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22 DEC 2018

THIS AGREEMENT made this the 20th day of December Two Thousand and Eighteen BETWEEN (1)(I) **RAJESH KUMAR AGRAWAL** (PAN : ADMPA2371H) son of Shri Jugal Kishore Agrawal (II) **SAJJAN KUMAR AGRAWAL** (PAN : ACXPA6574A) son of Late Braj Mohan Agrawal both residing at 391/1, S.N. Roy Road (formerly 58/8, S.N. Roy Rod) Sahapur, P.O. Sahapur, P.S. Behala, Kolkata - 700038, hereinafter jointly referred to as the "OWNERS" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators and legal representatives) of the **ONE PART AND (2) SUPER TOWERS PRIVATE LTD.** (PAN : AAEC5260P), a company

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Rajesh kr. Agarwal & Am  
39/v S.M. Ray Rd  
101-38

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SOUNITRA CHANDA  
Licensed Stamp Vendor  
8/2, K. S. Ray Road, Kol.



ADDITIONAL ASSISTANT  
COMMISSIONER  
KOLKATA  
22 DEC 2018

P. K. Sharma  
(Pravesh Kumar Sharma)

S/o. Sai Gokaran Sharma  
4 Khind Gosh Lane  
P.S. - ~~Har~~ Golabari, Howrah - 71101  
Occ: - Sevice



incorporated under the provisions of the Companies Act, 1956, having its registered office at 1, Sardar Sankar Road, P.O. Kalighat, P.S. Tollygunge, Kolkata - 700026, represented by its Director **MR. CHANDI PRASAD PODDAR (PAN : AFNPP5037J)** son of Late Durga Prasad Poddar, residing at 3/1, Krishna Behari Sen Street, P.O. Colootola, P.S. Jorasanko, Kolkata - 700073 hereinafter referred to as the "**CO-OWNER**" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successors and/or successors-in-office and/or interest) of the **OTHER PART** :

**WHEREAS** by virtue of registered Deed of Partition dated 28<sup>th</sup> day of April 1962 registered at the office of the Sub-Registrar Alipore in Book No.1, Volume No.72, Pages 10 to 51, Being No.3576 for the year 1962 All That piece and parcel of land containing by measurement an area of 9 Cottahs and 10 Chittacks be the same a little more or less together with the sheds structures messuages tenements constructed thereon and morefully described in Part-I of the Schedule thereunder written together with undivided half share in the 43 feet long passage running South to North for ingress and egress thereto situate lying at and being portion of Dag No.50 under Khatian No.292, J.L. No.9 situate at Mouza Sahapur Pargana Magura, Touzi No.101 since renumbered as premises No. 558, S.N. Roy Road (formerly 107 and 393, S.N. Roy Road) Kolkata (formerly Calcutta) together with all easements and appurtenances thereto hereinafter referred to as the "said premises" and morefully and particularly described in the First Schedule hereunder written was allotted to Mr. Durga Prasad Agrawal absolutely and forever ;

**AND WHEREAS** by a Deed of Gift dated 27<sup>th</sup> April, 1989 registered at the office of the Registrar of Assurances Calcutta in Book No.1, Volume No.151, Pages 223 to 243, Being No.4865 for the year 1989 made between Durga Prasad Agrawal therein referred to as the Donor of the One Part and Rajesh Kumar Agrawal son of Sri Jugal Kishore Agrawal and Sajjan Kumar Agrawal son of Sri Braj Mohan Agrawal therein referred to as the Donees of the Other Part, the said Donor in consideration of natural love and affection transferred and conveyed by way of gift unto the said Donees amongst other properties ALL THAT piece and parcel of land containing by measurement an area of 9 Cottahs and 10 Chittacks be the same a little more or

less together with the sheds structures messuages tenements constructed thereon and morefully described in Part-I of the Schedule thereunder written together with undivided half share in the 43 feet long passage running South to North for ingress and egress thereto situate lying at and being portion of Dag No.50 under Khatian No.292, J.L. No.9 situate at Mouza Sahapur Pargana Magura, Touzi No.101 since renumbered as premises No. 558, S.N. Roy Road (formerly 107 and 393, S.N. Roy Road) Kolkata (formerly Calcutta) together with all easements and appurtenances thereto hereinafter referred to as the "said premises" and morefully and particularly described in the First Schedule hereunder written ;

**AND WHEREAS** by virtue of the aforesaid Deed of Gift dated 27<sup>th</sup> April, 1989 the said Rajesh Kumar Agrawal son of Sri Jugal Kishore Agrawal and Sajjan Kumar Agrawal son of Sri Braj Mohan Agrawal became absolutely seised and possessed of or otherwise well and sufficiently entitled to the said premises being All That piece and parcel of land containing by measurement an area of 9 Cottahs and 10 Chittacks be the same a little more or less together with sheds structures messuages tenements constructed thereon situate lying at and being portion of Dag No.50 under Khatian No.292, J.L. No.9 situate at Mouza Sahapur Pargana Magura, Touzi No.101 since renumbered as premises No.558, S.N. Roy Road (formerly 107 and 393, S.N. Roy Road) Kolkata (formerly Calcutta) together with right of ingress and egress into or upon the 43 feet wide common passage running South to North morefully and particularly described in the First Schedule hereinafter referred to as the "said premises" each of them having undivided half share into or upon the same free from all encumbrances and charges ;

