

S - 4142 Entry NO - 1685(i) I - 3738/2020

03/11



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL Q. No. 2001376177/2020

AB 603062

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT made this the 11th day of November, Two Thousand and Twenty (2020).

BETWEEN

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
Sonarour, South 24 Parganas

[Signature]
03/11/2020

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543 17/06/19

104.
PR Construction

26 Mahaswami Mandir Rd. Mahaswami
tala, Jaria, KBI 84
তাপস হালদার স্ট্যাম্প ডেপার্টমেন্ট
সোনালপুর, ব্যা.ডি. সাব রেজিস্ট্রার অফিস

স্বাক্ষরিত



Identified by me
Subhasit Ahon
1159, NSE Doyal Rd
Kal-103

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South 24 Parganas

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M/S. P R CONSTRUCTIONS (PAN - AAWFP9638H), 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, duly represented by its Partners namely, **(1) MRS. PAROMITA CHAKRABORTY (PAN - AJHPC2883K)**, wife of Mr. Parveen Agarwal, by religion - Hindu, by occupation - Business, by Nationality - Indian, residing at J/104, Baghajatin Station Road, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, District - South-24 Parganas and **(2) MRS. RESHMI BHOWMICK (PAN- BIJPB4081N)**, wife of Mr. Bikash Agarwal, by religion - Hindu, by occupation - Business, by Nationality - Indian, residing at 3/141A, Vidyasagar Upanibesh, Post Office - Naktala, Police Station - Bansdrani, Kolkata - 700047, District - South-24 Parganas, hereinafter called the **"OWNERS/ONE 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 **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 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)



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WHEREAS the Owners herein became the absolute owner of **ALL THAT** the piece or parcel of land measuring more or less **105.98 Decimal** equivalent to **3 Bigha 4 Cottah 2 Chittack 3 Sq. Ft.** 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. 2666, 2665, 2664, 2667, 2671, 2671/2916, 2668, 2669, 1065, 1069, 1067, 1066, 1074, 1073, 1068 and 1071 Corresponding to L.R. Dag Nos. 2551, 2550, 2549, 2552, 2557, 2556, 2553, 2554, 700, 704, 702, 701, 709, 708, 703 and 706, under R.S. Khatian Nos. 422/1, 126, 842, 330, 215, 295, 348, 336, 383, 760 and 331, under L.R. Khatian Nos. 2246, 2254, 2256 and 2285, 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 deci	Nature of Land		
1	3367/2019	Ukhila Paikpara	2666	422/1	2551	0.64	Shali		
2	3367/2019		2665	126	2550	0.72			
3	3367/2019		2664	842	2549	0.48			
4	3367/2019		2667	330	2552	0.88			
5	3275/2019		2671	215	2557	9			
6	3273/2019		2671/2916	215	2556	6			
7	3364/2019		2668	295				5.5	
	3274/2019							7	
	3276/2019							8.5	
8	3267/2019			2669	295	2554		4.5	Shali
	3366/2019							1.65	
9	3363/2019			1065	126	700		9	
	3365/2019							9	
10	3268/2019		1069	348	704	9			
11	3367/2019		1067	336	702	0.24			
12	3367/2019		1066	422/1	701	0.4			
13	3269/2019		1074	383	709	8			
	3272/2019					7			
	3270/2019					7			
	3271/2019					8.5			
14	3367/2019		1073	760	708	2.96			
15	3367/2019		1068	331	703	0.004			
16	3367/2019		1071	331	706	0.01			
TOTAL						105.98			



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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 Owners herein being the absolute owner of the aforesaid land measuring **105.98 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. 2705, and also have been possessing the aforesaid land by paying Government Rent thereon without any claim, disputes and disturbances from anyone.

AND WHEREAS the Owners herein for the purpose of amalgamation had purchased 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, Pargana - Medanmalla, under R.S. Dag Nos. 2670, 1070, 1072, 1076, 1077, 1078, 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, under 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, from one **B. K. CONSORTIUM ENGINEERS PRIVATE LIMITED**, 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, West Bengal, 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 Owners herein by dint of another 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 had purchased 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, under L.R. Khatian No. 2180, within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Post Office -



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Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, from one **M/S. MOZ EXPORTS PRIVATE LIMITED**, a private limited company under the Companies Act, 1956 having its registered office at Rathtala, Post Office - Narendrapur, Police Station - Sonarpore, South 24 Parganas, Kolkata - 700103, West Bengal, India, absolutely with a valuable consideration mentioned therein.

AND WHEREAS the Owners herein being the absolute owner of the property supra sold conveyed and transferred ALL THAT the undivided land measuring more or less **1.58 Decimal** out of which land measuring more or less **1.51 Decimal** comprised in Mouza - **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana - Medanmalla, 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, 58, 330, 52, 215 and 49, and land measuring **0.07 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 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. 1, Volume No. 1608-2019, Pages 134990 to 135020, Deed No. 4952 for the year 2019, to said **M/S. MOZ EXPORTS PRIVATE LIMITED**, a private limited company under the Companies Act, 1956 having its registered office at Rathtala, Post Office - Narendrapur, Police Station - Sonarpur, South 24 Parganas, Kolkata - 700103, West Bengal, India, absolutely with a valuable consideration mentioned therein.

AND WHEREAS the Owners herein by dint of another Deed of Conveyance dated 29.08.2019 registered in the office A.D.S.R. Sonarpur, South 24 Parganas, and recorded in Book No. 1, Volume No. 1608-2019, Pages 135021 to 135050, Deed No. 4953 for the year 2019, sold conveyed and transferred **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,



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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-Sonarapur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarapur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, to said **B. K. CONSORTIUM ENGINEERS PRIVATE LIMITED**, 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, West Bengal, absolutely with a valuable consideration mentioned therein.

AND WHEREAS after sold out the aforesaid land the Owners herein became the absolute owner of **ALL THAT** the piece or parcel of undivided land measuring more or less **110.86 Decimal** equivalent to **3 Bigha 7 Cottah 1 Chittack 11 Sq. Ft.** out of which land measuring **110.31 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. 2666, 2665, 2664, 2667, 2671, 2671/2916, 2668, 2669, 1065, 1069, 1067, 1066, 1074, 1073, 1071, 2670, 1070, 1072, 1076, 1077, 1078, 1050, 1051, 1053, 1054 and 1068 Corresponding to L.R. Dag Nos. 2551, 2550, 2549, 2552, 2557, 2556, 2553, 2554, 700, 704, 702, 701, 709, 708, 706, 2555, 705, 707, 711, 712, 713, 685, 686, 688, 689 and 703, under R.S. Khatian Nos. 422/1, 126, 842, 330, 215, 295, 348, 336, 383, 760, 331, 52, 58, 317 and 530, 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	2666	422/1	2551	0.5	SHALI
2	2665	126	2550	0.58	SHALI
3	2664	842	2549	0.41	SHALI
4	2667	330	2552	0.74	SHALI
5	2671	215	2557	8.86	SHALI
6	2671/2916	49	2556	5.86	SHALI
7	2668	295	2553	20.86	SHALI
8	2669	295	2554	6.01	SHALI
9	1071	331	706	0.01	SHALI



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10	1065	126	700	17.86	SHALI
11	1069	348	704	8.86	SHALI
12	1068	331	703	0.624	SHALI
13	1067	336	702	0.10	SHALI
14	1066	422/1	701	0.27	SHALI
15	1074	383	709	30.43	SHALI
16	1073	760	708	2.82	SHALI
17	2670	52	2555	2.75	SHALI
18	1070	348	705		SHALI
19	1072	317	707		DANGA
20	1076	295	711		SHALI
21	1077	295	712		SHALI
22	1078	58	713	2.75	SHALI
23	1050	530	685		DANGA
24	1051	530	686		DANGA
25	1053	348	688		DANGA
26	1054	348	689		DANGA
TOTAL				110.31	

under L.R. Khatian Nos. 2705, 2147, 2465, 2179, 2705, 150, 151, 980, 1062, 1092, 2770, 2771, 2180, 382, 2285, 2246, 2254 and 2256, and Shali land measuring **0.55 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-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 owners 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. I, 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**



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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 Owners, 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

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

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

SAID PROPERTY: shall mean and include **ALL THAT** the land measuring **110.86 Decimal** equivalent to **3 Bigha 7 Cottah 1 Chittack 11 Sq. Ft.** be the same a little more less, out of which land measuring **110.31 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. 2666, 2665, 2654, 2667, 2671, 2671/2916, 2668, 2669, 1065, 1069, 1067, 1066, 1074, 1073, 1071, 2670, 1070, 1072, 1076, 1077, 1078, 1050, 1051, 1053, 1054 and 1068 Corresponding to L.R. Dag Nos. 2551, 2550, 2549, 2552, 2557, 2556, 2553, 2554, 700, 704, 702, 701, 709, 708, 706, 2555, 705, 707, 711, 712, 713, 685, 686, 688, 689 and 703, under R.S. Khatian Nos. 422/1, 126, 842, 330, 215, 295, 348, 336, 383, 760, 331, 52, 58, 317 and 530, 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	2666	422/1	2551	0.5	SHALI
2	2665	126	2550	0.58	SHALI
3	2664	842	2549	0.41	SHALI
4	2667	330	2552	0.74	SHALI
5	2671	215	2557	8.86	SHALI
6	2671/2916	49	2556	5.86	SHALI
7	2668	295	2553	20.86	SHALI
8	2669	295	2554	6.01	SHALI
9	1071	331	706	0.01	SHALI
10	1065	126	700	17.86	SHALI
11	1069	348	704	8.86	SHALI
12	1068	331	703	0.624	SHALI
13	1067	336	702	0.10	SHALI
14	1066	422/1	701	0.27	SHALI
15	1074	383	709	30.43	SHALI
16	1073	760	708	2.82	SHALI
17	2670	52	2555	2.75	SHALI
18	1070	348	705		SHALI
19	1072	317	707		DANGA
20	1076	295	711		SHALI
21	1077	295	712		SHALI
22	1078	58	713	2.75	SHALI
23	1050	530	685		DANGA
24	1051	530	686		DANGA
25	1053	348	688		DANGA
26	1054	348	689		DANGA
TOTAL				110.31	



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under L.R. Khatian Nos. 2705, 2147, 2465, 2179, 2705, 150, 151, 980, 1062, 1092, 2770, 2771, 2180, 382, 2285, 2246, 2254 and 2256, and Shali land measuring **0.55 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.

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 OWNERS' 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 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



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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 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: OWNERS REPRESENTATION

- 3.1.** The Owners are 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.



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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 Owners 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.



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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: OWNERS COVENANTS

7.1 The Owners 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 Owners 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-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 Owners 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 Owners 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 Owners 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.



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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 Owners' Allocation to the Developer herein and in that case the Owners shall be simultaneously get reimbursed from the consideration money of the sale proceeds.

7.7 That the Owners herein shall bear all costs and expenses for mutation and conversion of the Said Property in its name in the office of the Rajpur-Sonarpur 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 Owners herein to the Developer.

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 their Allocation in the Said New Building/s which can be recovered by the Owners 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 Owners shall not in any manner would be made responsible or liable.



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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 Owners, 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 Owners, 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 Owners 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 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 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



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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 Owners till date have not taken any advance from any person or persons towards booking of any portion of his allocation in the Said Property and the Owners have 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 Owners 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 Owners 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.

11.7 The Owners 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 Owners 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 Owners 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.



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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.

11.12 The Owner shall appear physically with respective documents in the Government Office and Court when will be required to appear.

ARTICLE-XII : INDEMNITY

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

12.2 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 Owners in any way liable in any manner.

12.3 It is agreed and recorded that Owners 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 Owners 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 - XIII : OBLIGATIONS OF DEVELOPER

13.1 That the Owners 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.

13.2 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 Owners or their notified nominees to occupy their 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 rents and duties or any impositions payable in respect



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thereof henceforth towards their respective Allocations in the proposed New Building/s in the Said Property.

ARTICLE - XIV : ARBITRATION & JURISDICTION

14.1 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.

