

6. **Mutation:** Rajat Gateway Private Limited [Owner herein] has got its name mutated in the records of the KMC and is paying the taxes regularly.
7. **Absolute Ownership of the Said Property:** In the abovementioned circumstances, the Owner became the sole and absolute owner of the Said Property.

**3rd Schedule
(Specifications)**

Foundation	Reinforced Concrete Cement structure
Wall Finish	Interior – conventional brickwork with Plaster of Paris Exterior – combination of high quality cement/textured paint
Flooring	Master Bedroom – Vitrified tiles/anti skid ceramic tiles Other Bedrooms – Vitrified tiles/anti skid ceramic tiles Living/Dining – Vitrified tiles
Kitchen	Kitchen – Anti skid tiles Granite Platform with honed edges Stainless steel sink Dado of ceramic tiles upto 2 feet above the counter/platform Electrical Points for Refrigerator, Aquaguard and Exhaust Fan Provision for exhaust
Toilet	Toilet – Anti skid ceramic tiles in flooring Toilet walls – standard ceramic tiles on the walls upto 7 feet Sanitary ware of Parryware/Hindware or equivalent make CP fittings of Jaguar/EssEss/Hindware or equivalent make Electrical point for Geyser and Exhaust Fan Plumbing provision for Hot/Cold water line
Doors & Windows	Door Frame – made of seasoned and treated wood Main Door – Solid core flush doors, with decorative brass handles Main Door Fittings – Godrej night latch and Eyepiece Internal Doors – Solid core flush doors with Stainless Steel locks Windows – Fully glazed anodized/powder coated aluminum windows
Electricals:	AC points in living dining and all the Bedrooms Cable TV, Telephone & Broadband wiring in Living/Dining Adequate 15 Amp and 5 Amp Electrical Points in all bedrooms, Living/Dining, Kitchen, Toilets Concealed copper wiring with Central MCB of repute brands Door bell point at the main entrance door Modular switches of reputed high end brands
Common Lighting	Overhead Illumination for compound and street lighting Necessary illumination in all lobbies, staircases and common areas
Lifts, Stairs and Lobbies	Lifts (OTIS/equivalent make) Stair and Floor Lobbies – Kota Stone/Marble/Tiles Entrance Ground floor lobby or each block – combination of marble, granite and kota stone

31. Execution and Delivery

31.1 In Witness Whereof the Parties have executed this Agreement on the date mentioned above.

For RAJAT GATEWAY PVT. LTD,

[Handwritten Signature]

Director

[Owner]

For RAJAT PROJECTS PVT LTD,

[Handwritten Signature]

Director

[Developer]

Drafted by:

Duttanarain Bhattacharyya
Advocate, High Court Calcutta
F/1114/773/2012

Witnesses:

