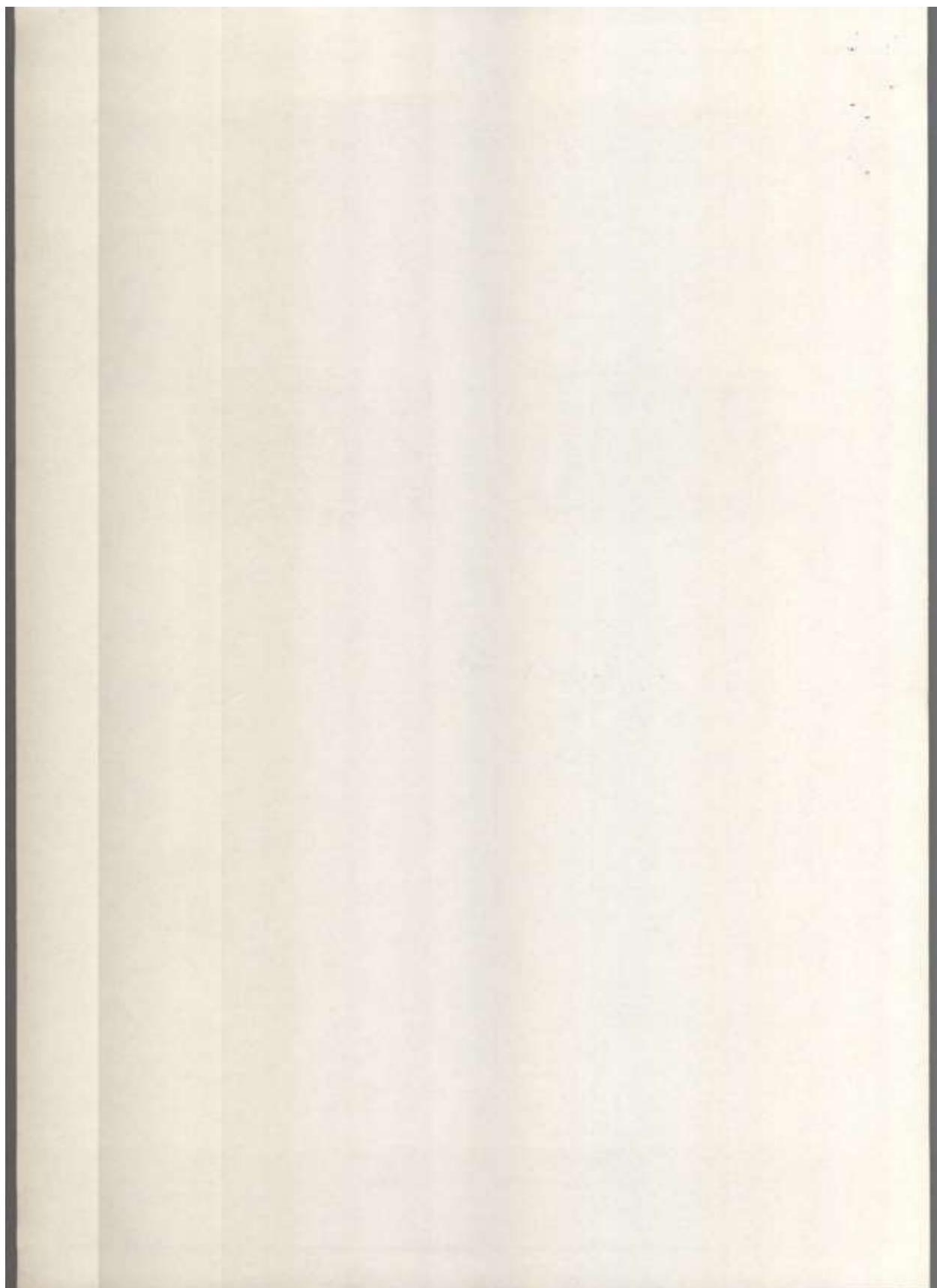


आयुष्मन् विभाग
MEDICAL DEPARTMENT
CHANDRA MOZAMMEDI
BISHA BUNDAI NOZUMDER
12/12/1984
ANDHRA PRADESH
C. Mozammedi
महाराष्ट्र सरकार
GOVT. OF INDIA



आयुष्मन् विभाग
MEDICAL DEPARTMENT
CHANDRA MOZAMMEDI
BISHA BUNDAI NOZUMDER
12/12/1984
ANDHRA PRADESH
C. Mozammedi

C. Mozammedi



MOZ EXPORTS PVT. LTD.

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABBFR3670H

नाम / Name	RAJWADA REALTECH
निगमन / प्रारंभ की तारीख / Date of Incorporation/Formation	12/06/2020



Signature Not Verified
Signed by Income Tax PAN Services Unit, VITEL
Date: 15/07/2020, 08:02:28
Reason: Document Signer Location: India

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand, tax returns, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (PAN) एक वास्तव में संबंधित विभिन्न दस्तावेजों को जोड़ने में आसानी प्रदान करेगा और, फाइल को वे प्रमाण, आसानी, को पता, सेवा प्रदान, वृद्धि के दौरान अधिकृत/अधिकृत जानकारी का आसानी रखना में सहायता प्रदान करेगी।
- Quantity of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114H of Income Tax Rules, 1962) आसानी/प्रमाण, 1961 के तहत विभिन्न कार्यों के लिए प्रमाण आवश्यक है। (Refer Rule 114H of Income Tax Rules, 1962)
- Possessing or using more than one PAN is against the law & may attract penalty of up to Rs. 10,000 एक से अधिक स्थायी लेखा संख्या (PAN) का प्रयोग या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का जुर्माना हो सकता है।
- This e-PAN Card contains Enhanced QR Code which is available in a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader" इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में एंशून्स QR कोड है, जो एक विशिष्ट एंड्रॉयड मोबाइल ऐप में उपलब्ध है। Google Play Store में इस विशेष मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

संयुक्त रूप से जारी किया गया है
e - Permanent Account Number Card
ABBFR3670H

नाम / Name
RAJWADA REALTECH



आयकर विभाग
Income Tax Department
12/07/2020

Income tax card is not a document. Kindly do not carry it.
Income Tax PAN Services Unit, VITEL
Plot No. X, Sector 11, CHH Belapur,
New Mumbai - 400 414.

आयकर कार्ड एक दस्तावेज नहीं है। कृपया इसे अपने साथ न लें।
आयकर सेवा इकाई, VITEL
प्लॉट नं. X, सेक्टर 11, चहू बेलपुर,
नया मुंबई - 400 414.

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आयकर खाते संख्या
Resident Account Number Card
AHAPA8484B