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

14.3 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-XV : 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

ALL THAT the land measuring **ALL THAT** the land measuring **110.86 Decimal** equivalent to **3 Bigha 7 Cottah 1 Chittack 11 Sq. Ft.** be the same a little more less, out of which land measuring **110.31 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. 2666, 2665, 2664, 2667, 2671, 2671/2916, 2668, 2669, 1065, 1069, 1067, 1066, 1074, 1073, 1071, 2670, 1070, 1072, 1076, 1077, 1078, 1050, 1051, 1053, 1054 and 1068 Corresponding to L.R. Dag Nos. 2551, 2550, 2549, 2552, 2557, 2556, 2553, 2554, 700, 704, 702, 701, 709, 708, 706, 2555, 705, 707, 711, 712, 713, 685, 686, 688, 689 and 703, under R.S. Khatian Nos. 422/1, 126,



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842, 330, 215, 295, 348, 336, 383, 760, 331, 52, 58, 317 and 530, 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	2666	422/1	2551	0.5	SHALI
2	2665	126	2550	0.58	SHALI
3	2664	842	2549	0.41	SHALI
4	2667	330	2552	0.74	SHALI
5	2671	215	2557	8.86	SHALI
6	2671/2916	49	2556	5.86	SHALI
7	2668	295	2553	20.86	SHALI
8	2669	295	2554	6.01	SHALI
9	1071	331	706	0.01	SHALI
10	1065	126	700	17.86	SHALI
11	1069	348	704	8.86	SHALI
12	1068	331	703	0.624	SHALI
13	1067	336	702	0.10	SHALI
14	1066	422/1	701	0.27	SHALI
15	1074	383	709	30.43	SHALI
16	1073	760	708	2.82	SHALI
17	2670	52	2555	2.75	SHALI
18	1070	348	705		SHALI
19	1072	317	707		DANGA
20	1076	295	711		SHALI
21	1077	295	712		SHALI
22	1078	58	713	2.75	SHALI
23	1050	530	685		DANGA
24	1051	530	686		DANGA
25	1053	348	688		DANGA



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26	1054	348	689		DANGA
			TOTAL	110.31	✓

under L.R. Khatian Nos. 2705, 2147, 2465, 2179, 2705, 150, 151, 980, 1062, 1092, 2770, 2771, 2180, 382, 2285, 2246, 2254 and 2256, and Shali land measuring **0.55 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, Matri Bhaban Road, "Rajwada Global City", 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



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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)
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.



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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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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. Subhasit Ghosh
1159, NSC Bose Rd
Kolkata-103

PR CONSTRUCTIONS
Parvati Choudhury
Partner

2. Waxim Pan-Mondal
459, NSC Bose Road
Kolkata-700027

PR CONSTRUCTIONS
Rashmi Bhowmik
Partner

OWNERS/ONE PART


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

DEVELOPER/OTHER PART

Drafted by



Advocate

Atipore Judges' Court
Kolkata - 700027
F/1846/2012



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NAME BIKASH AGARWAL

SIGNATURE



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NAME PAROMITA CHAKRABORTY

SIGNATURE



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NAME RESAMI BHOWMICK

SIGNATURE

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NAME

SIGNATURE



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

GRN: 19-202021-012653217-1 Payment Mode Online Payment
GRN Date: 02/11/2020 18:06:03 Bank: HDFC Bank
BRN: 1279713956 BRN Date: 02/11/2020 18:07:38

DEPOSITOR'S DETAILS

Id No. : 2001376177/2/2020
[Query No./Query Year]

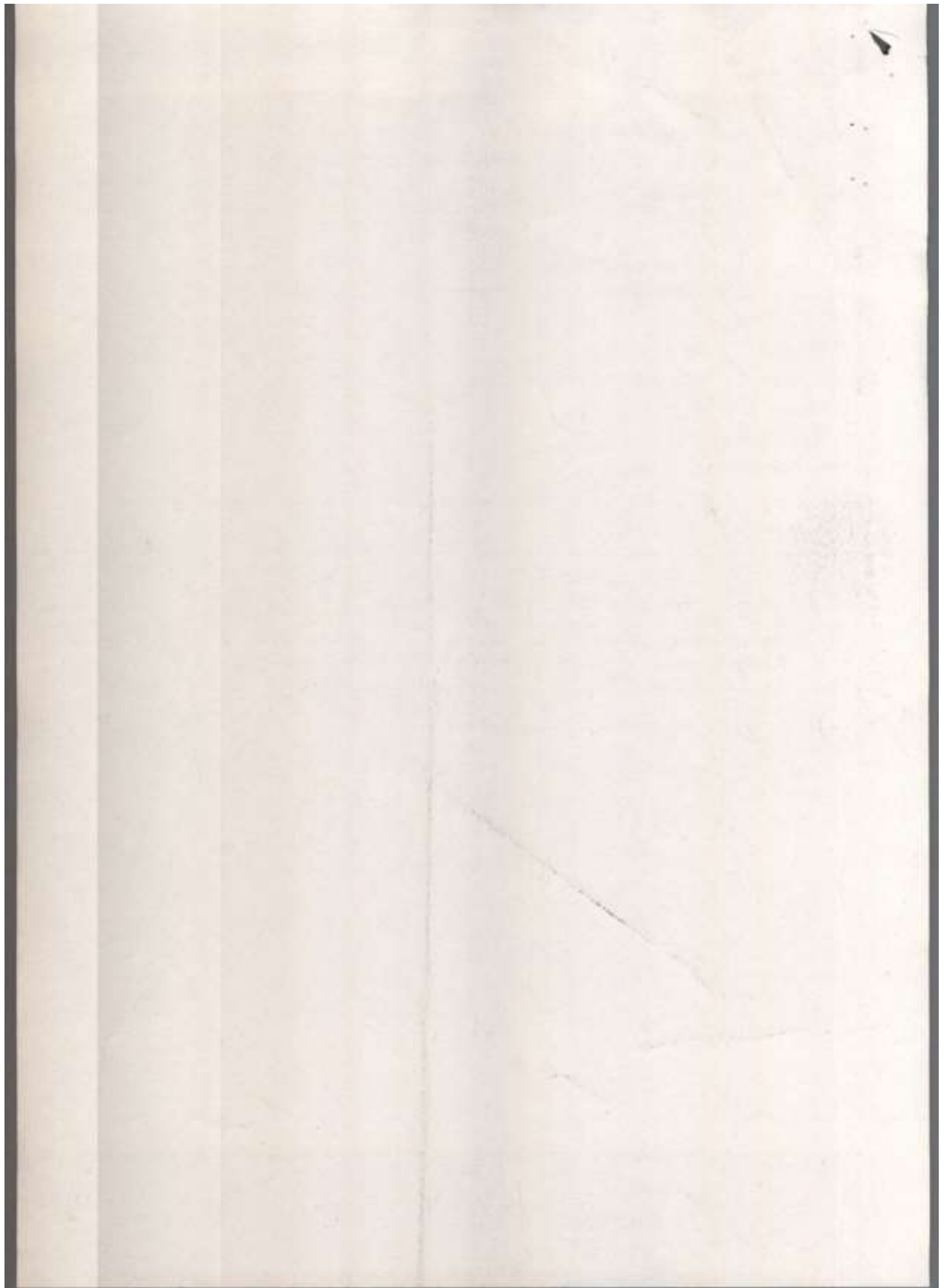
Name : RAJWADA DEVELOPER
Contact No. : 09830459894 Mobile No. : +91 9830459894
E-mail :
Address : Garia ko0184
Applicant Name : Mr A Das
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001376177/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	2001376177/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