Signature *[Handwritten Signature]*

Signature *Subha Dev Manna*

Name HIMADRI TUSHAR MUKHERJEE Name SUBHA DEV MANNA

Father's Name Late Ananda Charan Mukherjee Father's Name SANKAR SARAN MANNA

Address Kalyanpur Dharmanajale Address ANDUL PURBAPARA,

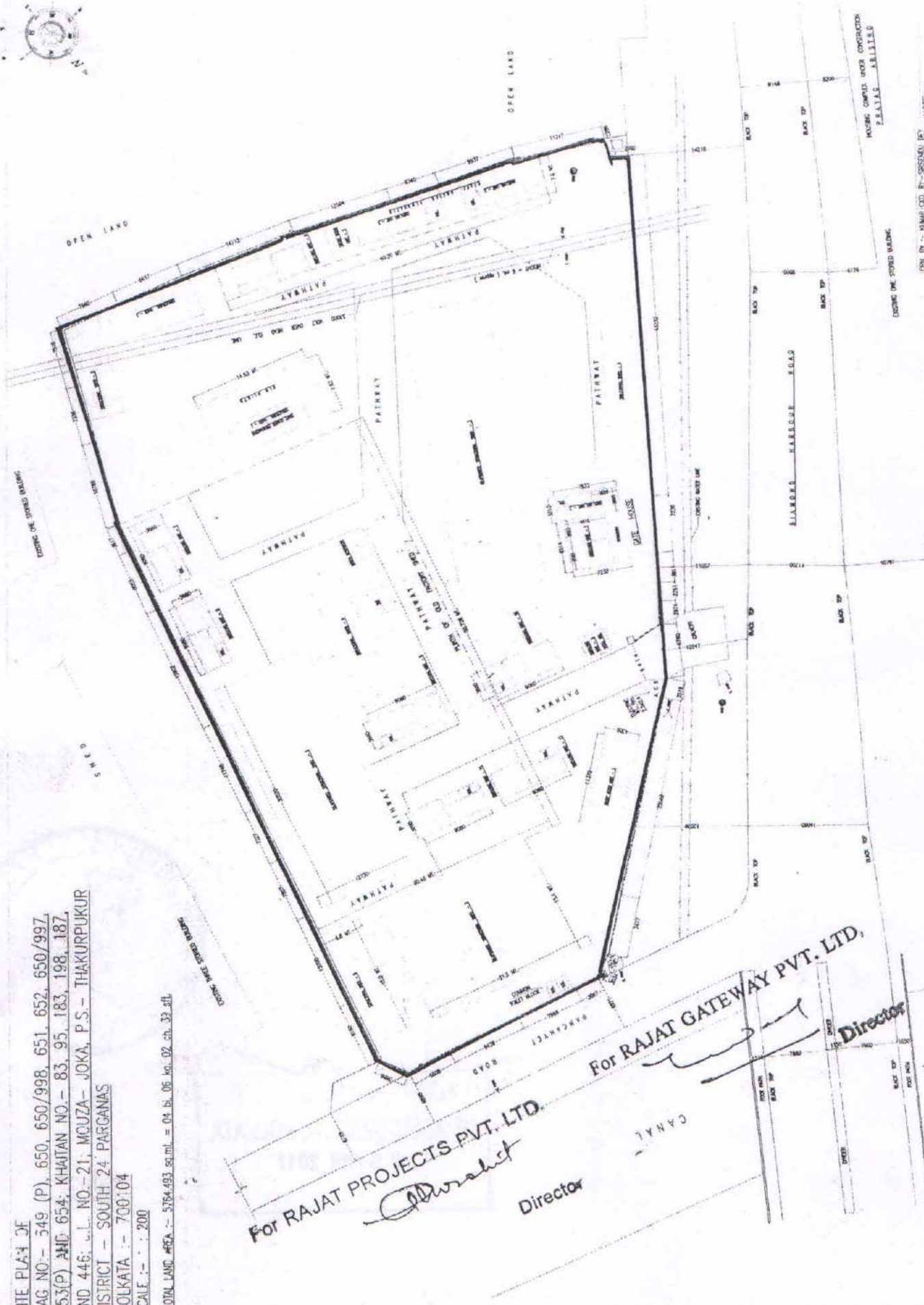
Nova Mann Road, Chandanpur HOWRAH - 711302

Hooghly - 712136



SITE PLAN OF
 DAG NO. - 349 (P), 650, 650/998, 651, 652, 650/997,
 653(P) AND 654; KHATAJAN NO. - 83, 95, 183, 198, 187,
 AND 446; C.L. NO. - 21; MOUZA - JOKA, P.S. - THAKURPUKUR
 DISTRICT - SOUTH 24 PARAGANAS
 KOLKATA :- 700104
 SCALE :- . . . 200

TOTAL LAND AREA :- 5764.693 sq.m. = 04 bi. 06 kat. 02 ch. 33 sfl.



For RAJAT PROJECTS PVT. LTD.
Director
 Director

For RAJAT GATEWAY PVT. LTD,
Director
 Director

NOTE
 1. ALL DIMENSIONS ARE IN METERS
 2. PROPERTY LINES AS SHOWN BY THE PLAN
 3. ALL RIGHTS RESERVED TO THE DEVELOPER

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants
---------	--



Little	Ring	Middle	Fore	Thumb
		(Left Hand)		
Thumb	Fore	Middle	Ring	Little
		(Right Hand)		



Little	Ring	Middle	Fore	Thumb
		(Left Hand)		
Thumb	Fore	Middle	Ring	Little
		(Right Hand)		

Thurabit

Little	Ring	Middle	Fore	Thumb
		(Left Hand)		
Thumb	Fore	Middle	Ring	Little
		(Right Hand)		





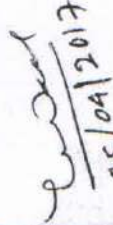


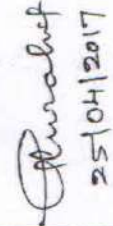
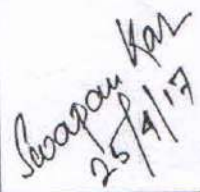
Government of West Bengal