आयकरदाता का नाम
BIKASH AGARWAL

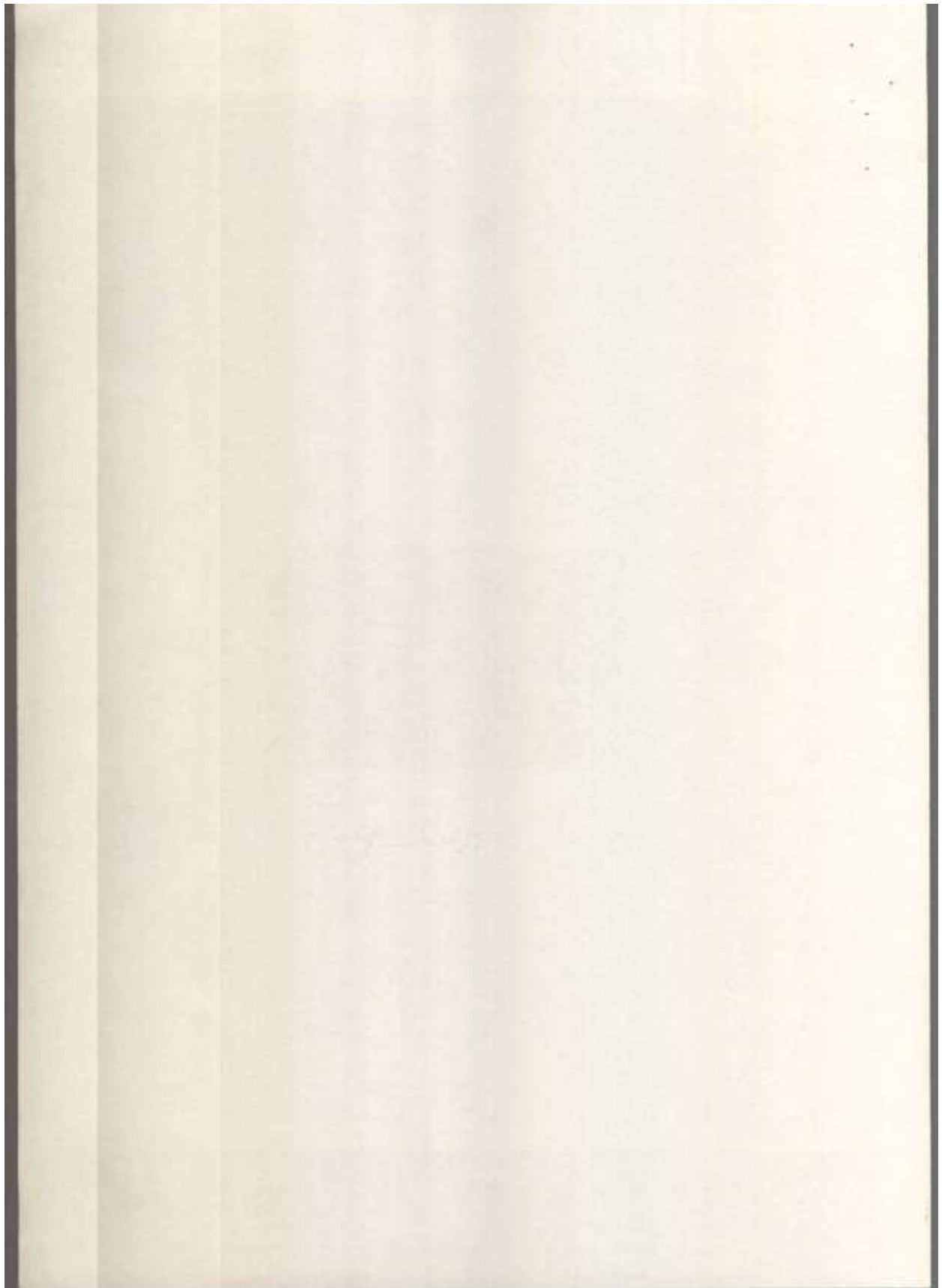
आयकरदाता का पता
RAJENDRA KUMAR AGARWAL

आयकरदाता का जन्म तिथि
30/05/1982

आयकरदाता का हस्ताक्षर
Signature



BIKASH AGARWAL





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ

ভারত সরকার

Unique Identification Authority of India

Government of India

চালিকাভুক্তির আই ডি / Enrollment No. : 2010/17519/14469

04/04/2014

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



KL861308931FT

86130893



আপনার আধার সংখ্যা / Your Aadhaar No. :

2723 8304 8531

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

বিকাশ আগারওয়াল
Bikash Agarwal



জন্মতারিখ/DOB: 30/05/1982
পুরুষ / Male

2723 8304 8531



Bikash Agarwal

আধার - সাধারণ মানুষের অধিকার



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.



আধার

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

সরকারী 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

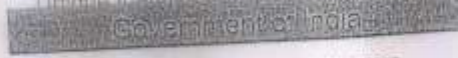
2723 8304 8531



ভারত সরকার

Unique Identification Authority of India

Government of India



স্মারক সংখ্যা / Enrollment No. 2010/17503/08517

To
Wasim Parvez Mondal
বাসিন পারভেজ মন্ডল
S/O. Alauddin Mondal
SAYEEDAPUR, LADKHA WADA,
Rajpur Bara, Rajpur
Murshidabad, South 24 Parganas
West Bengal - 741123



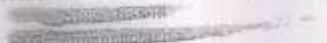
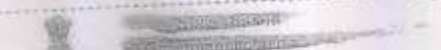
14320702146P7
00070914



আপনার অধার সংখ্যা / Your Aadhaar No. :

6839 2984 9449

অধার - সাধারণ মানুষের অধিকার



বাসিন পারভেজ মন্ডল
Wasim Parvez Mondal
বাসিন পারভেজ মন্ডল
Father: Alauddin Mondal