**AND WHEREAS** Dinesh Kumar Agrawal and Sajjan Kumar Agrawal are sons of Late Braj Mohan Agrawal and Rajesh Kumar Agrawal is son of Sri Jugal Kishore Agrawal as such it was mutually decided by Sajjan Kumar Agrawal and Rajesh Kumar Agrawal to transfer a portion of the said premises out of their respective 50% share in the said premises unto and in favour of Dinesh Kumar Agrawal being the brother of Sajjan Kumar Agrawal ;



**AND WHEREAS** in view of the aforesaid it was decided that Sajjan Kumar Agrawal shall transfer out of his undivided half share or 50% share in the said premises All That undivided 20% share into or upon the said premises in favour of his brother Dinesh Kumar Agrawal to enable Dinesh Kumar Agrawal to become the Owner of undivided 20% share in the said premises ;

**AND WHEREAS** it was further decided that Rajesh Kumar Agrawal shall transfer out of his undivided half share or 50% share in the said premises All That undivided 10% share into or upon the said premises in favour of his cousin brother Dinesh Kumar Agrawal to enable Dinesh Kumar Agrawal to become the owner of undivided 10% share in the said premises ;

**AND WHEREAS** by virtue of the aforesaid by a Deed of Gift dated 13<sup>th</sup> June 2011 registered at the office of the Additional Registrar of Assurance-I of Kolkata in Book No.I, CD Volume No.12, Pages 2226 to 2240 Being No.05043 for the year 2011 and made between Sajjan Kumar Agrawal therein described as the Donor of the One Part and Dinesh Kumar Agarwal therein described as the Donee of the Other Part the said Sajjan Kumar Agrawal in consideration of natural love and affection transferred and conveyed by way of Gift unto and in favour of Dinesh Kumar Agrawal being the Donee therein All That undivided 20% share out of his undivided 50% share into or upon the said premises on the terms and conditions stated therein ;

**AND WHEREAS** by another Deed of Gift dated 13<sup>th</sup> June, 2011 registered at the office of the Additional Registrar of Assurance-I of Kolkata in Book No.I, CD Volume No.12, Pages 2211 to 2225 Being No.05042 for the year 2011 and made between Rajesh Kumar Agarwal therein described as the Donor of the One Part and Dinesh Kumar Agarwal therein described as the Donee of the Other Part the said Rajesh Kumar Agrawal in consideration of natural love and affection transferred and conveyed by way of Gift unto and in favour of Dinesh Kumar Agrawal being the Donee therein All That undivided 10% share out of his undivided 50% share into or upon the said premises on the terms and conditions stated therein ;

**AND WHEREAS** in view of the aforesaid the following Owners had undivided share in the said premises in the proportion as stated hereunder :-

1. Rajesh Kumar Agrawal - 40% share
2. Sajjan Kumar Agrawal - 30% share
3. Dinesh Kumar Agrawal - 30% share

**AND WHEREAS** the said Dinesh Kumar Agrawal being one of the Co-Owners of the said premises decided to sell and transfer his undivided 30% share into or upon the said premises in favour of Super Towers Private Ltd. ;

**AND WHEREAS** by virtue of the aforesaid by a Deed of Conveyance dated 14<sup>th</sup> day November, 2011 registered at the office of the Registrar of Assurances, Kolkata in Book No.1, Volume No.21, Pages 7248 to 7274 being No.09764 for 2011 the said Dinesh Kumar Agrawal with the consent and concurrence of the other Owners herein namely Rajesh Kumar Agrawal and Sajjan Kumar Agrawal sold transferred conveyed by way of sale assured and assigned All That undivided 30% share into or upon All That piece and parcel of land containing by measurement an area of 9 Cottahs and 10 Chittacks be the same a little more or less together with sheds structures messuages tenements constructed thereon situate lying at and being portion of Dag No.50 under Khatian No.292, J.L. No.9 situate at Mouza Sahapur Pargana Magura, Touzi No.101 since renumbered as premises No.558, S.N. Roy Road (formerly 107 and 393, S.N. Roy Road) Kolkata - 700038 (formerly Calcutta) together with right of ingress and egress into or upon the 43 feet wide common passage running South to North unto and in favour of Super Towers Pvt. Ltd. for the consideration and on the terms and conditions stated in the said Deed of Conveyance ;

**AND WHEREAS** in view of the aforesaid the following persons are the Owners of the said premises in the following proportion :-