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

Total 74941



आयकर विभाग
TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

भारत सरकार का आयकर कार्ड
Income Tax Card of Government of India

5H3PG31001

नाम
S. SRAJ KUMAR

नाम (English Name)
S. SRAJ KUMAR

कार्ड का क्रमांक
13/12/2013

भारत सरकार
GOVT OF INDIA

आयकर विभाग
TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

भारत सरकार का आयकर कार्ड
Income Tax Card of Government of India

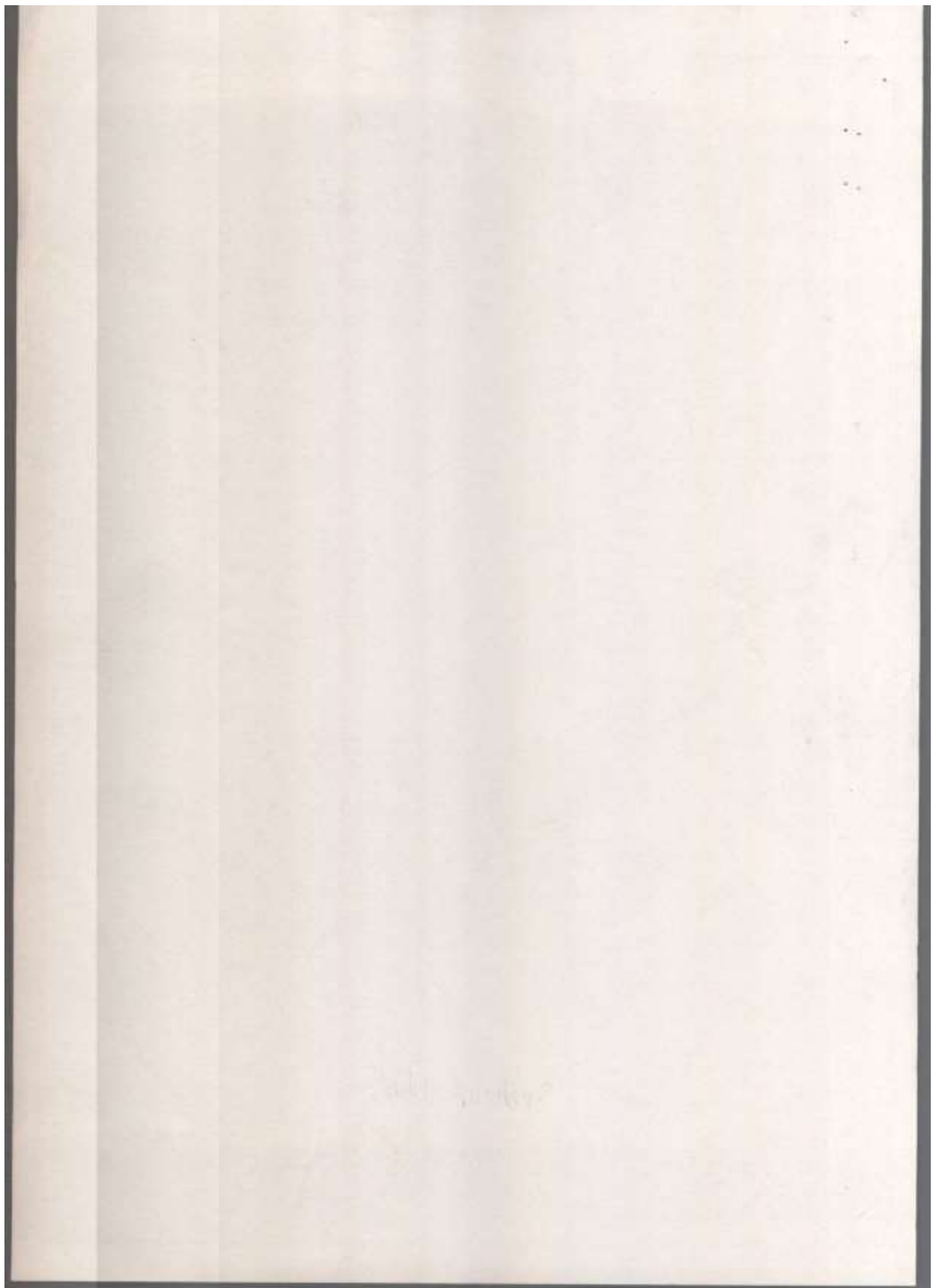
नाम
S. SRAJ KUMAR

नाम (English Name)
S. SRAJ KUMAR

कार्ड का क्रमांक
13/12/2013

भारत सरकार
GOVT OF INDIA

S. SRAJ KUMAR



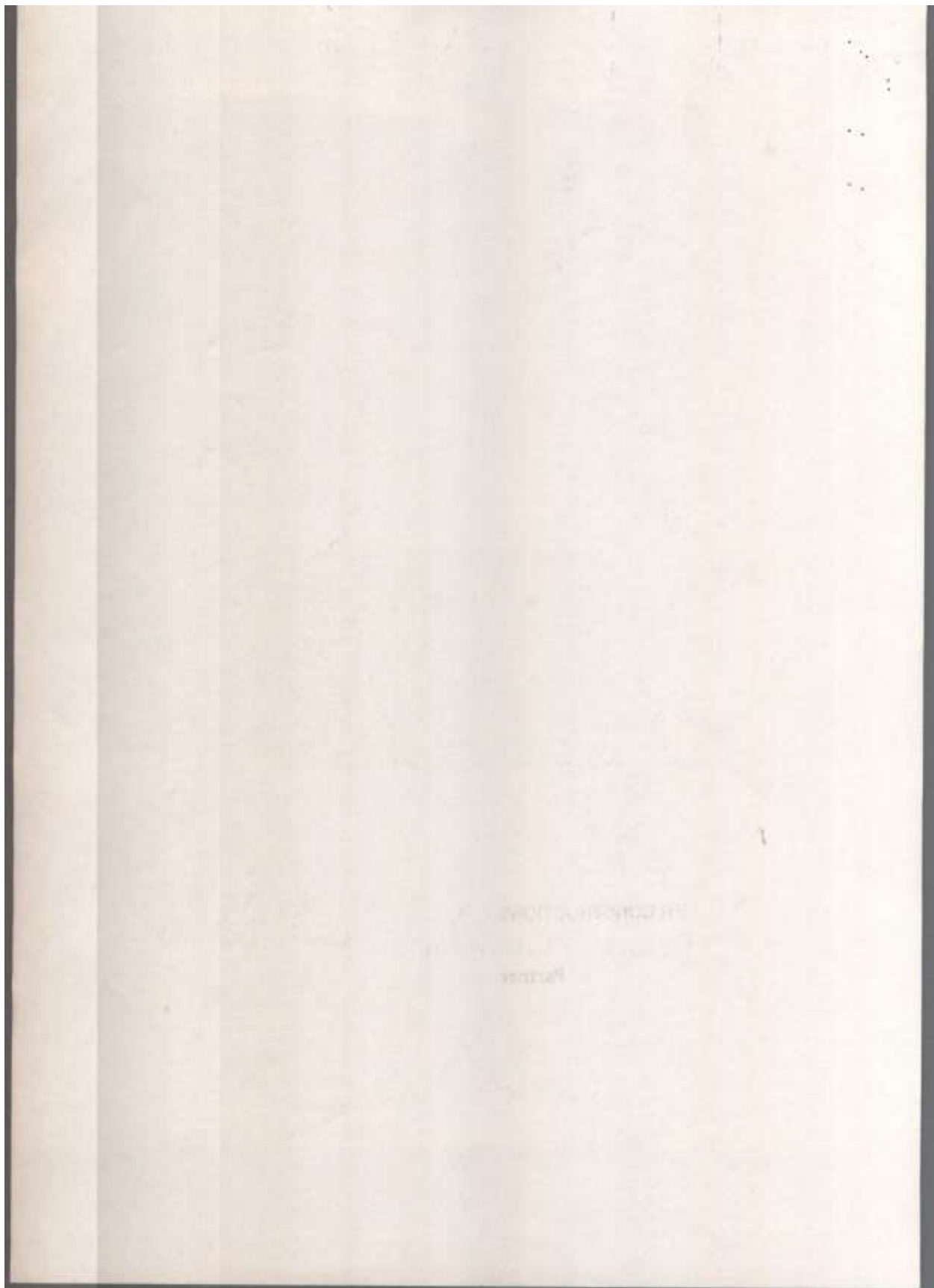


PR CONSTRUCTIONS

Parvati Chakrabarty
Partner

PR CONSTRUCTIONS

Rishmi Bhosnick
Partner





ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

স্বাক্ষরিত আই আই/Enrollment No.: 1040/19540/31991

To
পারমিতা চৌধুরী
Paromita Chakraborty
2104 STATION ROAD BAGHAJATIN
JADAVPUR Jadavpur University S.O
Jadavpur University Kolkata
West Bengal 700032



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4368 7155 4253

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



পারমিতা চৌধুরী
Paromita Chakraborty
পিতা : রাজু কুমার চৌধুরী
Father : RAJU KUMAR CHAKRABORTY
জন্ম তারিখ : Year of Birth : 1987
লিঙ্গ / Gender



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আধার - সাধারণ মানুষের অধিকার

Paromita Chakraborty



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

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

- আধার সারা দেশে মন্য।
- 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.

0440008



ভারতীয় বিশেষ পরিচয় প্রাপ্তিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

প্ৰিমাণ:
৯৫/104 প্ৰিমাণ স্টেশন, বাগহাজতিন,
জদাবপুর, কলকাতা, ৭০০০৩২
কলকাতা, ৭০০০৩২

Address:
J/104 STATION ROAD,
BAGHAJATIN, JADAVPUR,
Jadavpur University S O,
Jadavpur University, Kolkata,
West Bengal, 700032

1947
৯৫৫ 193 1947

help@uidai.gov.in

www.uidai.gov.in

PO Box No. 1947
Kolkata-700 032

Poojit Chakraborty

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

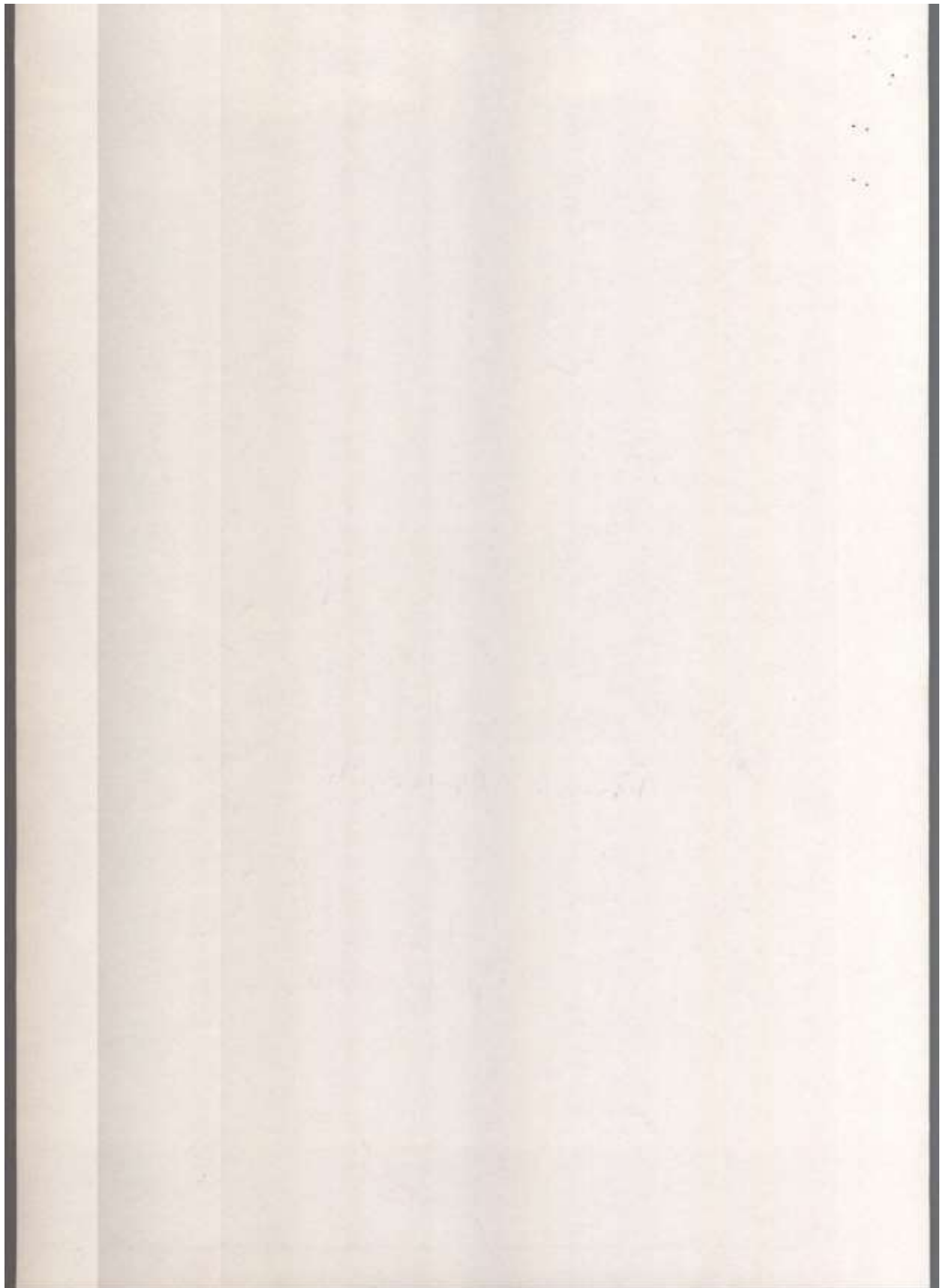
PAROMITA CHAKRABORTY
BIJOY KUMAR CHAKRABORTY
07/08/1987

Prescribed Account Number
AJHPC2883K

Bank Details
Signature



Paromita Chakraborty.



আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



রেশমী ভৌমিক

Reshmi Bhowmick

পিতা : রঞ্জিত কুমার ভৌমিক

Father : Ranjit Kumar Bhowmick

জন্মতারিখ / DOB : 23/03/1990

মহিলা / Female



4673 2420 6581

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতের বৈশিষ্ট্য সারসংক্ষেপ প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

3/141A, বিদ্যাসাগর উপনিবেশ,
নাকতলা, নাকতলা, কোলকাতা,
পশ্চিমবঙ্গ, 700047

Address:

3/141A, VIDYASAGAR
UPANIBESH, Naktala, Naktala,
Kolkata, West Bengal, 700047

4673 2420 6581



1800 300 1947

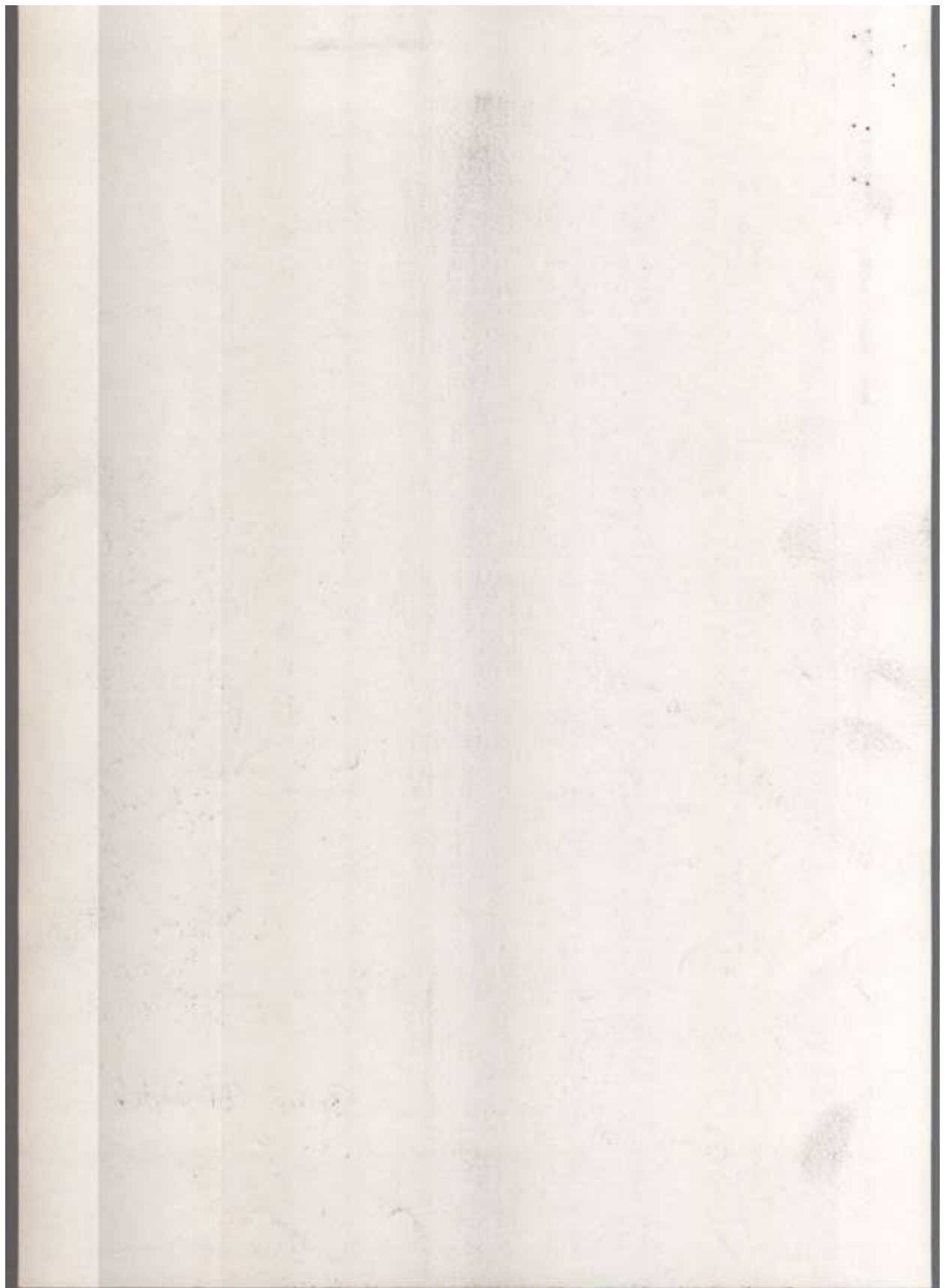


help@uidai.gov.in



www.uidai.gov.in

Reshmi Bhowmick



आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA



RESHMI BHOWMICK

RANJIT KUMAR BHOWMICK

23/03/1990

Permanent Account Number

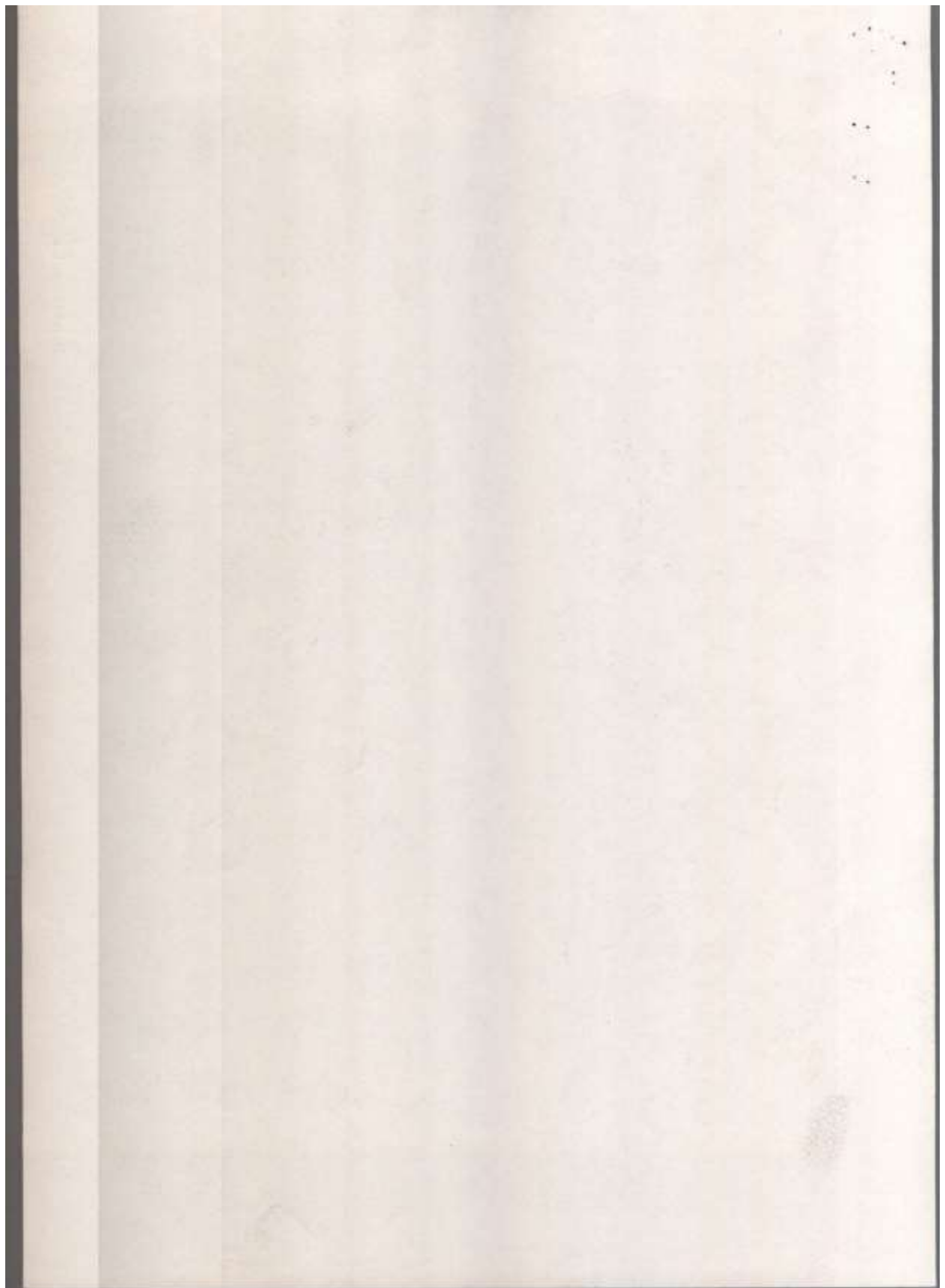
BIJPB4081N

Reshmi Bhowmick

Signature



Reshmi Bhowmick



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

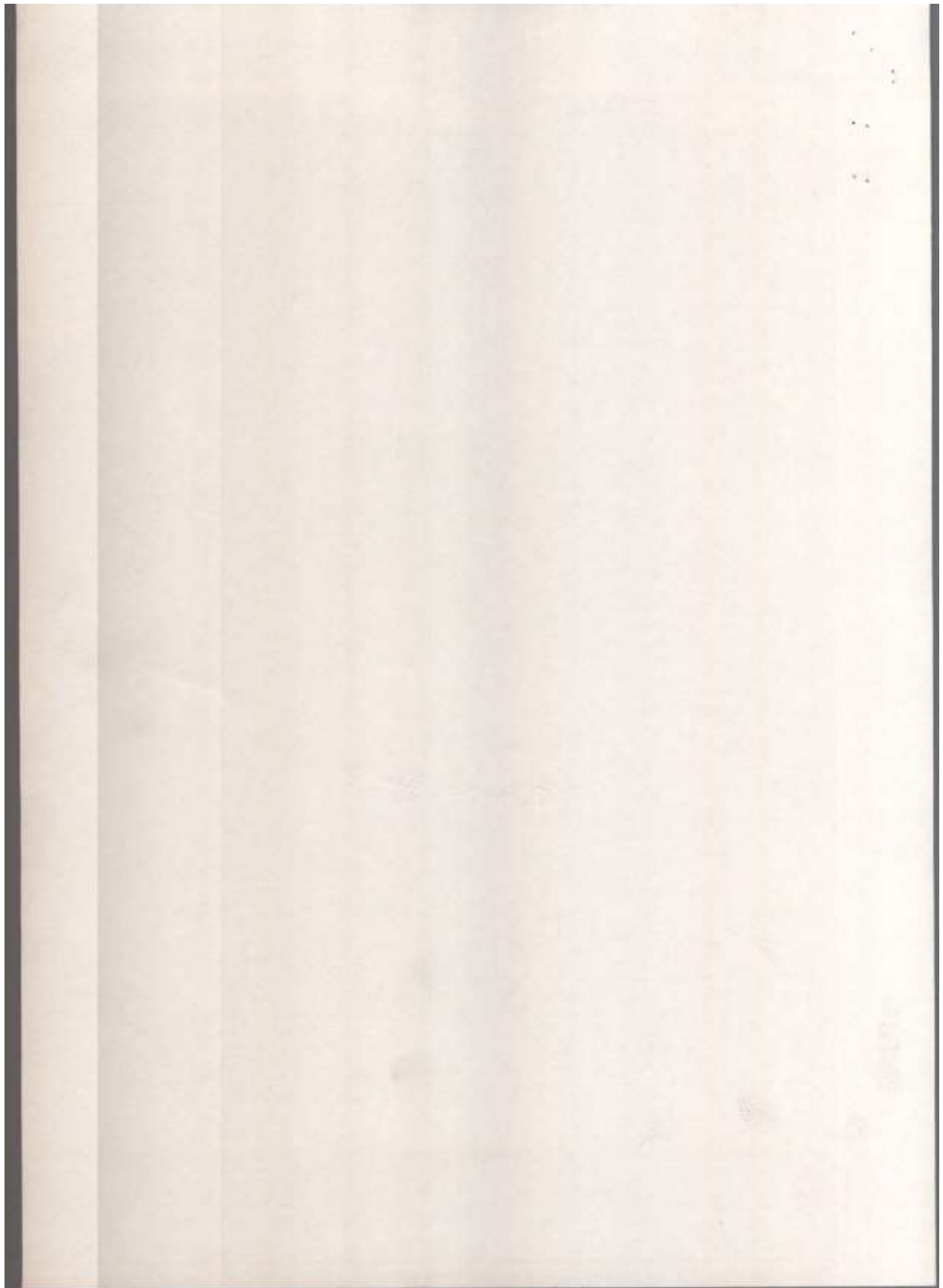
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TIN / Name
RAJWADA REALTECH

QR Code

प्राप्ति / Issue की तिथि
Date of Issuance / Possession
12/06/2020

Parveen Agarwal
As sole Lawful Constituted
Attorney of Rajwada Realtch
Partner Parveen Agarwal





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

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

04/04/2014

To
 Bikash Agarwal
 বিকাশ আগরওয়াল
 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

66130893



আপনার আধার সংখ্যা / Your Aadhaar No. :

2723 8304 8531

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



বিকেশ আগরওয়াল
 Bikash Agarwal

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

2723 8304 8531



Bikash Agarwal



তথ্য

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

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- 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.



ত্রিকানা: /: রাজেন্দ্র কুমার
অগারওয়াল
উইন্ডসর গ্রীন্স ফ্লাট নং ২/৩/এ
মহামায়া মন্দির রোড, মহামায়াতলা
রাজপুর সোনারপুর (এম), গড়িয়া
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

সর্বস্বত্ব সংরক্ষিত।
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 भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