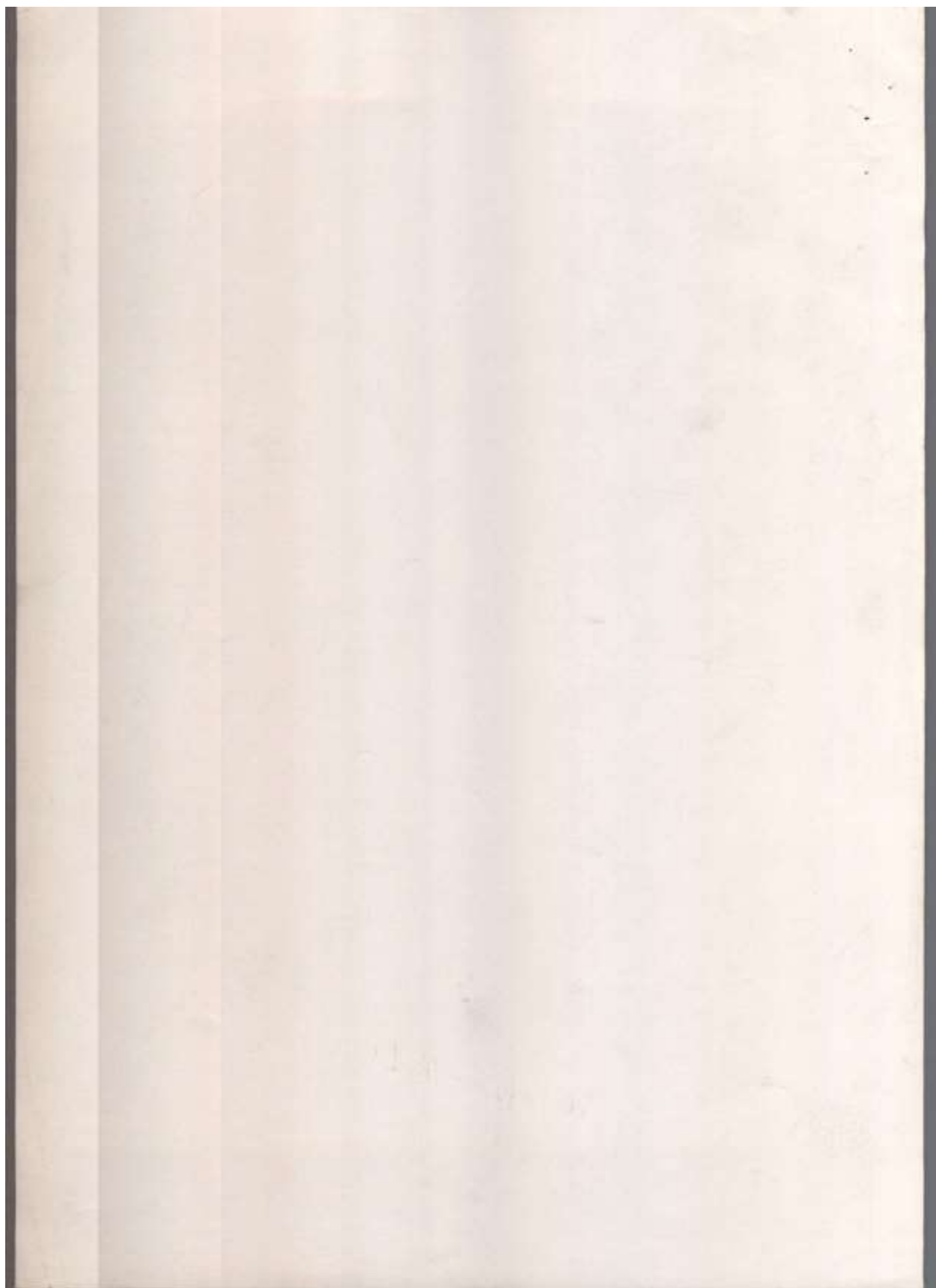
www.aadhaar.gov.in
094 / Male

6839 2984 9449



অধার - সাধারণ মানুষের অধিকার

Wasim Parvez Mondal



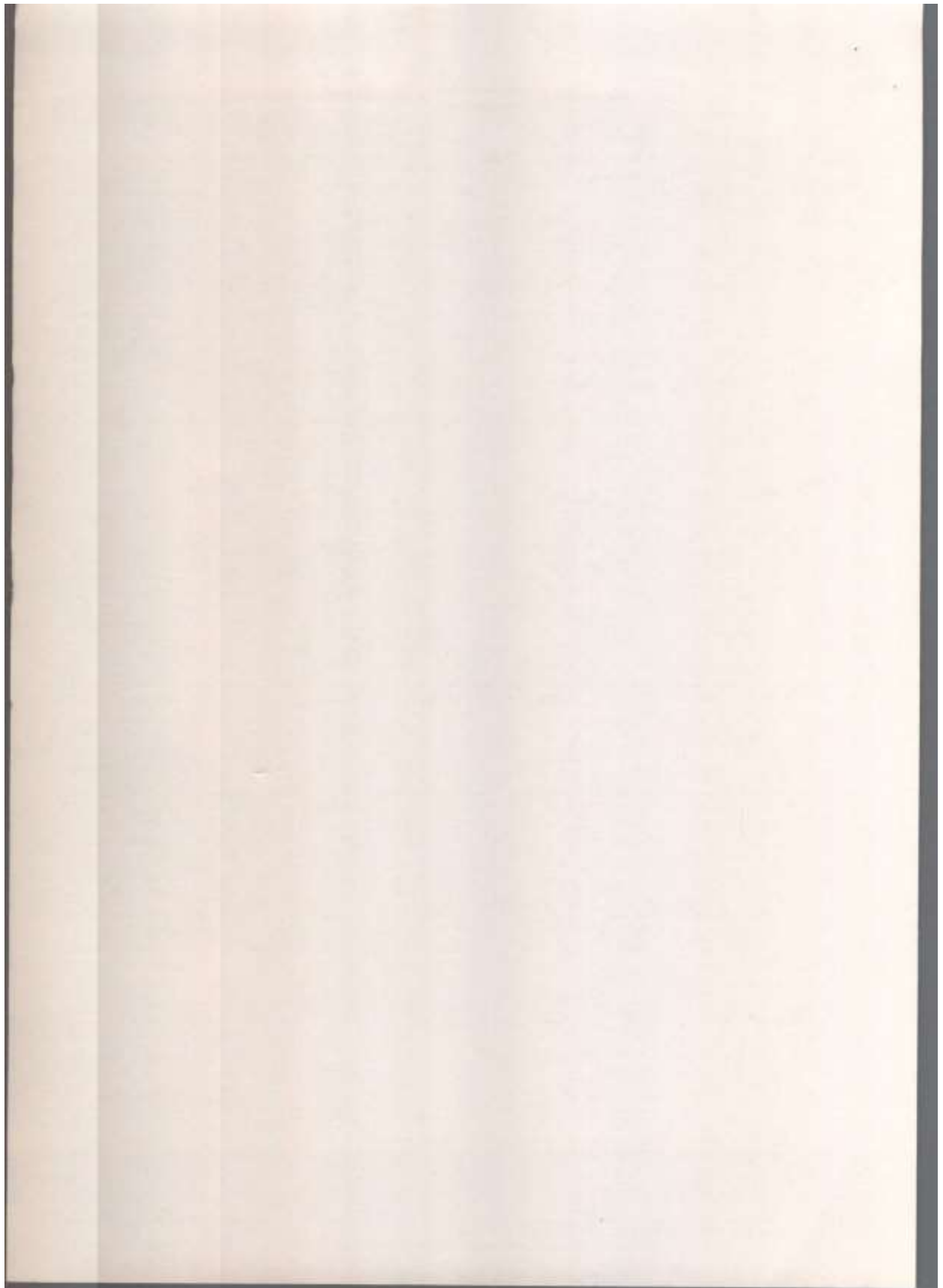
Major Information of the Deed

Deed No :	I-1608-03659/2020	Date of Registration	16/10/2020
Query No / Year	1608-2001356327/2020	Office where deed is registered	
Query Date	14/10/2020 5:55:37 PM	1608-2001356327/2020	
Applicant Name, Address & Other Details	A Das Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830899246, 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. 66,000/-	Rs. 1,38,07,910/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,001/- (Article 48(g))	Rs. 1,007/- (Article E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

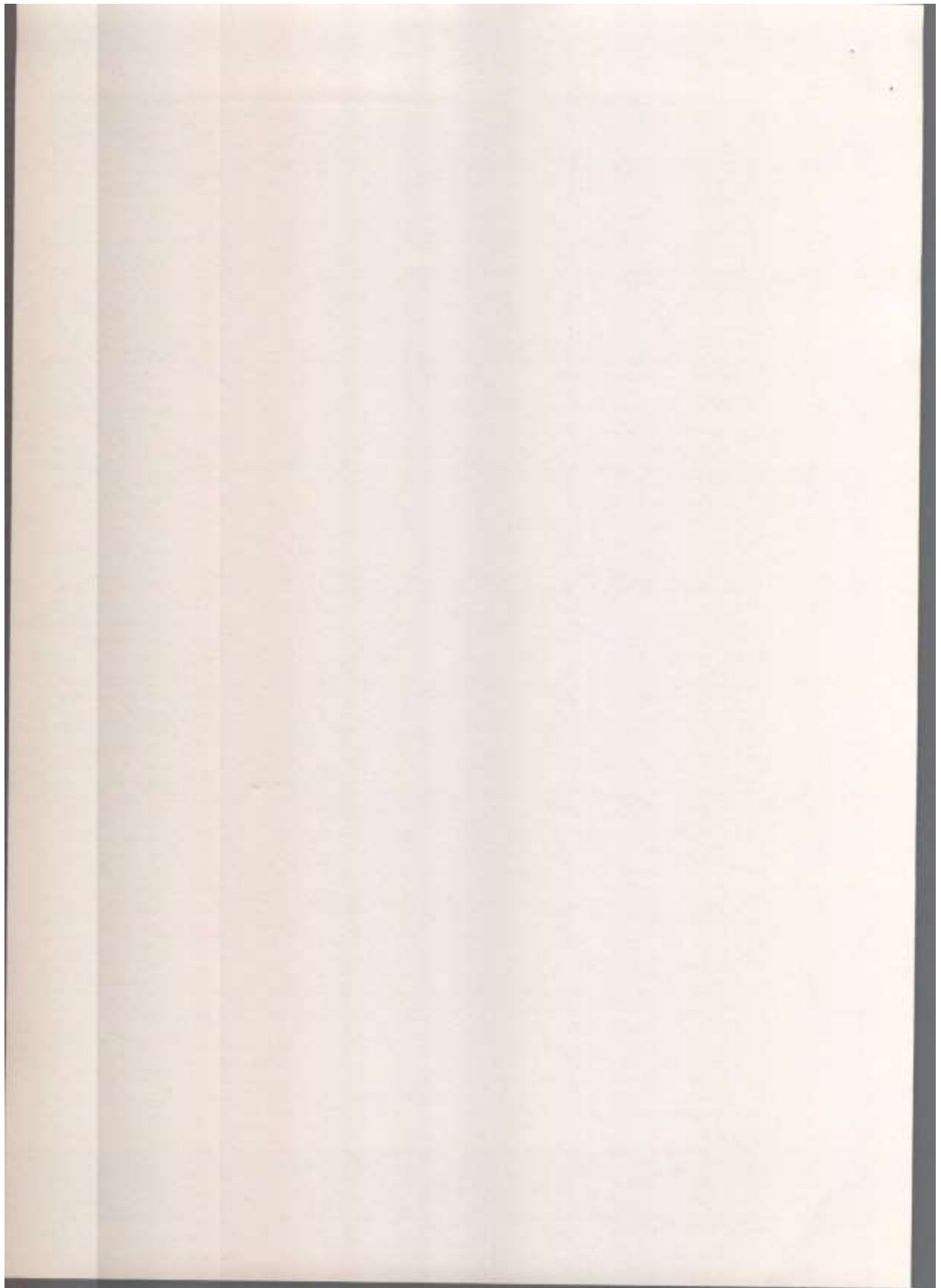
Land Details :