1. Rajesh Kumar Agrawal - 40% share
2. Sajjan Kumar Agrawal - 30% share
3. Super Towers Pvt. Ltd. - 30% share

Undivided

Rajesh Kumar Agrawal

Sajjan Kumar Agrawal



**AND WHEREAS** by virtue of the aforesaid the said Rajesh Kumar Agrawal, Sajjan Kumar Agrawal and Super Towers Pvt. Ltd. become absolutely seised and possessed of or otherwise well and sufficiently entitled to the said premises being All That piece and parcel of land containing by measurement an area of 9 Cottahs and 10 Chittacks be the same a little more or less together with sheds structures messuages tenements constructed thereon situate lying at and being portion of Dag No.50 under Khatian No.292, J.L. No.9 situate at Mouza Sahapur Pargana Magura, Touzi No.101 since renumbered as premises No.558, S.N. Roy Road (formerly 107 and 393, S.N. Roy Road) Kolkata - 700038 (formerly Calcutta) together with right of ingress and egress into or upon the 43 feet wide common passage running South to North morefully and particularly described in the First Schedule hereinafter referred to as the "said premises" each of them having an undivided share into or upon the same in the proportion as stated hereinabove free from all encumbrances and charges ;

**AND WHEREAS** the said Rajesh Kumar Agrawal and the said Sajjan Kumar Agrawal are hereinafter jointly referred to as the Owners are interested in developing the said premises by way of construction of new building thereon and as such approached the said Super Towers Pvt. Ltd. being the Co-Owner of the said premises as stated hereinabove for developing the same;

**AND WHEREAS** the said Super Towers Pvt. Ltd. hereinafter referred to as the Co-Owner has requisite experience and resources to carry out construction of a new building thereon in terms of a plan to be sanctioned by the authorities of the Kolkata Municipal Corporation ;

**AND WHEREAS** by virtue of the aforesaid the said Co-owner has agreed to develop the said premises and the Owners have agreed to entrust the same on the terms and conditions mutually agreed upon as stated hereunder ;

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties hereto as follows :-

- I. It is represented by the Owners to the Co-Owner as follows:-
  - i) That the Owners are absolutely seised and/or possessed of and otherwise well and sufficiently entitled to in fee simple in possession of All that undivided 70% share into or upon the said premises No.558, S.N. Roy Road, Kolkata comprising of an area of 9 Cottahs and 10 Chittacks be the same a little more or less together with messuages, tenements hereditaments sheds and outhouses built up thereon hereinafter referred to as the said premises.
  - ii) That the said undivided 70% share into or upon the said premises is free from all encumbrances charges mortgage, lien, dispendens, attachments claims and demands whatsoever.
  - iii) The Owners have freehold good and marketable title in respect of the undivided 70% share into or upon the said premises.
  - iv) That the Owners shall pay and clear all municipal rates and taxes payable in respect of the said entire premises up to 31<sup>st</sup> March, 2011 and thereafter to be paid by the Developer until completion.
  - v) That the said premises is not affected by any alignment, notice of acquisition and/or Requisition by the Government.
  - vi) That the Co-Owner shall obtain necessary clearance from the appropriate authorities under the Urban Land (Ceiling & Regulation) Act, 1976 for development of the said premises at the costs charges and expenses to be borne by each owner in the proportion of his undivided share in the said premises.
  - vii) That the Owners shall handover peaceful and vacant possession of the undivided 70% share into or upon the said premises to the Co-Owner on the date of the execution hereof for development.
  - viii) That the Owners have not encumbered mortgaged or entered into any agreement for sale in respect of the said undivided 70% share into or upon the premises with any other person or persons.
  - ix) That the Owners shall extend full cooperation to the co-owner for carrying out construction of a new building at the said premises and shall do all acts, deeds and things to complete the construction of a new building at the said premises.



2. Relying upon the aforesaid representations to be true and correct the Co-Owner has agreed to develop the said premises and the Owners hereby entrusts and hand over to the Co-Owner the right of construction of a new building in accordance with the plan to be sanctioned by the appropriate authorities of the Kolkata Municipal Corporation at All That piece and parcel of land admeasuring 9 Cottahs and 10 Chittacks be the same a little more or less together with messuages, tenements sheds and structures built and erected thereon situate lying at and being said premises No. 558, S.N. Roy Road, Kolkata - 700038 the details of which are set out in the First schedule stated hereunder subject to the terms and conditions stated hereunder.

3. It is agreed that the Co-Owner shall cause preparation of a plan for construction of a new building comprising of flats/apartments/constructed spaces at the said premises and shall submit the same before the appropriate authorities of the Kolkata Municipal Corporation and shall obtain all necessary approvals consents and/or sanctions as may be necessary or required for the purpose of carrying out construction of the said new building in accordance therewith.

4. It is agreed that all applications plans and other papers and documents as may be required from time to time for the purpose of obtaining necessary permissions and sanction from the concerned Authorities for development of the said premises shall be prepared by the Co-Owner at its own costs and expenses.

5. It is agreed and recorded that the Owners shall sign and execute from time to time all such papers and documents at the instance of the Co-Owner for the purpose of obtaining sanction modification of plan or plans in connection with the development and construction of new building at the said premises.

6. It is agreed and recorded that presently there is a Vat belonging to the Kolkata Municipal Corporation in the entrance of the said premises for collection of garbage and the same shall be removed with the assistance and co-operation of the Owners at the costs of the Co-Owner.