सं. प्र. लेख संख्या ६०३
Permanent Account Number Card
AHAP8484B

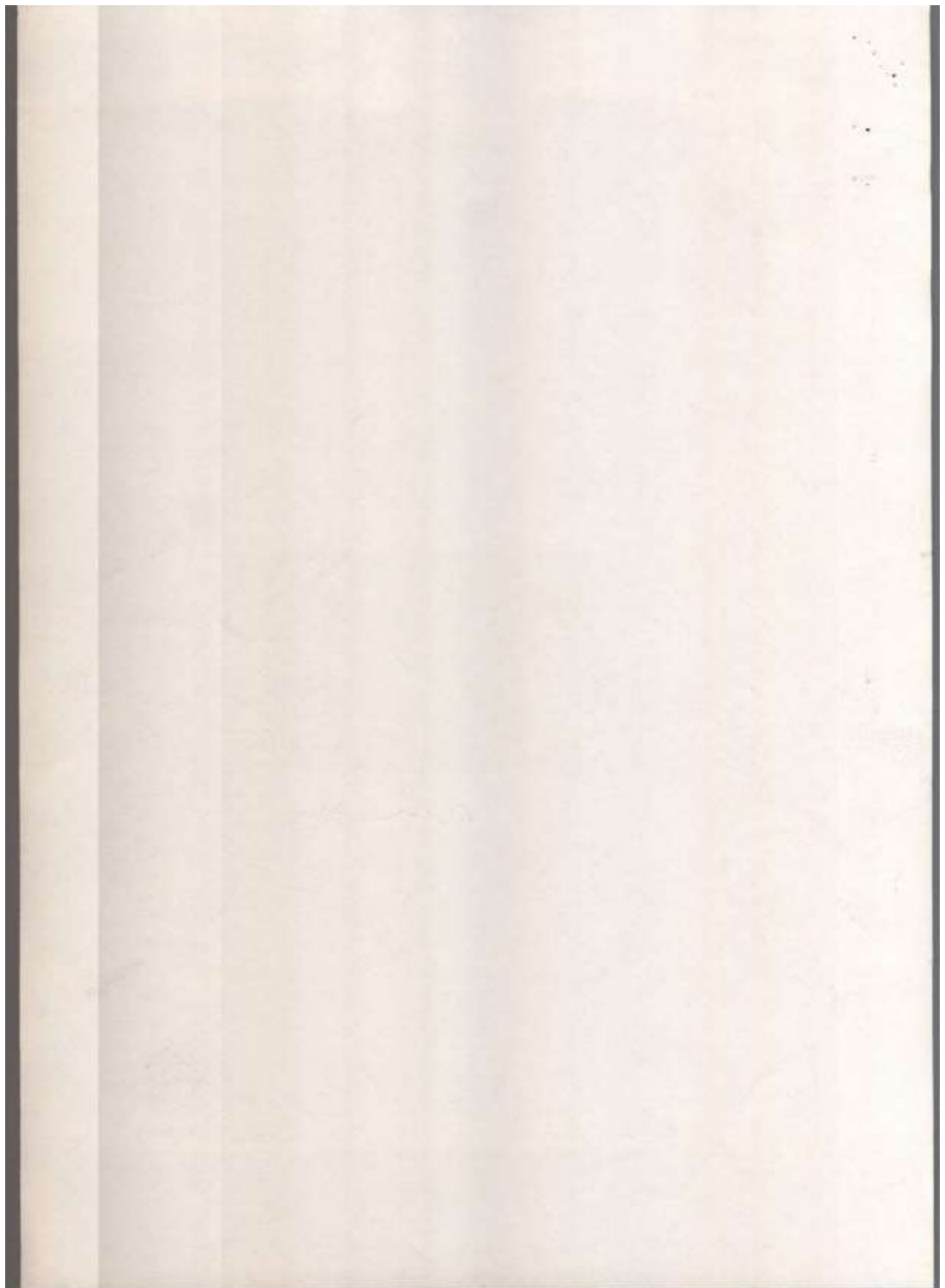
BIKASH AGARWAL

RAJENDRA KUMAR AGARWAL

3009/1802



Bikash Ag



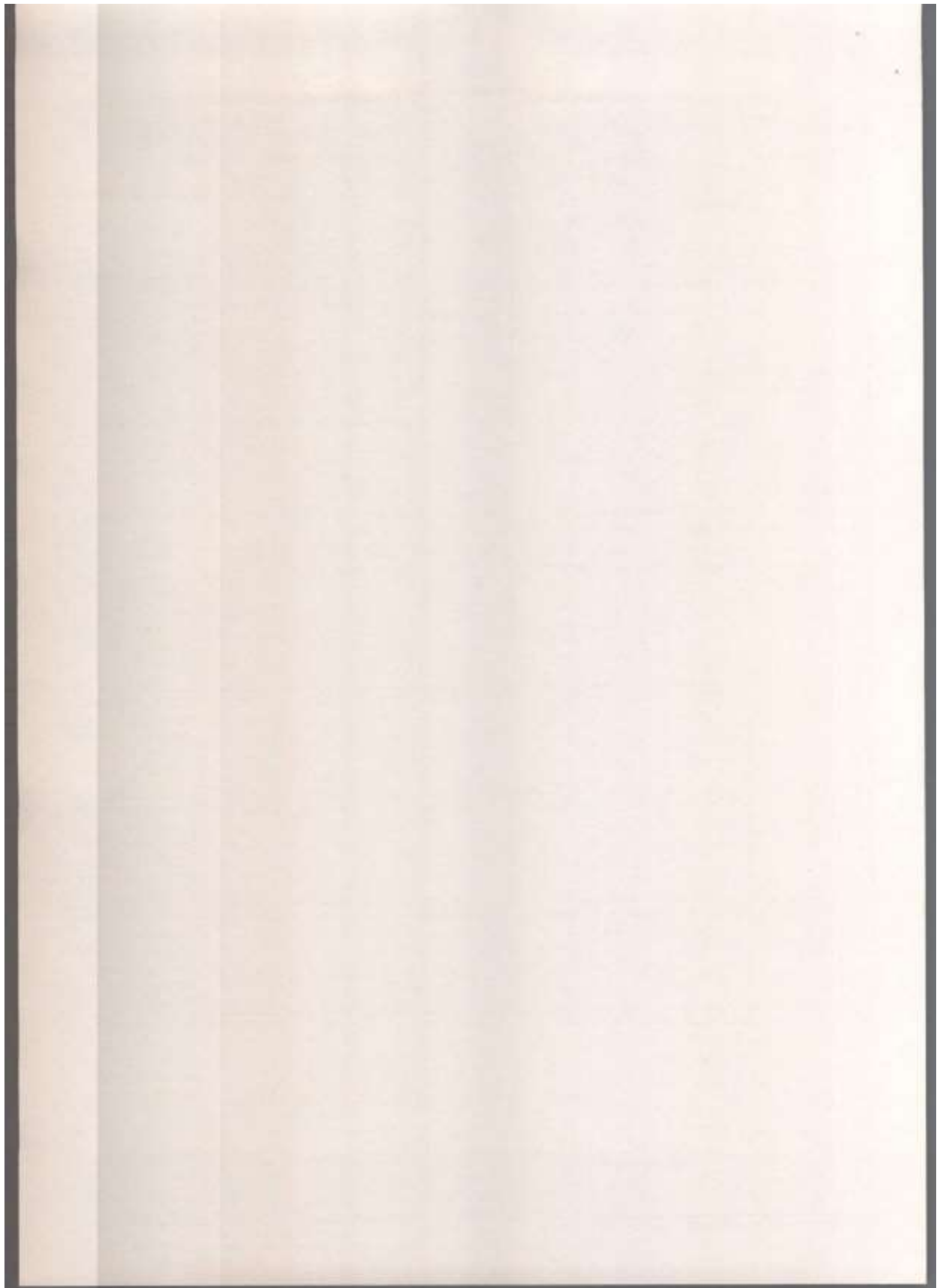
Major Information of the Deed

Deed No :	I-1608-03738/2020	Date of Registration	03/11/2020
Query No / Year	1608-2001376177/2020	Office where deed is registered	
Query Date	28/10/2020 2:21:29 PM	1608-2001376177/2020	
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		
[8110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,85,001/-	Rs. 3,35,60,294/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

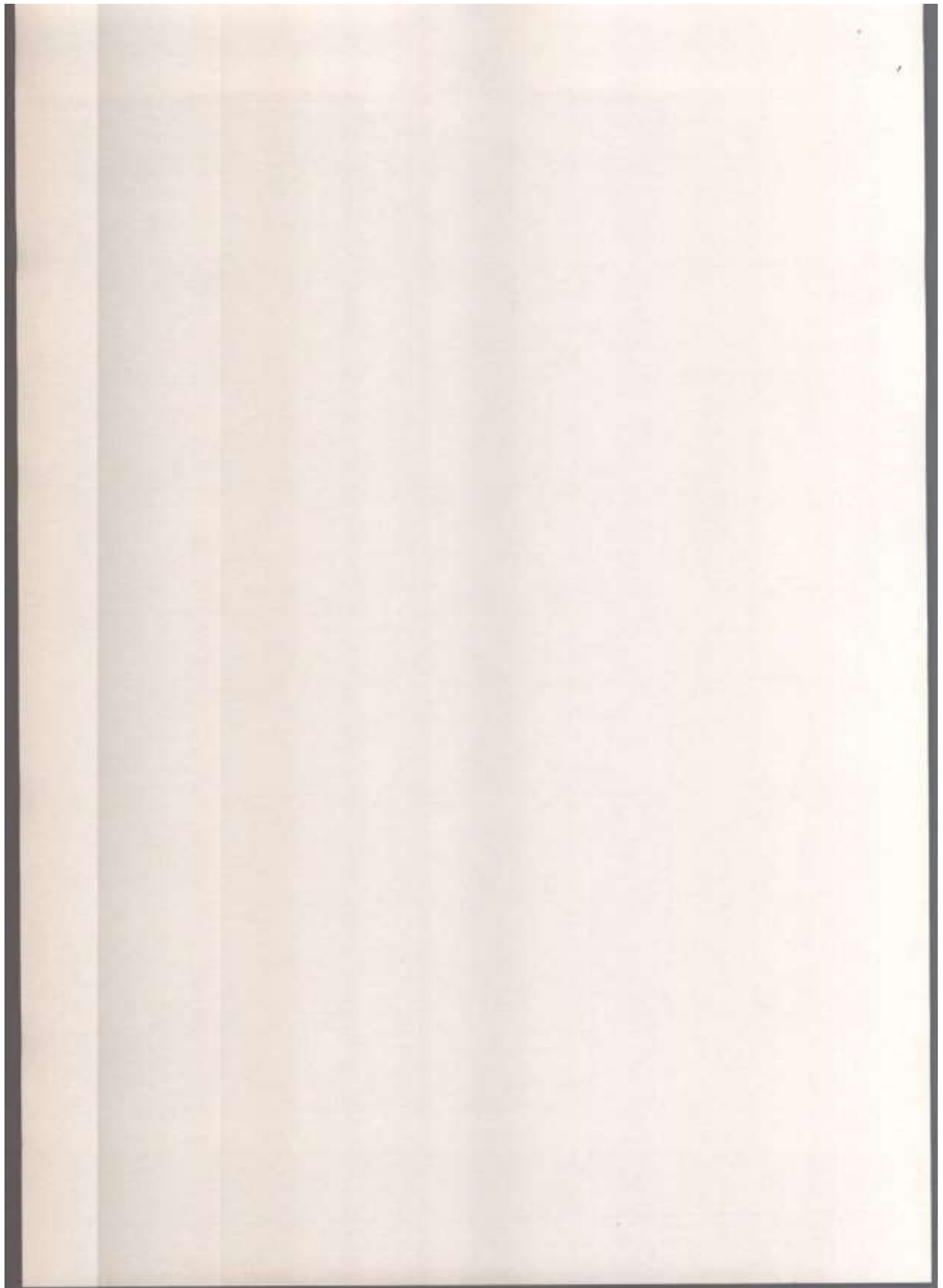
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: 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
L1	LR-2551 (RS :-)	LR-2705	Bastu	Shali	0.5 Dec	10,000/-	1,25,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name : Rajwada Global City
L2	LR-2550 (RS :-)	LR-2261	Bastu	Shali	0.58 Dec	10,000/-	1,45,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name : Rajwada Global City
L3	LR-2549 (RS :-)	LR-2261	Bastu	Shali	0.41 Dec	10,000/-	1,02,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name : Rajwada Global City
L5	LR-2557 (RS :-)	LR-2705	Bastu	Shali	8.86 Dec	10,000/-	22,15,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name : Rajwada Global City
L6	LR-2554 (RS :-)	LR-2705	Bastu	Shali	6.01 Dec	10,000/-	33,65,594/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, ,Project : Not Specified



L9	LR-703 (RS -)	LR-2705	Bastu	Shali	0.624 Dec	5,000/-	1,56,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L10	LR-702 (RS -)	LR-2705	Bastu	Shali	0.1 Dec	10,000/-	25,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L11	LR-701 (RS -)	LR-2705	Bastu	Shali	0.27 Dec	10,000/-	67,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L14	LR-2555 (RS -)	LR-2147	Bastu	Shali	0.55 Dec	10,000/-	1,37,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L15	LR-707 (RS -)	LR-2179	Bastu	Danga	0.55 Dec	10,000/-	1,37,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L17	LR-712 (RS -)	LR-2147	Bastu	Shali	0.55 Dec	10,000/-	2,42,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project : Not Specified
L18	LR-713 (RS -)	LR-2147	Bastu	Shali	0.55 Dec	10,000/-	1,37,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L20	LR-686 (RS -)	LR-2179	Bastu	Danga	0.55 Dec	10,000/-	1,37,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L21	LR-688 (RS -)	LR-2179	Bastu	Danga	0.55 Dec	10,000/-	1,37,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L22	LR-689 (RS -)	LR-1092	Bastu	Danga	0.55 Dec	10,000/-	1,37,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City



L23	LR-2566 (RS -)	LR-2705	Bastu	Shali	5.86 Dec	10,000/-	14,65,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L24	LR-2553 (RS -)	LR-2705	Bastu	Shali	20.86 Dec	10,000/-	52,15,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L25	LR-704 (RS -)	LR-2705	Bastu	Shali	8.06 Dec	10,000/-	20,15,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
TOTAL :					55.984Dec	1,75,000 /-	159,63,594 /-	

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
L4	LR-2552 (RS -)	LR-2262	Bastu	Shali	0.74 Dec	10,000/-	1,85,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L7	LR-706 (RS -)	LR-2705	Bastu	Shali	0.01 Dec	5,000/-	5,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project : Not Specified
L8	LR-700 (RS -)	LR-2705	Bastu	Shali	17.86 Dec	10,000/-	78,58,400/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project : Not Specified
L12	LR-709 (RS -)	LR-2705	Bastu	Shali	30.43 Dec	10,000/-	76,07,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L13	LR-708 (RS -)	LR-2705	Bastu	Shali	2.82 Dec	5,000/-	12,40,800/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project : Not Specified
L16	LR-711 (RS -)	LR-2147	Bastu	Shali	0.55 Dec	1/-	1,37,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City



L19	LR-585 (RS -)	LR-2179	Bastu	Danga	0.55 Dec	10,000/-	1,37,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
L26	LR-705 (RS -)	LR-2465	Bastu	Shali	0.55 Dec	10,000/-	1,37,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
TOTAL :					53.51Dec	60,001 /-	173,09,200 /-	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Jagannathpur, Ward No: 27, Holding No:282 JI No: 51, Pin Code : 700103

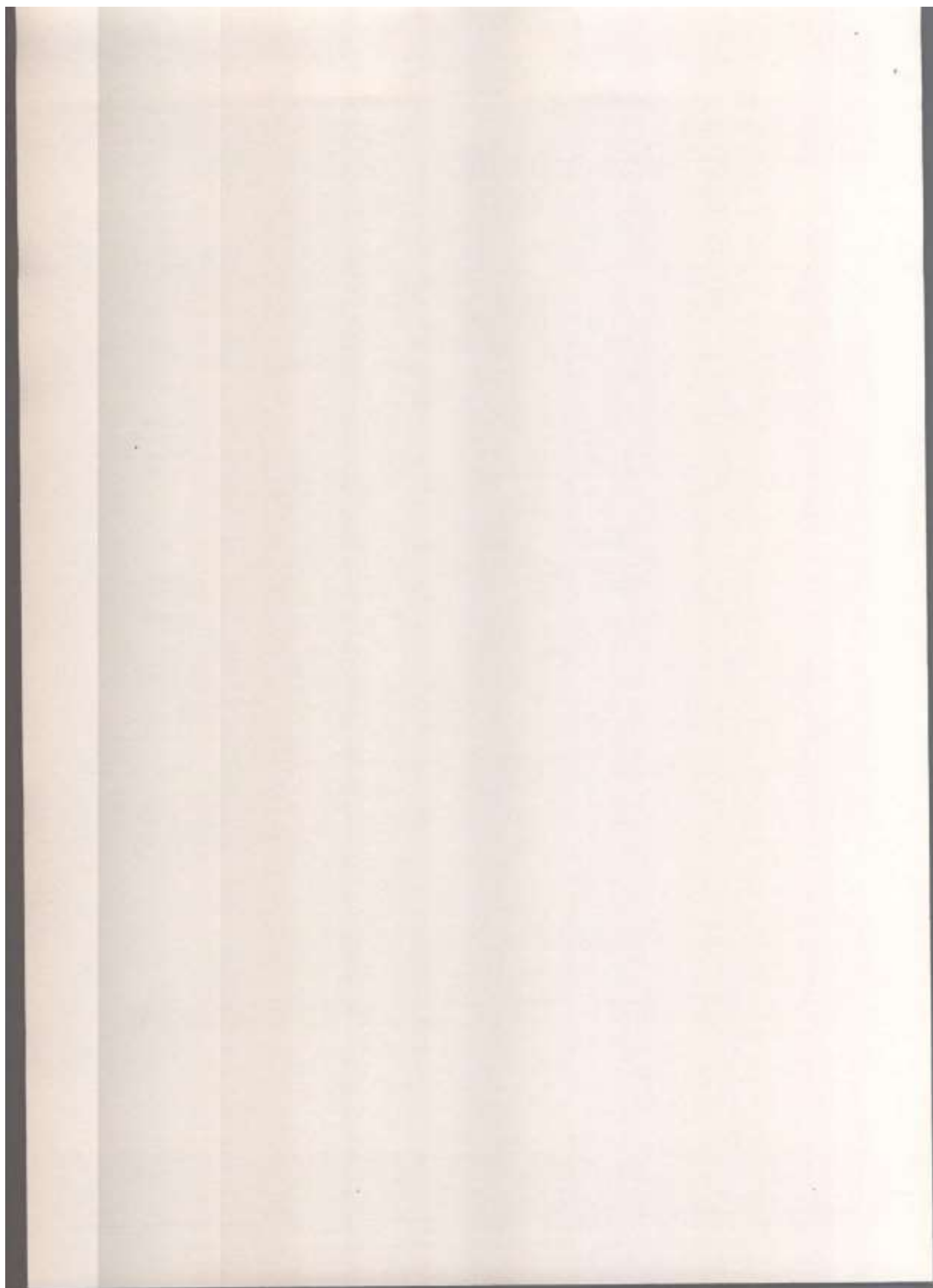
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L27	LR-287 (RS -)	LR-1733	Bastu	Shali	0.55 Dec	10,000/-	1,37,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name : Rajwada Global City
Grand Total :					110.044Dec	2,45,001 /-	334,10,294 /-	