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 Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2549 (RS -)	LR-842	Bastu	Shali	9.05 Dec	10,000/-	22,62,500/-	Width of Approach Road: 30 Ft. Adjacent to Metal Road, , Project Name : Rajwada Global City
L4	LR-709 (RS -)	LR-383	Bastu	Shali	30.5 Dec	10,000/-	76,25,000/-	Width of Approach Road: 30 Ft. Adjacent to Metal Road, , Project Name : Rajwada Global City
L5	LR-885 (RS -)	LR-530	Bastu	Shali	0.069 Dec	1,000/-	17,250/-	Width of Approach Road: 30 Ft. Adjacent to Metal Road, , Project Name : Rajwada Global City
L10	LR-701 (RS -)	LR-422/1	Bastu	Shali	0.069 Dec	1,000/-	17,250/-	Width of Approach Road: 30 Ft. Adjacent to Metal Road, , Project Name : Rajwada Global City
L11	LR-704 (RS -)	LR-348	Bastu	Shali	0.069 Dec	1,000/-	17,250/-	Width of Approach Road: 30 Ft. Adjacent to Metal Road, , Project Name : Rajwada Global City



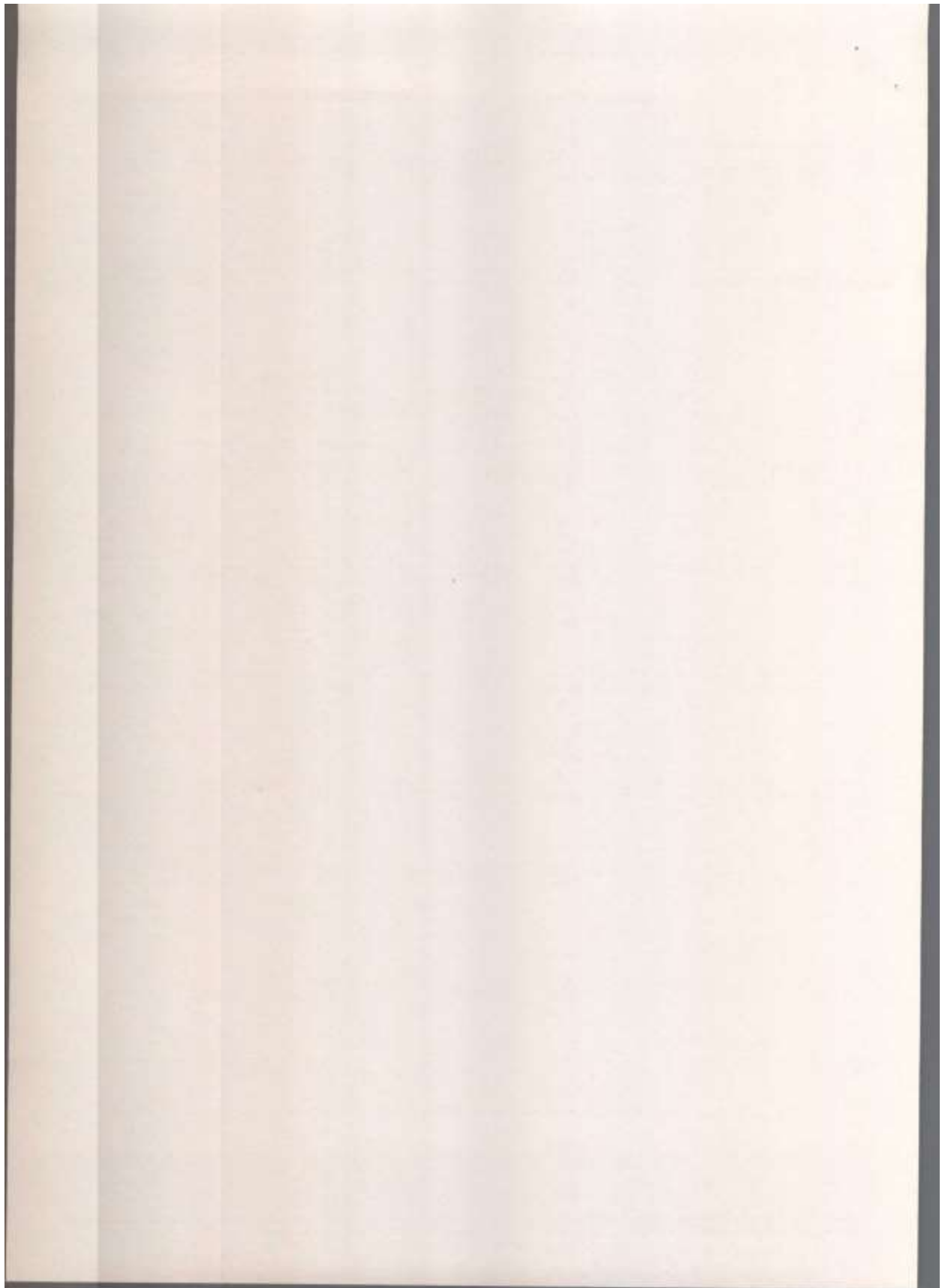
L12	LR-705 (RS -)	LR-348	Bastu	Shali	0.069 Dec	1,000/-	17,250/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L13	LR-707 (RS -)	LR-317	Bastu	Danga	0.069 Dec	1,000/-	17,250/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L14	LR-708 (RS -)	LR-760	Bastu	Shali	0.069 Dec	1,000/-	30,360/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project : Not Specified
L15	LR-711 (RS -)	LR-295	Bastu	Shali	0.069 Dec	1,000/-	17,250/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L17	LR-713 (RS -)	LR-58	Bastu	Shali	0.069 Dec	1,000/-	17,250/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L18	LR-2550 (RS :-)	LR-126	Bastu	Shali	0.069 Dec	1,000/-	17,250/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L19	LR-2551 (RS :-)	LR-422/1	Bastu	Shali	0.068 Dec	1,000/-	17,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L20	LR-2552 (RS :-)	LR-330	Bastu	Shali	0.068 Dec	1,000/-	17,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L22	LR-2554 (RS :-)	LR-295	Bastu	Shali	0.068 Dec	1,000/-	38,080/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project : Not Specified
L23	LR-2555 (RS :-)	LR-52	Bastu	Shali	0.068 Dec	1,000/-	17,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City



L24	LR-2557 (RS -)	LR-215	Bastu	Shali	0.068 Dec	1,000/-	17,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L25	LR-2556 (RS -)	LR-49	Bastu	Shali	0.068 Dec	1,000/-	17,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L26	LR-702 (RS -)	LR-336	Bastu	Shali	0.069 Dec	1,000/-	17,250/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
TOTAL :					40.648Dec	36,000 /-	101,96,190 /-	

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 Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-706 (RS -)	LR-331	Bastu	Shali	2.7 Dec	10,000/-	11,88,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project : Not Specified
L3	LR-703 (RS -)	LR-331	Bastu	Shali	8.507 Dec	10,000/-	21,26,750/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L5	LR-686 (RS -)	LR-530	Bastu	Danga	0.069 Dec	1,000/-	17,250/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L7	LR-688 (RS -)	LR-348	Bastu	Danga	0.069 Dec	1,000/-	17,250/-	Width of Approach Road: 30 Ft., Project Name : Rajwada Global City
L8	LR-689 (RS -)	LR-348	Bastu	Danga	0.069 Dec	1,000/-	17,250/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L9	LR-700 (RS -)	LR-126	Bastu	Shali	0.069 Dec	1,000/-	30,360/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project : Not Specified