7. It is agreed and recorded that the Owners shall co-operate and assist the Co-Owner at every stage for development of the said premises and sign all necessary plans applications and documents in connection therewith.

8. It is agreed by and between the parties hereto that the Co-Owner at its own costs and expense and in a good and workmanlike manner and with good quality materials the specifications whereof are mentioned in the Second Schedule hereunder written shall complete the construction of a new building at the said premises. The Owners shall not obstruct and or prevent the Co-Owner's from carrying out its work of construction of the said building provided however the Owners shall have right of inspection of the construction work with the Co-Owner.

9. It is agreed that the Co-Owner shall appoint and engage its own Architect to carry out construction of the said building and to engage mistries, carpenters, electricians, plumbers, sanitary engineer, labourers, artisans and all other persons required for construction of the said new building and shall pay their fees, remunerations, wages, salaries and all other expenses of whatsoever nature and the Co-Owner shall be fully responsible for all the acts of Commission or omission in respect of all of them.

10. It is agreed that the Co-Owner for and on behalf of the Owners shall be entitled to apply for and obtain Electric, water, sanitary, gas and telephone connection and/or other amenities and facilities including obtaining completion certificate etc. from Kolkata Municipal Corporation as may be required in the said new building and the Owners hereby accord their consent and further agrees to extend all necessary cooperation to the Co-Owner for obtaining of the same.

11. It is agreed that the Co-Owner shall have exclusive right of the salvage materials of the existing structures building and all the costs and expenses in respect of the demolition of the same shall be borne and paid by the Co-Owner.

12. It is further agreed by and between the parties that entire construction work in the said premises shall be with the knowledge and approval of the



architects appointed by the Co-Owner and all materials required to be used for construction of the said new building shall be of good quality which shall be approved by the said architects.

13. It is agreed that the entire finances costs of construction charges and expenses for construction of the said new building or any other constructions in any way relating thereto including cost of all materials, labour expenses, supervisory staff, engineers designers, architects and all other incidental expenses of whatsoever nature shall be borne and paid by the Co-Owner.

14. It is however agreed between the parties hereto that all expenses for obtaining electric connection shall be borne and paid by the Owners and Co-Owner in proportion of their respective allotted areas of the building.

15. In consideration of development of the said premises it is agreed between the Owners and the Co-Owner that the total constructed area of the new building or buildings to be constructed at the said premises together with undivided proportionate indivisible share in the land of the said premises appertaining thereto shall be divided in the proportion as stated hereunder :-

- a) 35% of the total constructed area which is inclusive of the flats, car-parking, roof and the common areas and facilities of the building together with the undivided proportionate share in the land comprised in the said premises attributable thereto shall belong to the Owners, hereinafter referred to as the "Owners' Allocation out of which 20% of the Owners' Allocation shall belong to Rajesh Kumar Agrawal and 15% of the Owners' Allocation shall belong to Sajjan Kumar Agrawal;
- b) 65% of the total constructed area which is inclusive of the flats, car-parking, roof and the common areas and facilities of the building together with the undivided proportionate share in the land comprised in the said premises attributable thereto shall belong to the Co-Owner, hereinafter referred to as the "Co-Owner's Allocation";

Provided however, the Owners Allocation and Co-Owner's Allocation shall be specifically designated and demarcated by the architect and shall form an integral part of this agreement.

16. It is recorded that the Co-Owner has deposited with the Owners a total sum of Rs.17,50,000/- (Rupees Seventeen Lakhs Fifty Thousand) only as an interest free Security Deposit at or before the time of signing of this agreement as stated hereunder:-

- a) A sum of Rs.10,00,000/- (Rupees Ten lakhs) only has been paid to Mr. Rajesh Kumar Agrawal having 40% share of the said premises;
- b) A sum of Rs.7,50,000/- (Rupees Seven lakhs Fifty Thousand) only has been paid to Mr. Sajjan Kumar Agrawal having 30% share of the said premises. The Owners hereby acknowledge the receipt of the said total sum of Rs.17,50,000/- (Rupees Seventeen Lakhs Fifty Thousand) only.

17. It is agreed and recorded a sum of Rs.4,20,000/- (Rupees Four Lakhs Twenty Thousand) only shall be paid by the Co-Owner for payment of arrears of corporation rates and taxes and any levies payable at the office of the B.L. & L.R.O. and for obtaining NOC under Urban Land Ceiling and Regulation Act, 1976 from the appropriate authorities and upon payment of the aforesaid amounts the balance amount shall be paid to the Owners provided however it is made clear that the said amount of Rs.4,20,000/- (Rupees Four Lakhs Twenty Thousand) only for the aforesaid purposes to be paid by the co-owner shall also be treated as a deposit without any interest and the said amount of Rs.4,20,000/- (Rupees Four Lakhs Twenty Thousand) only shall be refunded along with the said sum of Rs.17,50,000/- as stated hereunder.

18. It is agreed that the said Security Deposit shall be refunded by the Owners to the Co-owner within the maximum period of three months from the date of notice of possession by the Co-Owner with regard to completion of the construction of building comprised in the Owners' Allocation.