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.	40,000/-	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	40,000 /-	1,50,000 /-	

Land Lord Details :



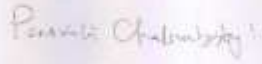


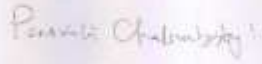


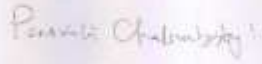


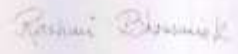


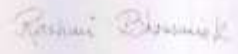


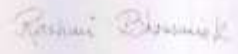









Sl No	Name,Address,Photo,Finger print and Signature
1	P R CONSTRUCTIONS P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.: AAxxxxxBH, Aadhaar No Not Provided by UIDAI, Status -Organization, Executed by: Representative, Executed by: Representative.

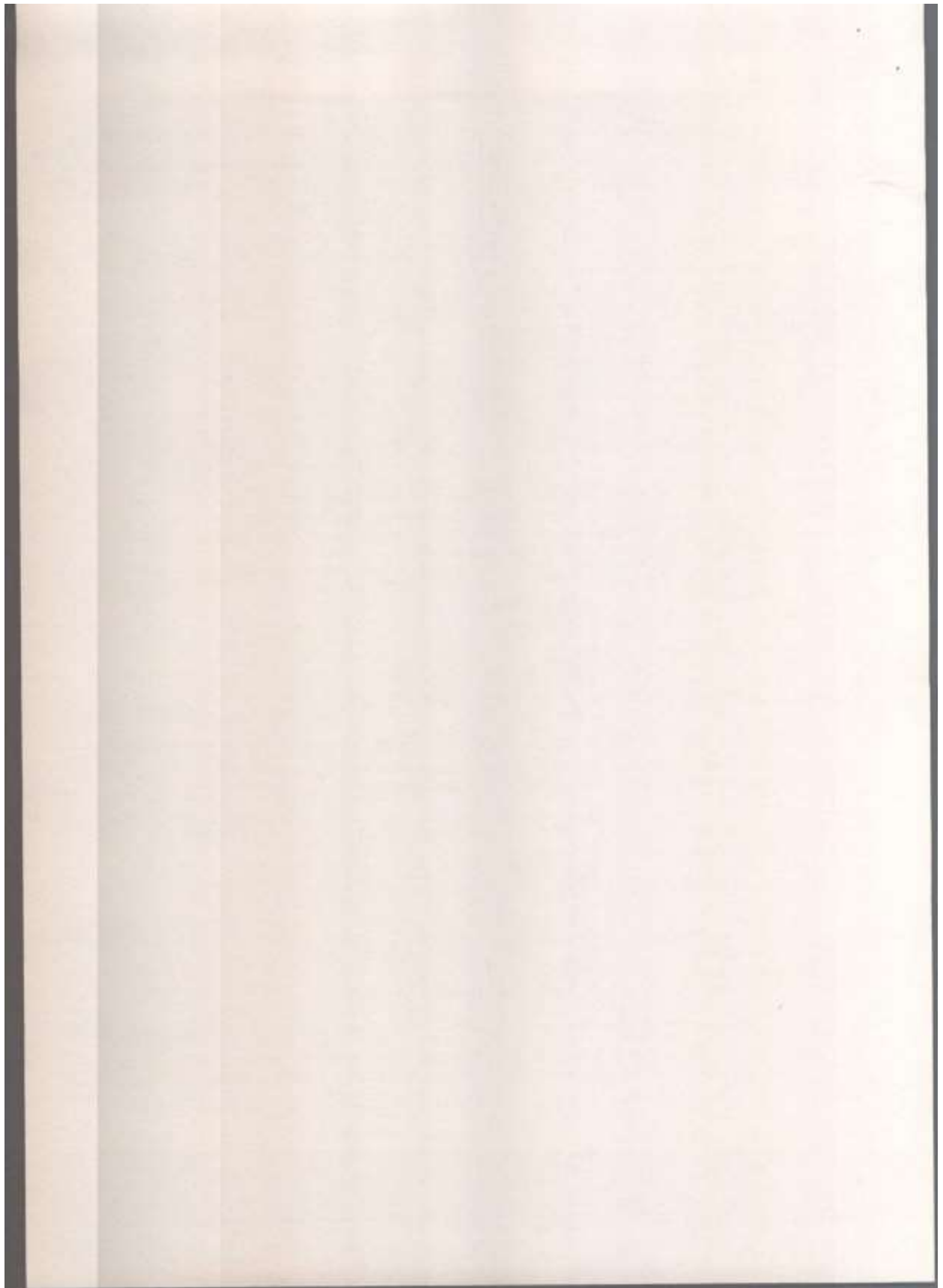


Developer Details :

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.:: ABxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

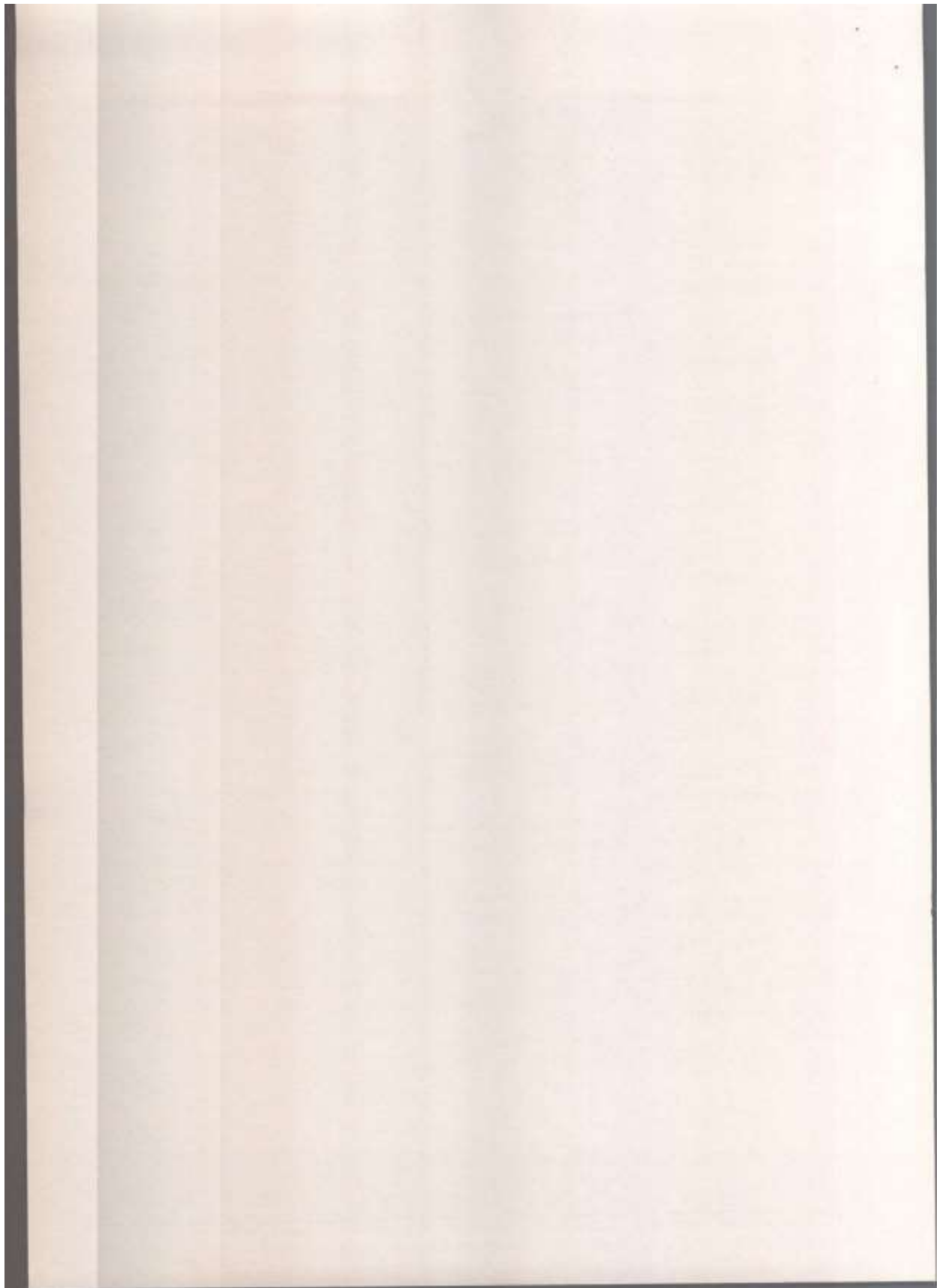
Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> PAROMITA CHAKRABORTY Wife of PARVEEN AGARWAL Date of Execution - 03/11/2020 , Admitted by: Self, Date of Admission: 03/11/2020, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Nov 3 2020 1:54PM</td> <td>LT</td> <td>03/11/2020</td> <td>03/11/2020</td> </tr> </tbody> </table> <p>J/104, BAGHAJATIN STATION ROAD, P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: AJxxxxxx3K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P R CONSTRUCTIONS (as PARTNER)</p>	Name	Photo	Finger Print	Signature	PAROMITA CHAKRABORTY Wife of PARVEEN AGARWAL Date of Execution - 03/11/2020 , Admitted by: Self, Date of Admission: 03/11/2020, Place of Admission of Execution: Office				Nov 3 2020 1:54PM	LT	03/11/2020	03/11/2020
Name	Photo	Finger Print	Signature										
PAROMITA CHAKRABORTY Wife of PARVEEN AGARWAL Date of Execution - 03/11/2020 , Admitted by: Self, Date of Admission: 03/11/2020, Place of Admission of Execution: Office													
Nov 3 2020 1:54PM	LT	03/11/2020	03/11/2020										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> RESHMI BHOWMICK Wife of BIKASH AGARWAL Date of Execution - 03/11/2020 , Admitted by: Self, Date of Admission: 03/11/2020, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Nov 3 2020 1:55PM</td> <td>LT</td> <td>03/11/2020</td> <td>03/11/2020</td> </tr> </tbody> </table> <p>P.O:- NAKTALA, P.S:- Banskroni, District:-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: B1xxxxxx1N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P R CONSTRUCTIONS (as PARTNER)</p>	Name	Photo	Finger Print	Signature	RESHMI BHOWMICK Wife of BIKASH AGARWAL Date of Execution - 03/11/2020 , Admitted by: Self, Date of Admission: 03/11/2020, Place of Admission of Execution: Office				Nov 3 2020 1:55PM	LT	03/11/2020	03/11/2020
Name	Photo	Finger Print	Signature										
RESHMI BHOWMICK Wife of BIKASH AGARWAL Date of Execution - 03/11/2020 , Admitted by: Self, Date of Admission: 03/11/2020, Place of Admission of Execution: Office													
Nov 3 2020 1:55PM	LT	03/11/2020	03/11/2020										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> BIKASH AGARWAL (Presentant) Son of Late RAJENDRA KUMAR AGARWAL Date of Execution - 03/11/2020 , Admitted by: Self, Date of Admission: 03/11/2020, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Nov 3 2020 1:43PM</td> <td>LT</td> <td>03/11/2020</td> <td>03/11/2020</td> </tr> </tbody> </table> <p>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.:: AHxxxxxx4B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAJWADA REALTECH (as PARTNER)</p>	Name	Photo	Finger Print	Signature	BIKASH AGARWAL (Presentant) Son of Late RAJENDRA KUMAR AGARWAL Date of Execution - 03/11/2020 , Admitted by: Self, Date of Admission: 03/11/2020, Place of Admission of Execution: Office				Nov 3 2020 1:43PM	LT	03/11/2020	03/11/2020
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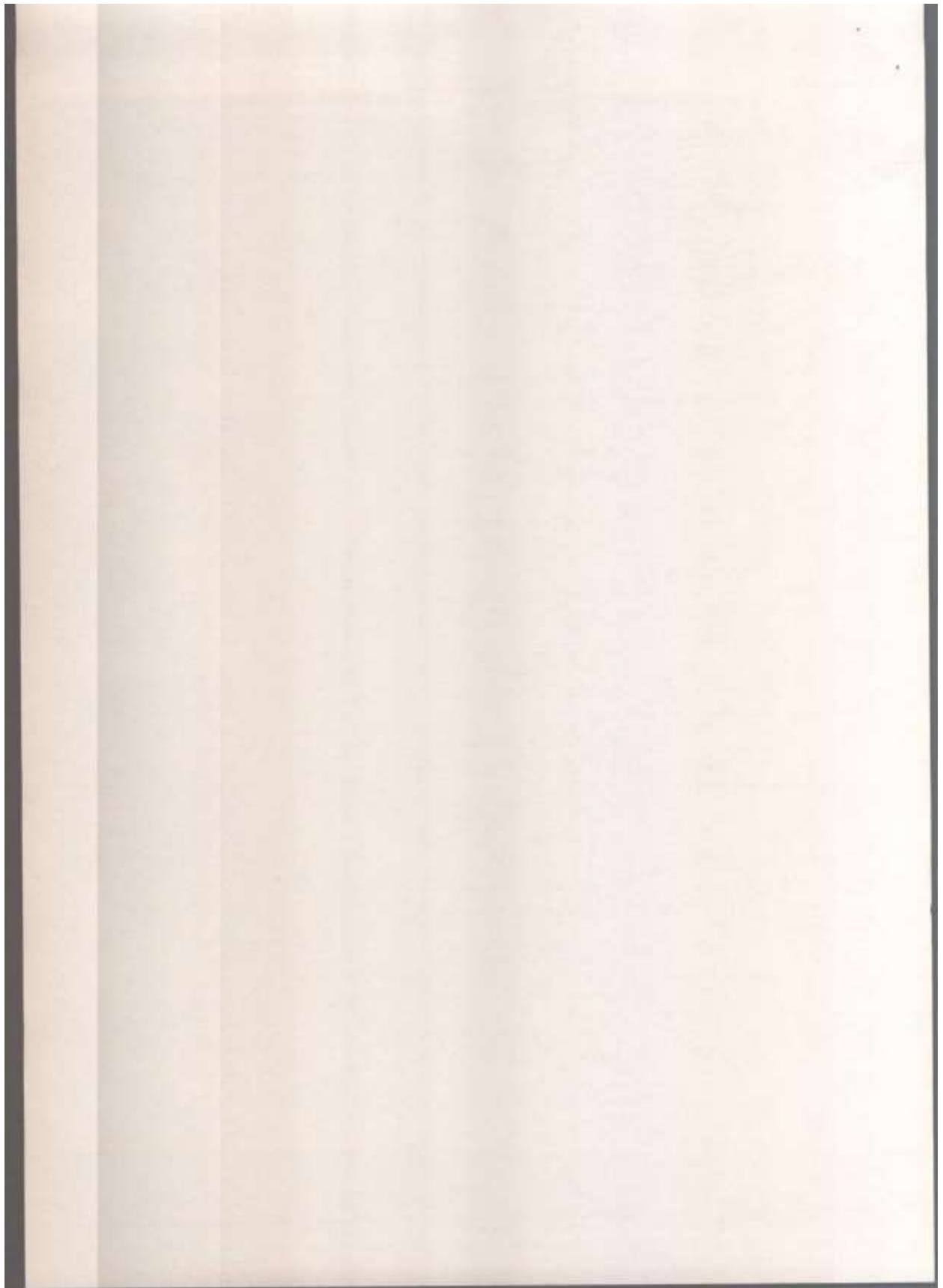
Identifier Details :