L21	LR-2553 (RS -)	LR-295	Bastu	Shali	0.069 Dec	1,000/-	17,250/-	Width of Approach Road: 30 Ft., Project Name : Rajwada Global City
TOTAL :					11.552Dec	25,000 /-	34,14,110 /-	

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Ukila Paikpara, JI No: 56, Pin Code : 712

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L16	LR-712 (RS -)	LR-295	Bastu	Shali	0.069 Dec	1,000/-	30,360/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project : Not Specified

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 Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L27	LR-287 (RS -)	LR-1733	Bastu	Shali	0.069 Dec	1,000/-	17,250/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
Grand Total :					52.338Dec	63,000 /-	136,57,910 /-	

Structure Details :

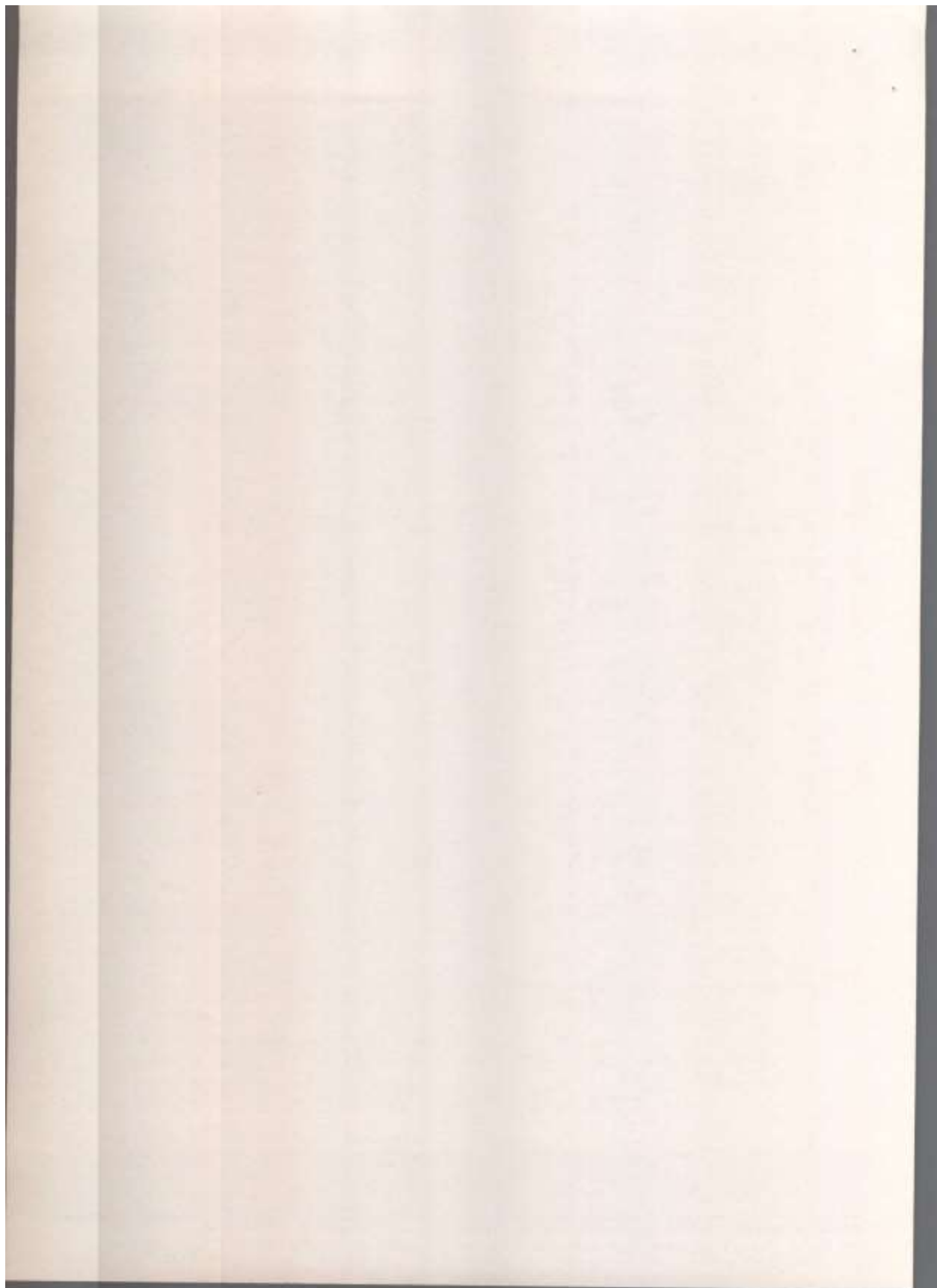
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21, L22, L23, L24, L25, L26, L27	500 Sq Ft.	3,000/-	1,50,000/-	Structure Type: Structure

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	3,000 /-	1,50,000 /-	
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Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	MOZ EXPORTS PVT LTD P.O.- NARENDRAPUR, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700103, PAN No. :- AAxxxxx5Q, 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 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	CHANCHAL MOZUMDER Son of Late BISWA SUNDER MAZUMDER.P.O:- KALIGHAT, 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 : MOZ EXPORTS PVT LTD (as Director)
2	BIKASH AGARWAL (Presentant) Son of Late RAJENDRA KUMAR AGARWAL.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
WASIM PARVEZ MONDAL Son of A MONDAL P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103			
Identifier Of CHANCHAL MOZUMDER, BIKASH AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-9.05 Dec

Transfer of property for L10

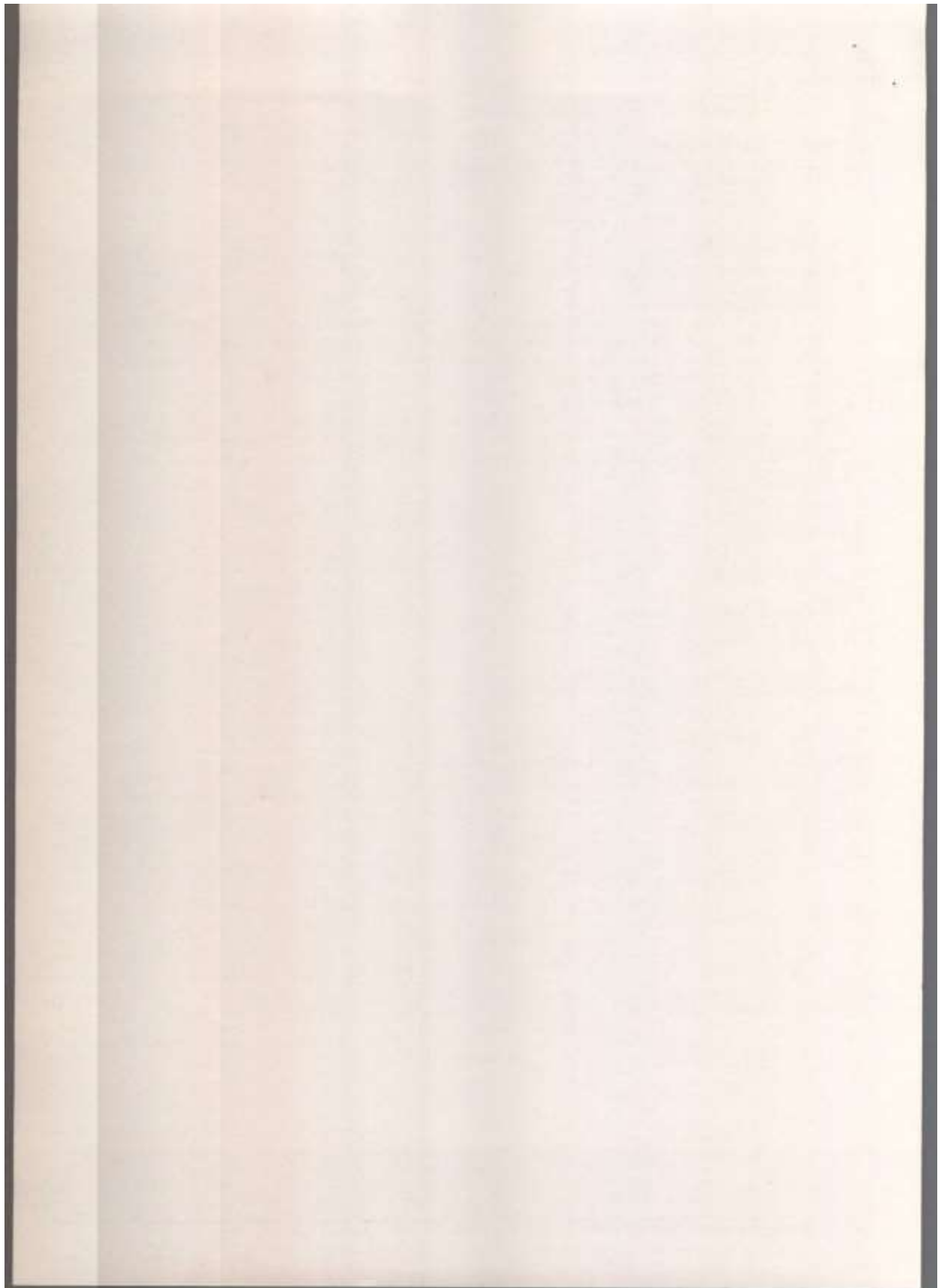
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Transfer of property for L11