19. It is expressly agreed by and between the parties hereto that the said Owners' Allocation shall be delivered to the Owners by the Co-Owner only after the Owners have refunded the entire amount of Security Deposit to the Co-Owner and if the said Security Deposit is refunded in parts the Co-Owner shall be entitled to retain possession of the constructed areas comprised in the Owners' Allocation in proportion to the amount of Security Deposit not repaid by the Owners and the said constructed areas of the building shall remain charged with the Co-Owner herein till the entire amount of Security Deposit is not refunded by the Owners.

20. It is further agreed by and between the parties hereto that in the event of the owners being unable to refund the entire amount of Security Deposit to the Co-Owner, the Co-Owner shall be entitled to sell the constructed areas of the building comprised in the Owners' Allocation in proportion to the unpaid amount in favour of intending Purchasers at the prevailing market rate and appropriate the sale proceeds arising in respect thereof without obtaining any further consent of the Owners and the Owners hereby accord their consent in respect thereof and surplus amount if any shall be paid back to the Owners.

21. It is further agreed by and between the parties hereto that the Owners shall not be entitled to execute and register the Deed or Deeds of Conveyance in respect of the constructed area comprised in the Owners' Allocation in favour of intending Purchasers or deliver possession in their favour until and unless they have refunded the entire Security Deposit to the Co-Owner herein.

22. The Owners further agree that all advance amounts received from the intending Purchaser in respect of the flats comprised in the Owners' Allocation after completion and notice of possession shall be reimbursed to the Co-Owner towards refund of the said Security Deposit.

23. It is further agreed that the Owners shall not sell or transfer their respective undivided shares in the said premises in favour of any third party during the course of construction work at the said premises.

24. It is agreed that both the Owners and the Co-Owner shall be entitled to enter into an Agreement for Sale in respect of their respective allocations of the new building to be constructed in the said premises with the intending Purchasers and shall also be entitled to take advances against the same pending the construction of the said building in the said premises.

25. It is agreed by and between the parties hereto that in consideration of construction of a new building in the said premises, the Owners in proportion to their undivided share in the said premises hereby agree and undertake to convey transfer assign and assure undivided proportionate indivisible impartible part or share of the land of the said premises appertaining to the constructed area of the new building to be constructed in the said premises in favour of the Co-Owner and/or intending Purchasers to be nominated by the Co-Owner and the total consideration amount for the purpose of conveying undivided proportionate indivisible impartible part of share in the land of the said premises shall be deemed to be on the basis of the entire costs of construction of the new building and the Owners shall execute and register necessary Deed or Deeds of Conveyances in respect of the undivided proportionate variable indivisible impartible part or share in the land of the said premises appertaining to the constructed area of the building to be constructed in the said premises in favour of the Co-Owner and/or intending Purchasers nominated by the Co-Owner in respect of the areas comprised in the Co-Owners' Allocation to the extent of the undivided share in the land comprised in the said premises belonging to the Owners.

26. Similarly as the Co-Owner is also a Co-sharer of the said premises the Co-Owner as a Co-Owner shall be a party to all Deeds of Conveyance in respect of the Flats comprised in the Owners' Allocation and intended to be conveyed in favour of the prospective Purchasers for the purpose of transferring the undivided proportion share in the land comprised in the said premises and attributable to such Flats and shall execute and register as a party in his Deed or Deeds of Conveyance to be executed and registered by the owners.



27. In case the Owners fail to execute the Deed of Conveyance or Conveyances in favour of the intending Purchasers in respect of the constructed areas of the building belonging to the Co-Owner then the Co-Owner shall be entitled to execute and register the same on behalf of the Owners by virtue of the Power of Attorney being granted by the Owners with regard to the same and similarly Co-Owner shall have no right title and interest in respect of the constructed areas allocated to the Owners and Co-Owner shall have no objection in respect of constructed areas to be sold and registered to any intending Purchasers as the Owners may be deem fit and proper.

28. It is agreed and recorded that the Co-Owner shall be entitled to receive from the intending purchasers the price and/or consideration of the proportionate variable undivided and indivisible share in the land of the said premises appertaining to the constructed area of the buildings allocated to the Co-Owner to be constructed at the said premises to be entered into by and between the Co-Owner and the said intending purchasers provided however the Owners shall have no obligations and liabilities with regard to breach of any such agreement by the Co-Owner.

29. It is agreed that on the said new building being completed, the Owners shall execute and register with the appropriate registering authorities Deed or Deeds of Conveyances for conveying proportionate undivided indivisible impartible part or share of the land of the said premises appertaining to the constructed area of the buildings to be constructed in the said premises as aforesaid in proportion to their respective share in the land of the said premises and the cost for stamp duty and registration charges in respect thereof shall be borne by the intending purchasers.