Name	Photo	Finger Print	Signature
Subhajit Ghosh Son of Joydeb Ghosh 1159, N S C Bose Road, P.O:- NARENDRAPUR, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700103			
	03/11/2020	03/11/2020	03/11/2020
Identifier Of PAROMITA CHAKRABORTY, RESHMI BHOWMICK, BIKASH AGARWAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-0.5 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-0.1 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-0.27 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-30.43 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-2.82 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-0.55 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-0.55 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-0.55 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-0.55 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-0.55 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-0.55 Dec



Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-0.58 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-0.55 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-0.55 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-0.55 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-5.86 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-20.86 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-8.06 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-0.55 Dec
Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-0.55 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-0.41 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-0.74 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-8.86 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-5.01 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-0.01 Dec

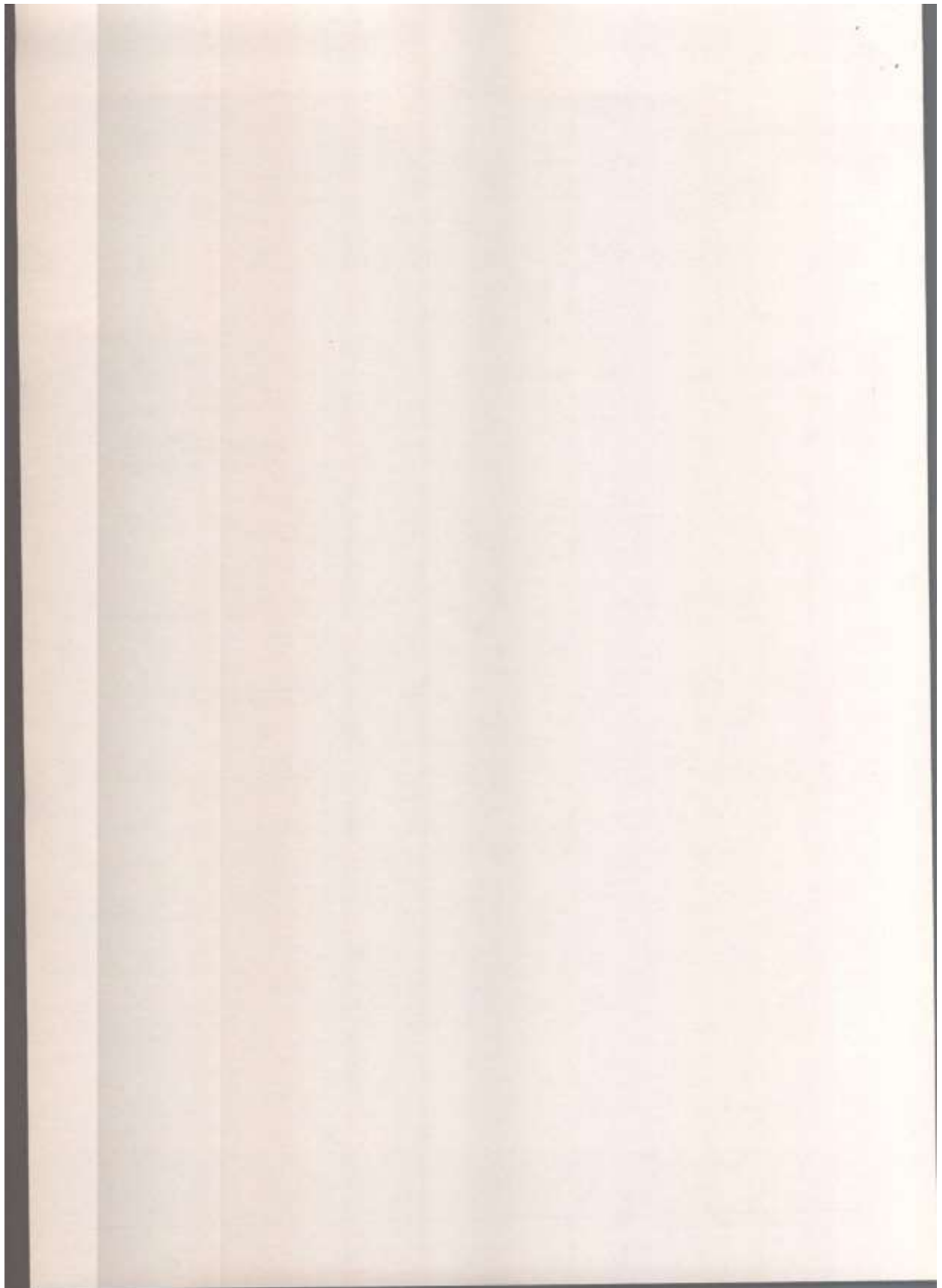


Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-17.86 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-0.624 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	P R CONSTRUCTIONS	RAJWADA REALTECH-500.00000000 Sq Ft

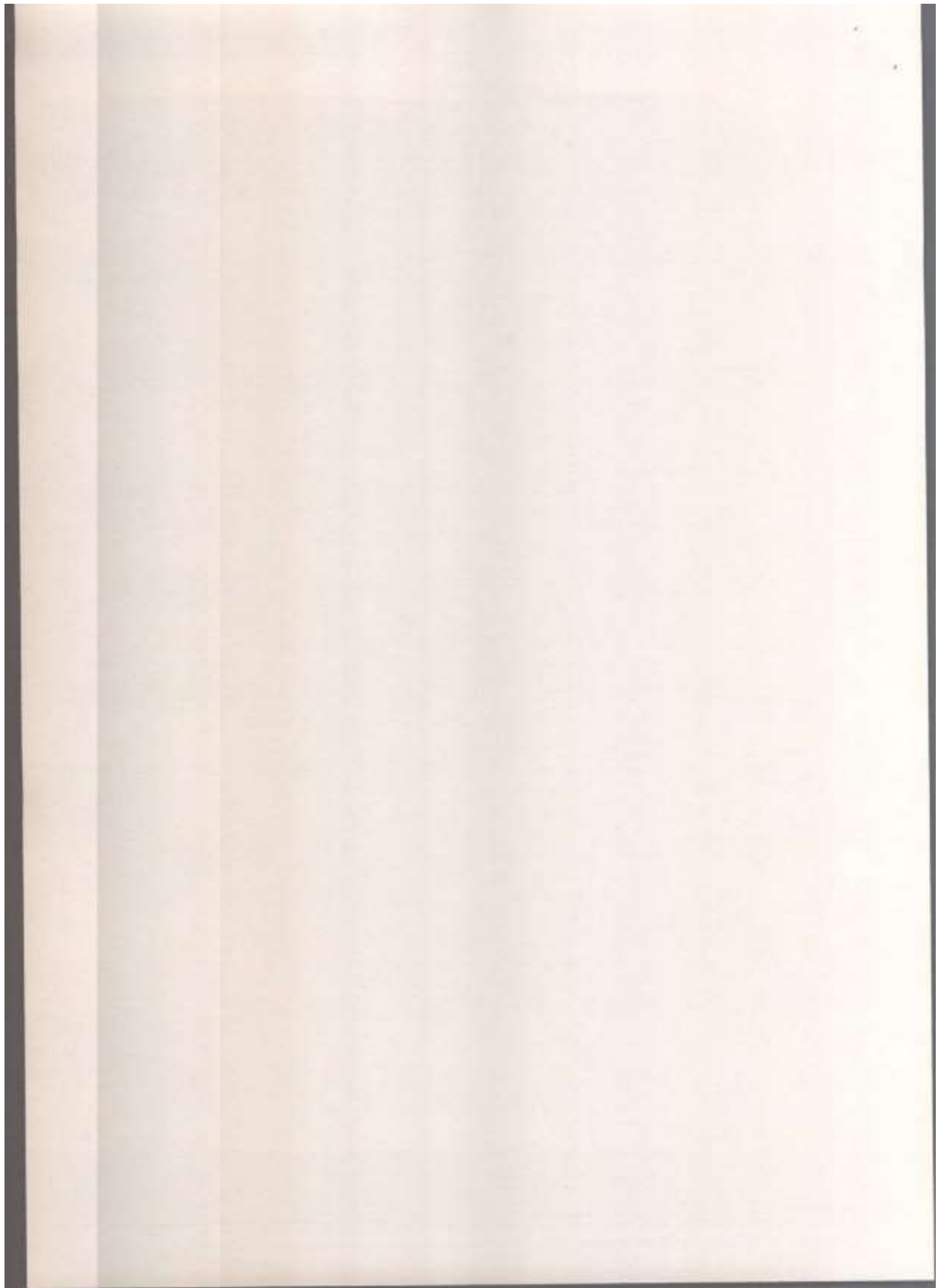
Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Ukile 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
L1	LR Plot No.- 2551, LR Khatian No.- 2705		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No.- 2550, LR Khatian No.- 2281	Owner:দেবাঙ্গর সন্ন্যাসরাম ব্রা: সি: .. Gurdian: দক্ষ ডাই, Address: উইডসর গ্রীনস ২৬ মহামায়া মন্দির রোড , Classification: শাদি,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No.- 2549, LR Khatian No.- 2281	Owner:দেবাঙ্গর সন্ন্যাসরাম ব্রা: সি: .. Gurdian: দক্ষ ডাই, Address: উইডসর গ্রীনস ২৬ মহামায়া মন্দির রোড , Classification: শাদি,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No.- 2557, LR Khatian No.- 2705	Owner: পি অর কনস্ট্রাকশনস , Gurdian: পারমিতা রেশম, Address: নিজ , Classification: শাদি, Area: 0.09000000 Acre,	P R CONSTRUCTIONS
L6	LR Plot No.- 2554, LR Khatian No.- 2705	Owner: পি অর কনস্ট্রাকশনস , Gurdian: পারমিতা রেশম, Address: নিজ , Classification: শাদি, Area: 0.07000000 Acre,	P R CONSTRUCTIONS
L9	LR Plot No.- 703, LR Khatian No.- 2705		Seller is not the recorded Owner as per Applicant.
L10	LR Plot No.- 702, LR Khatian No.- 2705	Owner: পি অর কনস্ট্রাকশনস , Gurdian: পারমিতা রেশম, Address: নিজ , Classification: শাদি,	P R CONSTRUCTIONS
L11	LR Plot No.- 701, LR Khatian No.- 2705	Owner: পি অর কনস্ট্রাকশনস , Gurdian: পারমিতা রেশম, Address: নিজ , Classification: শাদি,	P R CONSTRUCTIONS