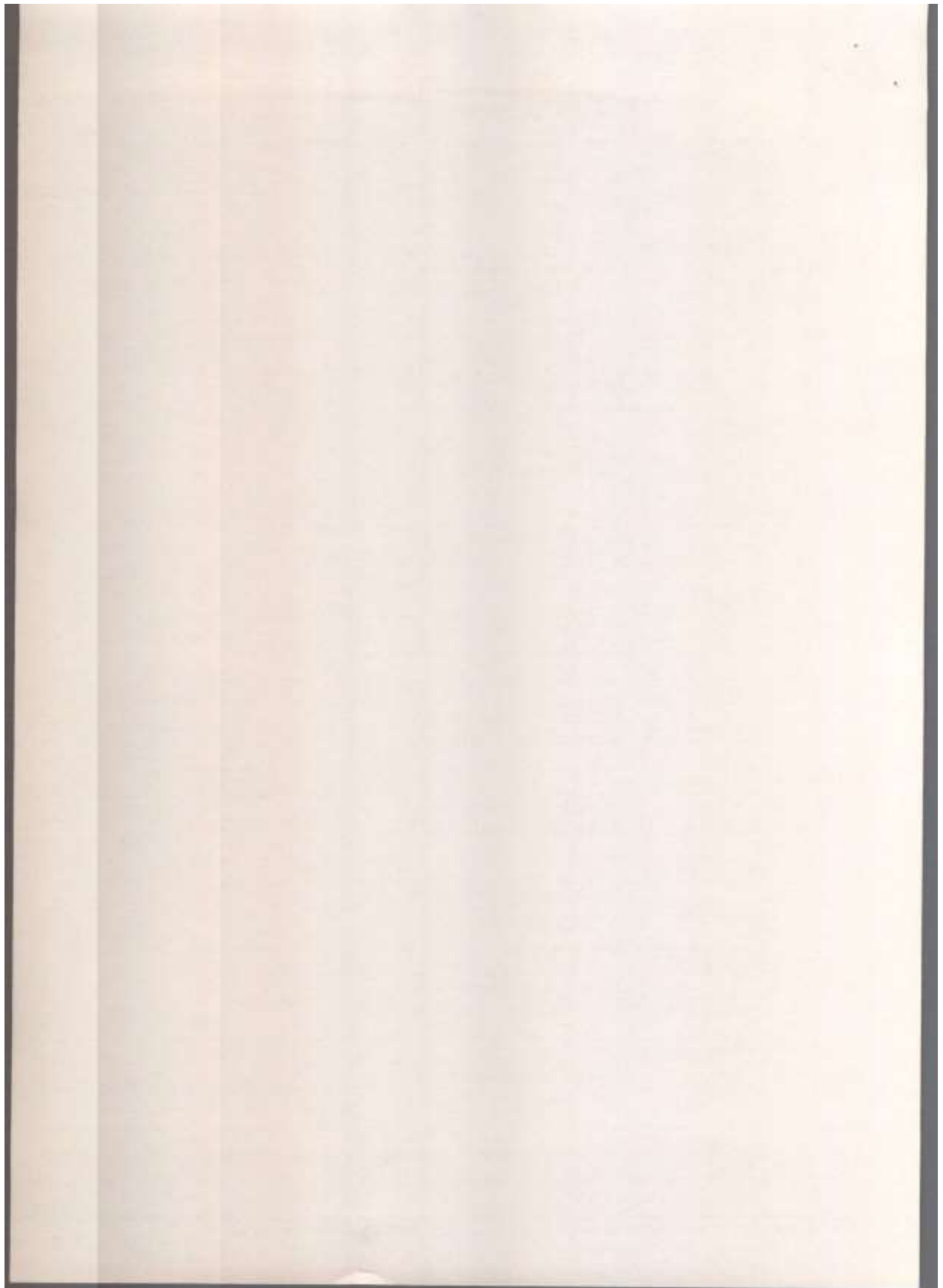
Sl.No	From	To. with area (Name-Area)
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Transfer of property for L12

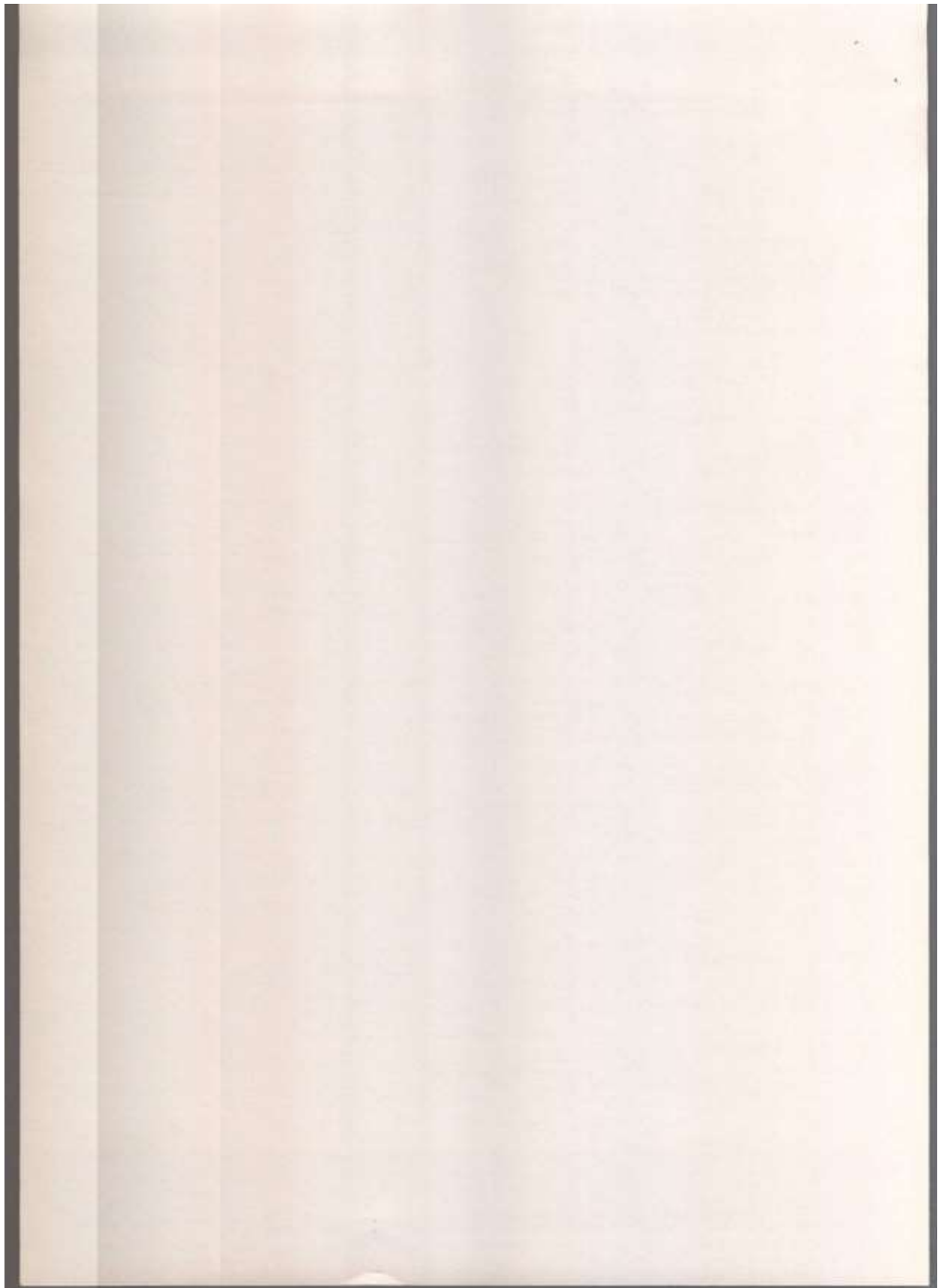
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec



Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.068 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-2.7 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.068 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.068 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.068 Dec



Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.068 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.068 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-8.507 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-30.5 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-500.00000000 Sq Ft



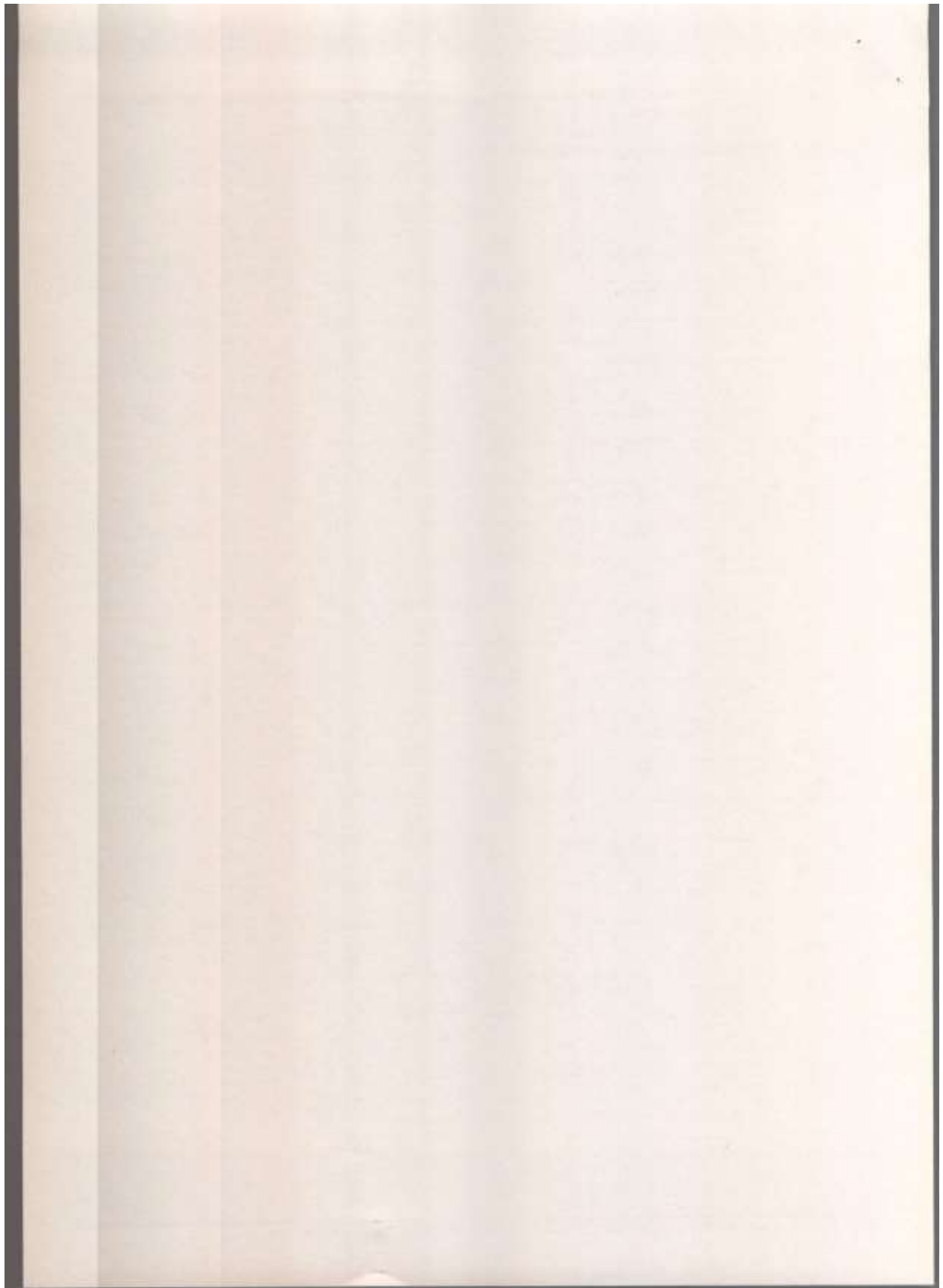
Land Details as per Land Record

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Ukila Paikpara, 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:- 2549, LR Khatian No:- 842		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 709, LR Khatian No:- 383		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 685, LR Khatian No:- 530		Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 701, LR Khatian No:- 422/1		Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 704, LR Khatian No:- 348		Seller is not the recorded Owner as per Applicant.
L12	LR Plot No:- 705, LR Khatian No:- 348		Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 707, LR Khatian No:- 317		Seller is not the recorded Owner as per Applicant.
L14	LR Plot No:- 708, LR Khatian No:- 760		Seller is not the recorded Owner as per Applicant.
L15	LR Plot No:- 711, LR Khatian No:- 295		Seller is not the recorded Owner as per Applicant.
L17	LR Plot No:- 713, LR Khatian No:- 58		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.
L22	LR Plot No:- 2554, LR Khatian No:- 295		Seller is not the recorded Owner as per Applicant.
L23	LR Plot No:- 2555, LR Khatian No:- 52		Seller is not the recorded Owner as per Applicant.
L24	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.
L26	LR Plot No:- 702, LR Khatian No:- 336		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
L2	LR Plot No:- 706, LR Khatian No:- 331		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 703, LR Khatian No:- 331		Seller is not the recorded Owner as per Applicant.



L6	LR Plot No:- 686, LR Khatian No:- 530		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 688, LR Khatian No:- 348		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 689, LR Khatian No:- 348		Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 700, LR Khatian No:- 128		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.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Ukila Paikpara, JI No: 56, Pin Code : 712

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L16	LR Plot No:- 712, 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: Jagannathpur, JI No: 51, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L27	LR Plot No:- 287, LR Khatian No:- 1733	Owner: বি. কে. কনসারভেটরিয়াম ইন্ডিয়াঃ ৩ঃ পিঃ, Gurdian: গাংড় ডিভিঃই, Address: 9/4 সিভিলটন রো, কোল-71 . Classification: বাদি, Area: 0.21000000 Acre,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : 1 - 160803659 / 2020

On 15-10-2020

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

Presented for registration at 19:16 hrs on 15-10-2020, at the Private residence by 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 1,38,07,910/-

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

Execution is admitted on 15-10-2020 by CHANCHAL MOZUMDER, Director, MOZ EXPORTS PVT LTD (Private Limited Company), P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103

Indefinite by WASIM PARVEZ MONDAL, , Son of A MONDAL, 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 BIKASH AGARWAL, Partner, RAJWADA REALTECH (Partnership Firm), P.O.- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indefinite by WASIM PARVEZ MONDAL, , Son of A MONDAL, 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