30. It is agreed by and between the parties hereto that the Co-Owner shall be at liberty to sell its allocated constructed areas of the building to be constructed in the said premises at such price and on such terms and conditions as the Co-Owner may think fit and the Owners shall from time to time will execute and register all such agreements documents and to do all such acts deeds and

things as may be necessary to implement and to enforce this agreement and to give full effect to the intention of the parties herein and for perfecting the powers and authorities herein expressly granted.

31. It is agreed that the Co-Owner shall realise from its intending Purchasers the rates and taxes to be payable to the concerned authorities and shall keep the Owners indemnified against all claims, actions demands charges and expenses as the case may be provided however that the Co-Owner will pay all Corporation rates and taxes and other statutory dues in respect of the said premises from the date of completion and notice of possession.

32. It is agreed that as soon as the construction is completed by the Co-Owner and the same is ready for occupation the Co-Owner shall give written notice to the Owners to take possession of their respective constructed areas in the said new building to be constructed in the said premises and it is clarified that upon obtaining completion certificate the Owners and the Co-Owner shall be simultaneously given possession of their respective allocations.

33. It is agreed that the Co-Owner shall complete the construction of the said building at the said premises in accordance with the said sanctioned plan within a period of two years from the date of the sanction of the plan and upon obtaining all requisite permissions and clearances in respect thereof. Provided however co-owners shall take all reasonable steps to obtain sanction and clearances at the earliest.

34. The Co-Owner shall complete the construction of the said building at the said premises within a period of two years as aforesaid and in case the construction is delayed due force majeure or due to any act of God or anything beyond control of the Co-Owner the time for completion of such construction will be extended accordingly.



35. It is agreed that the Owners shall not do any act deed or thing in course of construction whereby the Co-Owner shall be prevented from carrying out construction and completion of the said new building on the said premises.

36. It is further agreed that the Co-Owner shall be entitled to obtain financial accommodation by way of loan from any Scheduled Bank or Financial Institution for the purpose of carrying out development work at the said premises and for fulfilling the said objectives the Owners on behalf of the Co-Owner shall deposit the Original Title Deeds of the said premises by way of equitable mortgage and the Owners hereby accord their consent to the same provided however it is expressly agreed by and between the parties hereto that only the Co-Owners' Allocation shall be mortgaged with the said Bank and the Owners' Allocation shall be free from all charges and/or liability in respect thereof.

37. The Owners shall grant an irrevocable Power of Attorney in favour of the Co-Owner to act on their behalf and to do all acts, deeds or things required to be done by it in terms of this agreement for the purpose of the development and construction of the new building at the said premises as well as for transferring the flats and/or constructed areas comprised in the Co-Owners' Allocation.

38. It is agreed that the Owners shall not let out or lease or mortgage or create any charge in respect of the said premises.

39. It is agreed that the Co-Owner shall frame a scheme for the management and administration of the said new building to be constructed at the said premises and all the intending purchasers shall abide by all the rules and regulations to be framed in connection with the maintenance and management of the affairs of the said new building or common parts.

40. All Agreements for Sale and Deeds of Conveyance thereof in respect of the flats comprised in the Owners Allocation and the Co-Owners' Allocation shall be standardized and uniformity shall be maintained in respect of the restrictions covenants, stipulations, terms and condition for use and occupation of their

respective allocations and both parties shall be bound to execute all agreements and Deeds of Conveyance and the same shall be prepared in the office of C.K. Jain & Company, Solicitor & Advocates, 7A, Kiran Shankar Roy Road, Kolkata – 700001.

41. It is agreed and recorded that this agreement has been entered into the supersession of an earlier agreement dated 14<sup>th</sup> November, 2011 and the Owners shall further sign, execute all papers, agreement, Deeds and other documents to give full effect to the terms and conditions of this agreement as envisaged herein.

42. It is recorded that the Co-Owner shall keep the Owners indemnified against all liabilities and damages that may arise in course of construction of the said new building at the said premises.

43. It is agreed that all disputes and differences between the parties arising out of this agreement shall be referred to an Arbitrator Mr. Gyarsi Lal Shah of No.1, Sardar Sankar Road, Kolkata – 700026 who shall adjudicate all the disputes and differences in accordance with the provisions of Arbitration and Conciliation Act 1996 and decision of the said Arbitrator shall be final and binding on all the parties.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

ALL THAT piece and parcel of land containing by measurement an area of 9 Cottahs and 10 Chittacks be the same a little more or less together with the sheds structures messuages tenements constructed thereon together with undivided half share in the 43 feet long passage running South to North for ingress and egress thereto situate lying at and being portion of Dag No.50 under Khatian No.292, J.L. No.9 situate at Mouza Sahapur Pargana Magura, Touzi No.101 since renumbered as premises No. 558, S.N. Roy Road (formerly 107 and 393, S.N. Roy Road), P.S. Behala, Kolkata – 700038 (formerly Calcutta) within Kolkata Municipal Corporation Ward No.118 and butted and bounded as follows:-



ON THE NORTH	:	By Giri Kunj, 390, S.N. Roy Road ;
ON THE SOUTH	:	By S.N. Roy Road ;
ON THE EAST	:	By Giri Kunj, 390, S.N. Roy Road ;
ON THE WEST	:	Partly by the Common Passage and partly by open land of Prahlad Lall Agrawal ;