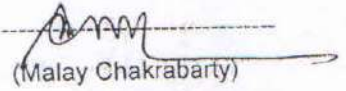
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000542283/2017

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Raj Gopal Pasari 8, Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Representative of Land Lord [Rajat Getaway Private Limited]		1538 	 25/04/2017
2	Ghanshyam Purohit 4, Azimganj House, 7, Camac Street, P.O:- Camac Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Representative of Developer [Rajat Projects Private Limited]		1538 	 25/04/2017
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Swapan Kar Son of R. N. Kar 96/1, Rajdanga School, P.O:- EKTP, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107	Raj Gopal Pasari, Ghanshyam Purohit		 25/4/17	


(Malay Chakrabarty)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. - I
KOLKATA

Kolkata, West Bengal

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

GRN: 19-201718-000619251-1

Payment Mode Online Payment

GRN Date: 25/04/2017 18:56:20

Bank : State Bank of India

BRN : CKC2991940

BRN Date: 25/04/2017 18:57:23

DEPOSITOR'S DETAILS

Id No. : 19010000542283/5/2017

[Query No./Query Year]

Name : DUTTASOAM BHATTACHARYYA

Contact No. : Mobile No. : +91 9477929790

E-mail :

Address : ROOM NO.5A&B, 5TH FLOOR 70 K.S.ROY ROAD, KOL-1.

Applicant Name : Mr Swapan Kar

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	19010000542283/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	101
2	19010000542283/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	75020

In Words : Rupees Seventy Five Thousand One Hundred Twenty One only

Total

75121



भारत सरकार
GOVERNMENT OF INDIA



স্বপন কর
Swapan Kar
পিতা : রবীন্দ্র নাথ কর
Father : RABINDRA NATH KAR
জন্ম বার / Year of Birth : 1965
পুরুষ / Male



8205 5126 5513

আধার - সাধারণ মানুষের অধিকার

Swapan Kar



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৯৬/১, রাজডাঙ্গা স্কুল রোড,
ই.কে.টি.পি, ই.কে.টি.এস.ও,
কোলকাতা, পশ্চিমবঙ্গ, ৭০০১০৭

Address:
96/1, RAJ DANGA SCHOOL
ROAD, E.K.T.P., E.K.T.S.O.
E.k.t, Kolkata, West Bengal
700107

1947
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

DWK1754647



নির্বাচকের নাম : রাজ গোপাল
Elector's Name : Raj Gopal Pasari
পিতার নাম : মগনী রাম পাসারী
Father's Name : Magani Ram Pasari
লিঙ্গ/Sex : পুং M
জন্ম তারিখ
Date of Birth : 22/09/1961

[Handwritten signature]

DWK1754647

ঠিকানা:
25B, বালিগুঞ্জ পার্ক , করায়, কলকাতা-700019

Address:
25B, BALLYGUNGE PARK, KARAYA,
KOLKATA-700019

[Handwritten signature]

Date: 05/09/2014
161-কারীপঞ্জীকৃত নির্বাচন কেন্দ্রের নির্বাচন
অধিকারিকের প্রকৃত স্বাক্ষর
Facsimile Signature of the Electoral
Registration Officer for
161-Ballygunge Constituency

বিধানে পরিবর্তন হলে মূল পরিচয় পত্রের নথি সহ প্রাপ্ত ১০-১১
নম্বরে যুক্ত স্বাক্ষর পরিচয়পত্র ১০-১১ এর নথি সহ করে এক
পরিচয়পত্র নথি প্রাপ্ত করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFUPP8158F



नाम /NAME
GHANSHYAM PUROHIT

पिता का नाम /FATHER'S NAME
DEO KISHAN PUROHIT

जन्म तिथि /DATE OF BIRTH
25-10-1965

हस्ताक्षर /SIGNATURE



 आयकर अधिकारी, व.व. - XI
 COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / सूचित करके संयुक्त आयकर अधिकारी (प्रणाली एवं तकनीकी), पी. 7, चौबिंग्ले स्क्वायर, कोलकाता - 700 069, को सूचित करें।

In case this card is lost/ found, kindly inform/return to the issuing authority i.e. Joint Commissioner of Income-tax (Systems & Technical), P-7, Chowringhee Square, Calcutta-700 069.