L14	LR Plot No:- 2555, LR Khatian No:- 2147	Owner:বি কে কনসোর্টিয়াম গ্রা: সি, Gurdian:পঙ্ক ডিরেক্ট, Address:১/৪ মিডিলটন রো, কোল ৭১ Classification:শালি, Area:0.51000000 Acre,	Seller is not the recorded Owner as per Applicant.
L15	LR Plot No:- 707, LR Khatian No:- 2179	Owner:বি. কে কনসোর্টিয়াম ইন্সি: গ্রা: সি, Gurdian:পঙ্ক ডিরেক্ট, Address:9/4, মিডিলটন রো, কোল-71 Classification:ডাসা, Area:0.26000000 Acre,	Seller is not the recorded Owner as per Applicant.
L17	LR Plot No:- 712, LR Khatian No:- 2147	Owner:বি কে কনসোর্টিয়াম গ্রা: সি, Gurdian:পঙ্ক ডিরেক্ট, Address:১/৪ মিডিলটন রো, কোল ৭১ Classification:শালি, Area:0.15000000 Acre,	Seller is not the recorded Owner as per Applicant.
L18	LR Plot No:- 713, LR Khatian No:- 2147	Owner:বি কে কনসোর্টিয়াম গ্রা: সি, Gurdian:পঙ্ক ডিরেক্ট, Address:১/৪ মিডিলটন রো, কোল ৭১ Classification:শালি, Area:0.28000000 Acre,	Seller is not the recorded Owner as per Applicant.
L20	LR Plot No:- 686, LR Khatian No:- 2179	Owner:বি. কে কনসোর্টিয়াম ইন্সি: গ্রা: সি, Gurdian:পঙ্ক ডিরেক্ট, Address:9/4, মিডিলটন রো, কোল-71 Classification:ডাসা, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.
L21	LR Plot No:- 689, LR Khatian No:- 2179	Owner:বি. কে কনসোর্টিয়াম ইন্সি: গ্রা: সি, Gurdian:পঙ্ক ডিরেক্ট, Address:9/4, মিডিলটন রো, কোল-71 Classification:ডাসা, Area:0.21000000 Acre,	Seller is not the recorded Owner as per Applicant.
L22	LR Plot No:- 689, LR Khatian No:- 1092	Owner:সুমান বিবি, Gurdian:ওমেদ জল মন্ড, Address:নিত Classification:ডাসা,	Seller is not the recorded Owner as per Applicant.
L23	LR Plot No:- 2556, LR Khatian No:- 2705	Owner:পি অর কনস্ট্রাকশনস , Gurdian:পারমিতা রেশম, Address:নিত , Classification:শালি, Area:0.06000000 Acre,	P R CONSTRUCTIONS
L24	LR Plot No:- 2553, LR Khatian No:- 2705	Owner:পি অর কনস্ট্রাকশনস , Gurdian:পারমিতা রেশম, Address:নিত , Classification:শালি, Area:0.21000000 Acre,	P R CONSTRUCTIONS
L25	LR Plot No:- 704, LR Khatian No:- 2705	Owner:পি অর কনস্ট্রাকশনস , Gurdian:পারমিতা রেশম, Address:নিত , Classification:শালি, Area:0.09000000 Acre,	P R CONSTRUCTIONS



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
L4	LR Plot No:- 2552, LR Khatian No:- 2262	Owner:আব্দুল কবীর: গ্রা: পি:, Gurdian:পদ্ম ডিবেট, Address:গড়িয়া কোল ৮৪, Classification:শদি,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 706, LR Khatian No:- 2705	Owner:পি আর কনস্ট্রাকশনস, Gurdian:বারমিতা রেশম, Address:নিজ, Classification:শদি,	P R CONSTRUCTIONS
L8	LR Plot No:- 700, LR Khatian No:- 2705	Owner:পি আর কনস্ট্রাকশনস, Gurdian:বারমিতা রেশম, Address:নিজ, Classification:ডাঙ্গা, Area:0.18000000 Acre,	P R CONSTRUCTIONS
L12	LR Plot No:- 709, LR Khatian No:- 2705	Owner:পি আর কনস্ট্রাকশনস, Gurdian:বারমিতা রেশম, Address:নিজ, Classification:শদি, Area:0.31000000 Acre,	P R CONSTRUCTIONS
L13	LR Plot No:- 708, LR Khatian No:- 2705	Owner:পি আর কনস্ট্রাকশনস, Gurdian:বারমিতা রেশম, Address:নিজ, Classification:শদি, Area:0.01000000 Acre,	P R CONSTRUCTIONS
L16	LR Plot No:- 711, LR Khatian No:- 2147	Owner:বি কে কনসোর্টিয়াম গ্রা: পি:, Gurdian:পদ্ম ডিবেট, Address:১/৪ মিডিলটন রো, কোল ৭১, Classification:শদি, Area:0.09000000 Acre,	Seller is not the recorded Owner as per Applicant.
L19	LR Plot No:- 685, LR Khatian No:- 2179	Owner:বি কে কনসোর্টিয়াম ইন্ডিয়া: গ্রা: পি:, Gurdian:পদ্ম ডিবেট, Address:১/৪ মিডিলটন রো, কোল-71, Classification:ডাঙ্গা, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L26	LR Plot No:- 705, LR Khatian No:- 2465	Owner:বি কে কনসোর্টিয়াম ইন্ডিয়া: গ্রা: পি:, Gurdian:পদ্ম ডিবেট, Address:নিজ, Classification:শদি, Area:0.04000000 Acre,	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, Ward No: 27, Holding No:282 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 কনসোর্টিয়াম ইন্ডিয়া: গ্রা: পি:, Gurdian:পদ্ম ডিবেট, Address:১/৪ মিডিলটন রো, কোল-71, Classification:শদি, Area:0.21000000 Acre,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 160803738 / 2020

On 03-11-2020

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 1889.

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

Presented for registration at 13:38 hrs on 03-11-2020, at the Office of the A.D.S.R. SONARPUR 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 3,35,60,294/-

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

Execution is admitted on 03-11-2020 by PAROMITA CHAKRABORTY, PARTNER, P R CONSTRUCTIONS (Partnership Firm), P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Subhajit Ghosh, . . . Son of Joydeb Ghosh, 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 03-11-2020 by RESHMI BHOWMICK, PARTNER, P R CONSTRUCTIONS (Partnership Firm), P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Subhajit Ghosh, . . . Son of Joydeb Ghosh, 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 03-11-2020 by BIKASH AGARWAL, PARTNER, RAJWADA REALTECH (Partnership Firm), P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Subhajit Ghosh, . . . Son of Joydeb Ghosh, 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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/11/2020 5:07PM with Govt. Ref. No: 192020210126532171 on 02-11-2020, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1279713956 on 02-11-2020, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

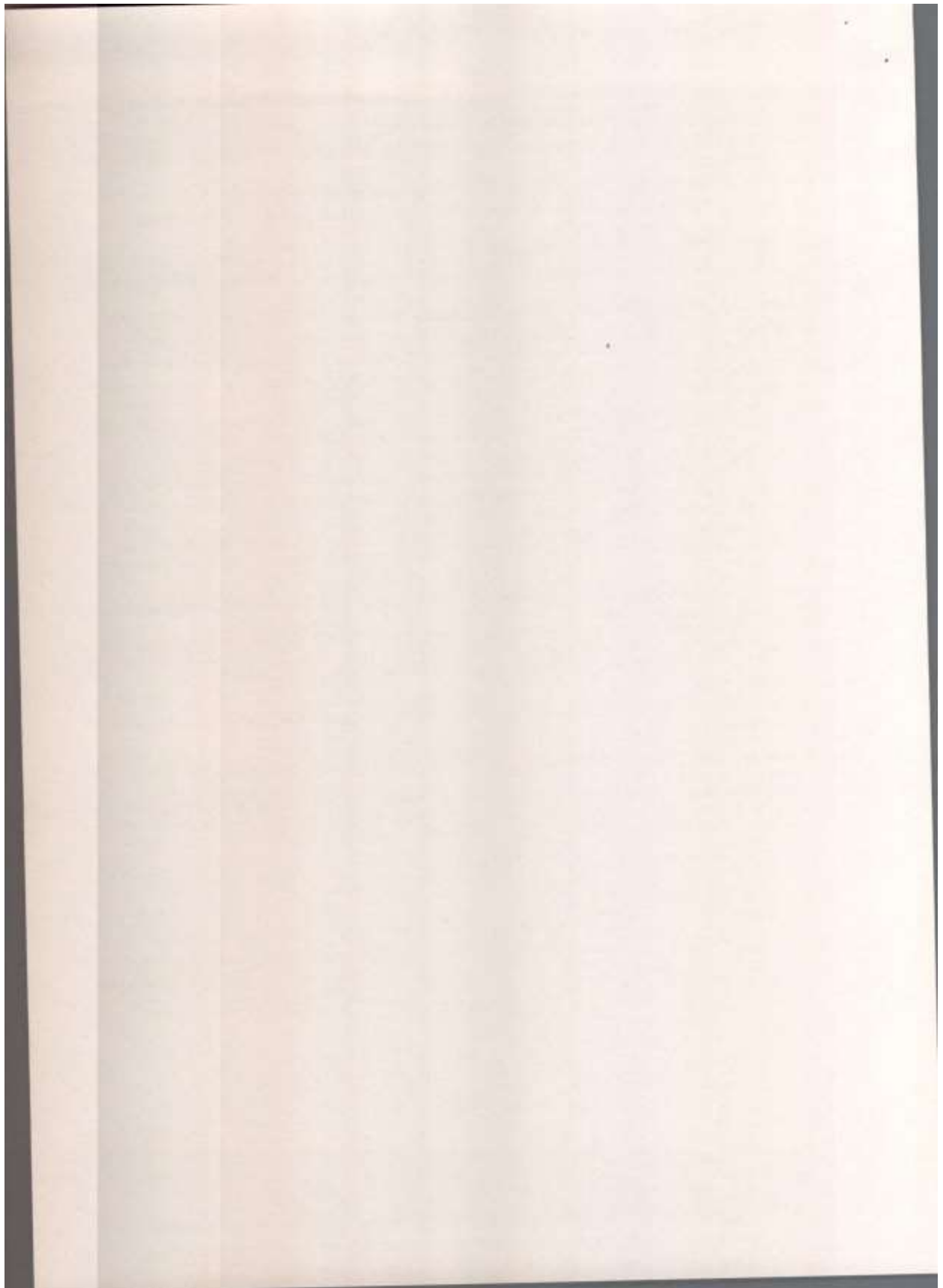
Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 543, Amount: Rs.100/-, Date of Purchase: 17/06/2019, Vendor name: Tapas Haider

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/11/2020 5:07PM with Govt. Ref. No: 192020210126532171 on 02-11-2020, Amount Rs: 74,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1279713956 on 02-11-2020, 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 112392 to 112438

being No 160803738 for the year 2020.



Barun Kumar Bhunia

Digitally signed by BARUN KUMAR
BHUNIA
Date: 2020.11.09 14:00:46 +05:30
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2020/11/09 02:00:46 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)