**THE SECOND SCHEDULE ABOVE REFERRED TO :**

**BUILDING SPECIFICATION**

STRUCTURE	:	R.C.C. Frame Structure.
ELEVATION	:	Designed with Modern Architecture & Blended with weather proof paint.
STAIRCASE	:	Elegant Stair lobby with Designed Vitrified Tiles Flooring.
FLOORING	:	Designed Vitrified Tiles Flooring.
KITCHEN	:	Granite kitchen table top with steel sink & white Ceramic glazed tiles upto 2 Feet height above kitchen table top.
TOILETS	:	White Ceramic Tiles upto 7 Feet height. Hot & Cold water supply system. White coloured European style WC & Wash Basin. Branded CP fittings.
WINDOWS	:	Anodised Aluminum Sliding Windows with clear Glass.
DOORS	:	Solid wood paneled main entrance door and others good quality flush doors.
ELECTRICALS	:	Concealed Copper wiring with latest best quality piano type switches, A.C. point in all bed rooms and Geyser point in all toilets.
PAVEMENT	:	Driveway, pavement with coloured crazy mosaic flooring and well illuminated surroundings.
ROOF TREATMENT	:	Water proofing treatment at roof & toilets.

**FACILITIES**

1. Well decorated elevator of reputed make.

2. Deep Tube well for 24 hrs. un-interrupted water supply subject to sanction of Kolkata Municipal Corporation.
3. Provision for Cable T.V. and Telephone point.
4. Provision for Intercom Security System.

AT EXTRA COST

1. Generator to be installed to Supplement Power Shortage.
2. Covered/Open, Car/Two wheeler Parking space at Ground floor.

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

SIGNED SEALED AND DELIVERED by the party hereto of the OWNERS at Kolkata  
In the presence of :-

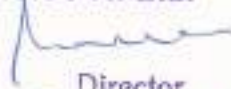
1. Samar Kumar Das.  
7A, Kiran Shankar Roy Road,  
Kolkata - 700001
2. Praven Kumar Sharma  
4, K.G. Road,  
Howrah - 711001

Rajesh Kumar Agarwal.  
Sajjan Kumar Agarwal.

SIGNED SEALED AND DELIVERED by the party hereto of the CO-OWNER at Kolkata  
In the presence of :-

1. Samar Kumar Das.
2. Praven Kumar Sharma

Super Towers Pvt. Ltd.

  
Director.  
(CHANDNI PRASAD BODDAR)

Drafted by  
Debolina Das  
Advocate  
High Court, Calcutta



RECEIVED by the Owners of and from within named Co-Owner the within mentioned sum of Rs.17,50,000/- (Rupees Seventeen Lakhs Fifty Thousand) only being the earnest money as per memo below :-

Rs.17,50,000.00

**MEMO OF CONSIDERATION**

Date	Cheque no.	Bank/Branch	Amount (Rs.)	In favour of
23.03.2011	136495	Bank of India Southern Avenue	8,00,000.00	Rajesh Kumar Agrawal
25.06.2011	389452	Bank of India Southern Avenue	2,00,000.00	Rajesh Kumar Agrawal
23.03.2011	136496	Bank of India Southern Avenue	6,00,000.00	Sajjan Kumar Agrawal
25.06.2011	389453	Bank of India Southern Avenue	1,50,000.00	Sajjan Kumar Agrawal
Total			<u>17,50,000.00</u>	

(Rupees Seventeen Lakhs Fifty Thousand only)

WITNESSES :-



1. Samar Kumar Das.

Rajesh Kumar Agrawal.  
RAJESH KUMAR AGRAWAL

2. Praveen Kumar Sharma

Sajjan Kumar Agrawal.  
SAJJAN KUMAR AGRAWAL

## SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Executants and or Purchaser Presents					
1	 <i>Rajesh Kumar Agrawal</i>					
		LITTLE	RING [Left	MIDDLE Hand]	FORE	THUMB
						
		LITTLE	RING [Right	MIDDLE Hand]	FORE	THUMB
	 <i>Sajjan Kumar Agrawal</i>					
		LITTLE	RING [Left	MIDDLE Hand]	FORE	THUMB
						
		LITTLE	RING [Right	MIDDLE Hand]	FORE	THUMB
3	 <i>Manoj Kumar</i>					
		LITTLE	RING [Left	MIDDLE Hand]	FORE	THUMB
						
		LITTLE	RING [Right	MIDDLE Hand]	FORE	THUMB



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ACXPA6574A

नाम  
SAJJAN KUMAR AGRAWAL

पिता का नाम / FATHER'S NAME  
BRAJ MOHAN AGRAWAL

जन्म का तिथि / Date of Birth  
11/08/1970

  
धरम / Signature



14092017

*Sajjan Kumar Agrawal.*  
*Sajjan Kumar Agrawal.*



ভারতীয় বিধান পরিষদ প্রাধিকরণ

ভারত সরকার

Government of India

ভালিডেশন আইডি/Enrollment No.: 1093/88015/00270

To  
সজন কুমার অগ্রওয়াল  
Sajan Kumar Agrawal  
S/O Braj Mohan Agrawal  
Near R.K. Steel Factory 391, S.N. Roy Road  
Sahapur S.O  
Sahapur Kolkata  
West Bengal 700038