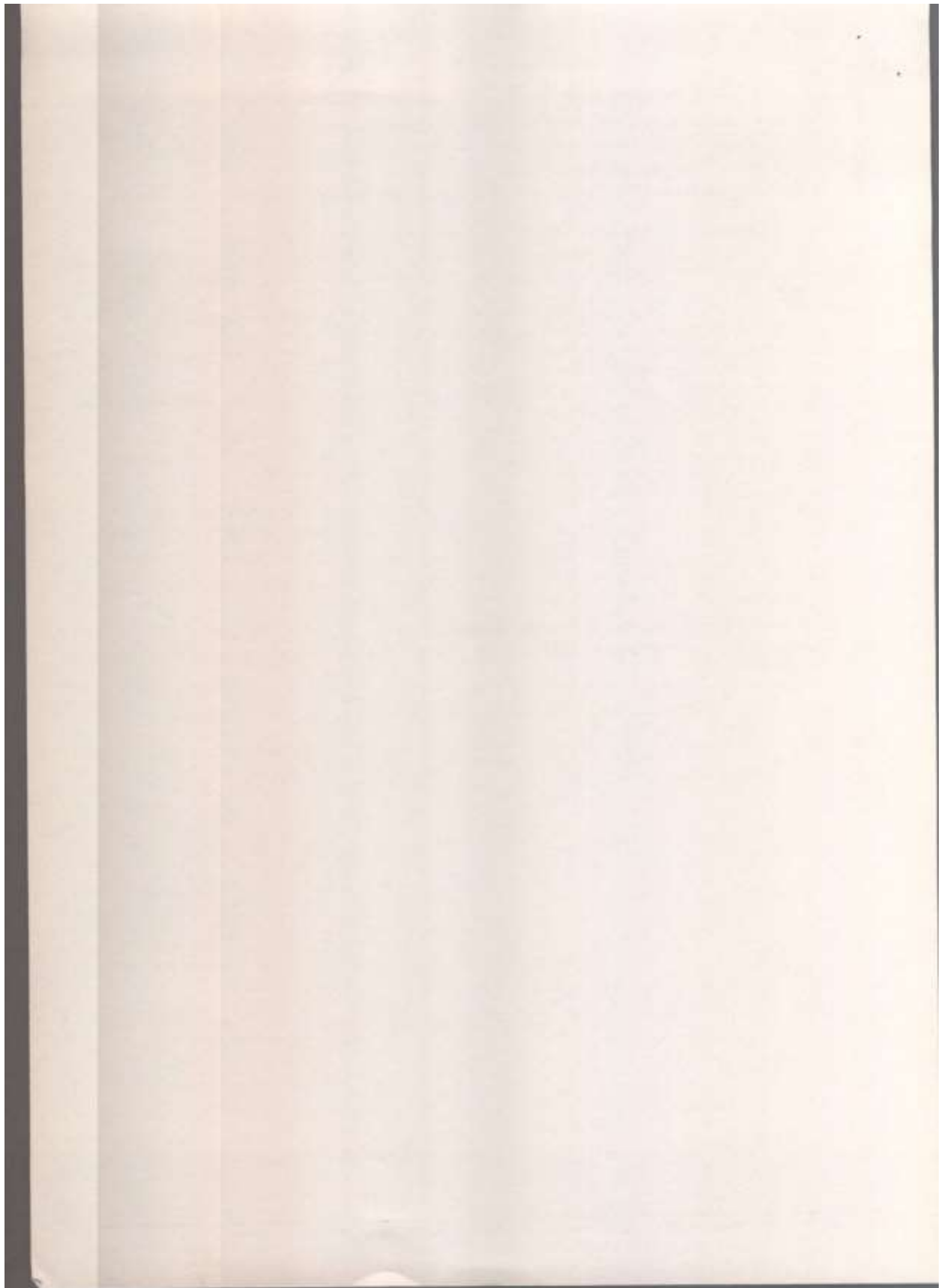
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (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 6:06PM with Govt. Ref. No. 192020210116719191 on 14-10-2020, Amount Rs: 1,007/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1259403605 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. 20,001/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 19,901/-

Description of Stamp

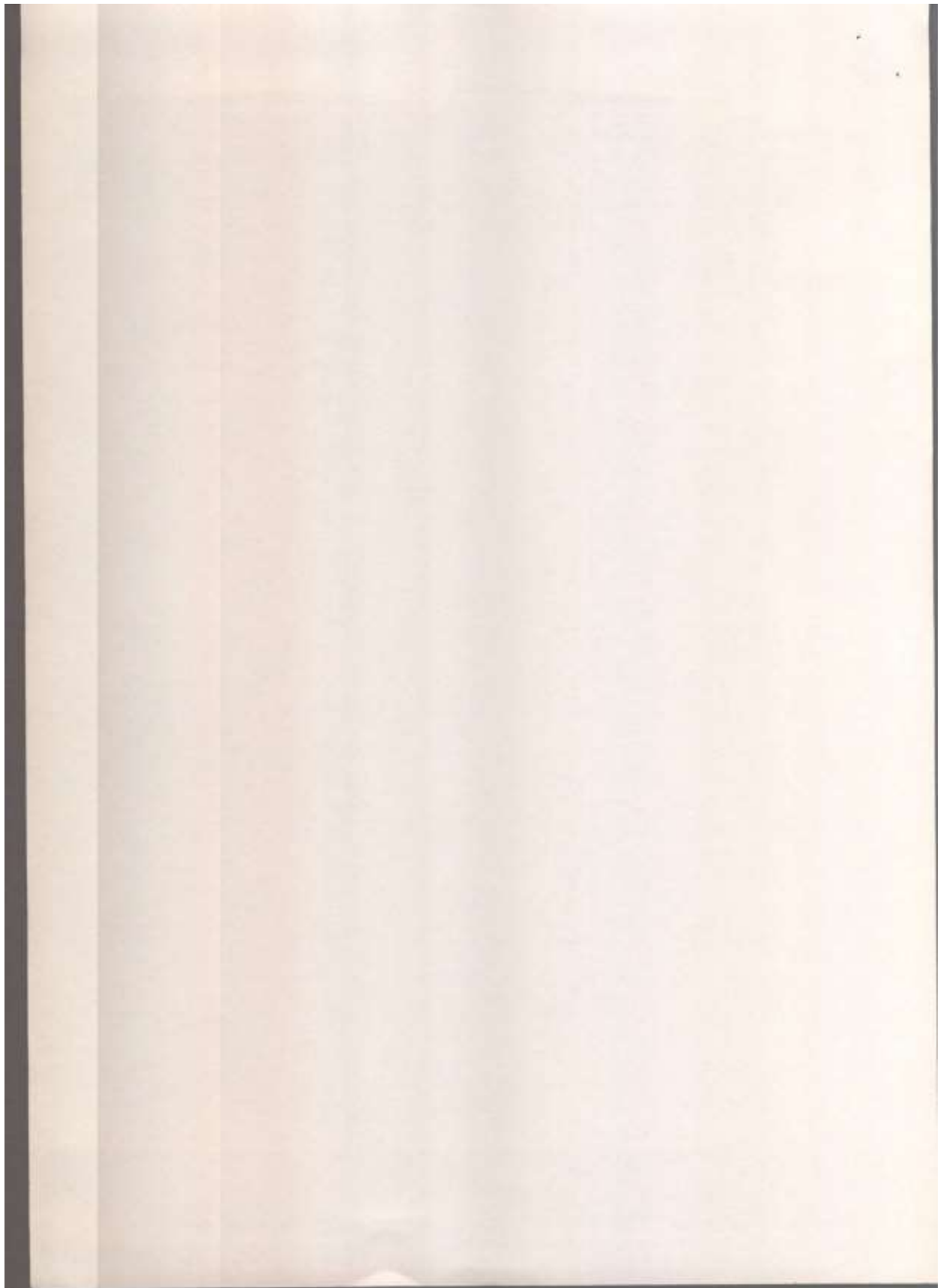
1. Stamp Type: Court Fees, Amount: Rs.10/-

2. Stamp Type: Impressed, Serial no 1024, 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 6:06PM with Govt. Ref. No: 192020210116719191 on 14-10-2020, Amount Rs: 19,901/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1259403605 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 108989 to 109038

being No 160803659 for the year 2020.



Barun Kumar Bhunia

Digitally signed by BARUN KUMAR
BHUNIA
Date: 2020.11.04 12:51:55 +05:30
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2020/11/04 12:51:55 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)