आयकर विभाग
INCOME TAX DEPARTMENT
RAJGOPAL PASARI
MAGANI RAM PASARI
22/09/1961
 Permanent Account Number
AFOPP5578B

 Signature

भारत सरकार
GOVE OF INDIA


 26/07/2013

Handwritten signature

If this card is lost or someone's lost card is found,
 please inform return to:
 Income Tax PAN Services Unit, NSDL,
 Jira Floor, Sapphire Chambers,
 Near Bandra Telephone Exchange,
 Bandra, Pune - 411 045.
 Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
 e-mail: paninfo@nsdl.co.in

Dated this 25th day of April, 2017

Between

Rajat Gateway Private Limited
... Owner

And

Rajat Projects Private Limited Private Limited
... Developer

DEVELOPMENT AGREEMENT

*Municipal Premises No. 73, Diamond Harbour Road
Police Station Behala
District South 24 Parganas*

Saha & Ray

Advocates

3A/1, 3rd Floor

Hastings Chambers

7C, Kiran Shankar Roy Road

Kolkata-700001

Major Information of the Deed

Deed No :	I-1901-02471/2017	Date of Registration	28/04/2017
Query No / Year	1901-0000542283/2017	Office where deed is registered	
Query Date	22/04/2017 6:15:26 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Swapan Kar 7C, K.S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830308824, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 17,91,37,338/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 75,120/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Harbour Road, Road Zone : (Premises located on DH Road, but not in Wards 119-121, 123-126, 128, 130-132 --) , , Premises No. 73, Ward No: 144

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	87 Katha 5 Chatak		17,76,37,338/-	Property is on Road
Grand Total :				144.0656Dec	0 /-	1776,37,338 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5000 Sq Ft.	1/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 5000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		5000 sq ft	1 /-	15,00,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Rajat Geteway Private Limited (Private Limited Company) 8, Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:AAACL9302M Status :Organization, Executed by: Representative

Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Rajat Projects Private Limited (Private Limited Company) 4, Azimganj House, 7 Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:AAF3R3120C Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Raj Gopal Pasari (Presentant) Son of Late Magniram Pasari 8, Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AFOPP5578B Status : Representative, Representative of : Rajat Getaway Private Limited (as director)
2	Ghanshyam Purohit Son of Deo Kishan Purohit 4, Azimganj House, 7, Camac Street, P.O:- Camac Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AFUPP8158F Status : Representative, Representative of : Rajat Projects Private Limited (as director)

Identifier Details :

Name & address	
Swapan Kar Son of R. N. Kar 96/1, Rajdanga School, P.O:- EKTP, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Raj Gopal Pasari, Ghanshyam Purohit	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Rajat Getaway Private Limited	Rajat Projects Private Limited-144.066 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Rajat Getaway Private Limited	Rajat Projects Private Limited-5000 Sq Ft

Endorsement For Deed Number : I - 190102471 / 2017**On 25-04-2017****Presentation(Under Section 52 & Rule 22A(3) 46(1) W.B. Registration Rules, 1962)**

Presented for registration at 18:05 hrs on 25-04-2017, at the Private residence by Raj Gopal Pasari ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 17,91,37,338/-

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

Execution is admitted on 25-04-2017 by Raj Gopal Pasari, director, Rajat Geteway Private Limited (Private Limited Company), 8, Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Swapan Kar, , , Son of R. N. Kar, 96/1, Rajdanga School, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service

Execution is admitted on 25-04-2017 by Ghanshyam Purohit, director, Rajat Projects Private Limited (Private Limited Company), 4, Azimganj House, 7 Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Swapan Kar, , , Son of R. N. Kar, 96/1, Rajdanga School, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service



Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 27-04-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 2 ,M(b) = Rs 4/-) and Registration Fees paid by online = Rs 101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 25/04/2017 6:57PM with Govt. Ref. No: 192017180006192511 on 25-04-2017, Amount Rs: 101/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKC2991940 on 25-04-2017, 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 by online = Rs 75,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 25/04/2017 6:57PM with Govt. Ref. No: 192017180006192511 on 25-04-2017, Amount Rs: 75,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKC2991940 on 25-04-2017, Head of Account 0030-02-103-003-02



Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 28-04-2017

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 : (g) of Indian Stamp Act 1899.

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/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2309, Amount: Rs.100/-, Date of Purchase: 06/04/2017, Vendor name: Suranjan Mukherjee



Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2017, Page from 75941 to 75982

being No 190102471 for the year 2017.



Digitally signed by MALAY
CHAKRABORTY
Date: 2017.04.29 14:00:38 +05:30
Reason: Digital Signing of Deed.

(Malay Chakrabarty) 29/04/2017 14:00:37
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