UIDAI



UH020481553IN



আপনার আইডি সংখ্যা/ Your Aadhaar No. :

9791 3482 3852

আইডি - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



সজন কুমার অগ্রওয়াল  
Sajan Kumar Agrawal  
জন্ম তারিখ / Year of Birth : 1970  
পুরুষ / Male

9791 3482 3852

আইডি - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

তথ্য

- আইডি পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্য যতন।

### INFORMATION

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

- আইডি সারা দেশে বৈধ।
- আইডি 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.

204899



ভারতীয় বিধান পরিষদ প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
S/O সজন কুমার অগ্রওয়াল, সিরাজ  
ই.ক. স্টীল ফ্যাক্টরী, ৩৯১, এ.এ.  
রায় রোড, সাহাপুর এ.ও, কলকাতা,  
পশ্চিম বঙ্গ, ৭০০০৩৮

Address:  
S/O Braj Mohan Agrawal,  
Near R.K. Steel Factory,  
391, S.N. Roy Road,  
Sahapur S.O, Sahapur, Kolk-  
ata, West Bengal, 700038



1007  
1800 180 1807



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No 1807  
Kolkata-700 180

Sajan Kumar Agrawal  
Sajan Kumar Agrawal



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADMPA2371H



नाम /NAME  
RAJESH AGRAWAL

पिता का नाम /FATHER'S NAME  
JUGAL KISHORE AGRAWAL

जन्म तिथि /DATE OF BIRTH  
16-08-1969

हस्ताक्षर /SIGNATURE

*Rajesh Agrawal*

*Rajesh Agrawal*

आयकर विभाग, ए.डी.डी.

COMMISSIONER OF INCOME-TAX, W.H. - II

*Rajesh Agrawal*  
*Rajesh Kumar Agrawal*

इस कार्ड के खो / गिर जाने पर कृपया जारी करने  
वाले अधिकारी को सूचित / ज्ञापन करके  
असल का उपयोग करना (सदस्य एवं तकनीकी),  
पी-7  
सी-7 स्क्वायर,  
कॉन्टैक्ट - 700 869.

In case this card is lost/hand, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7  
C-7 wingtree Square,  
C-7 unit-700 869.

*Rajesh Agrawal*  
*Rajesh Kumar Agrawal*

*Rajesh Kumar Agrawal*



भारत सरकार  
GOVERNMENT OF INDIA



राजेश अग्रवाल  
Rajesh Agrawal  
पिता : बृजल किशोर अग्रवाल  
Father : BAJAL KISHORE AGRAWAL  
वर्ष जन्म / Year of Birth : 1959  
पुरुष / Male



8087 3210 2893

সাধারণ মানুষের অধিকার

Rajesh Agrawal  
Rajesh Kumar Agrawal

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
৩৯১, এ.এন. রায় রোড,  
সহাপুর কোলকাতা, পশ্চিমবঙ্গ,  
৭০০০৩৮

Address:  
391, S.N.ROY ROAD,  
Sahapur S.O, Sahapur,  
Kolkata, West Bengal,  
700038



www



Rajesh Agrawal  
Rajesh Kumar Agrawal

Rajesh Kumar Agrawal

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AAECS5260P



नाम /NAME  
SUPER TOWERS PVT LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION  
01-10-1997

*CB Das*

आयकर आयुक्त, प.ब. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरींगी स्क्वायर,  
कलकत्ता - 700 069.

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

Super Towers Pvt. Ltd.

*[Signature]*  
Director.



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AFNPP5037J**



नाम / NAME  
**CHANDHI PRASAD PODDAR**

पिता के नाम / FATHER'S NAME  
**DURGA PRASAD PODDAR**

जन्म तिथि / DATE OF BIRTH  
**11-10-1953**


हस्ताक्षर / SIGNATURE  


  
 जिला आय. अधिकारी, १४/३३  
 COMMISSIONER OF INCOME-TAX, W.S. - 21


इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाली अधिकारी को सूचित / बताना कन है।  
 संयुक्त आयकर अधुका (प्रादेशी एवं डेपुटीय)।  
 पी.४,  
 चौराहा बजार,  
 कोलकाता - 700 060.

In case this card is lost/ found, kindly inform/ return to the issuing authority.  
 Joint Commissioner of Income-tax (Systems & Technical),  
 P-4,  
 Chowraha Bazar,  
 Calcutta- 700 060.



  
**ELECTION COMMISSION OF INDIA**  
 भारत के निर्वाचन आयोग

**IDENTITY CARD** JNV0824218  
 पहचान कार्ड




**Elector's Name** Chandiprasad Poddar

**निर्वाचक का नाम** चंडीप्रसाद पोदार

**Father's Name** Durgaprasad  
**पिता का नाम** दुर्गाप्रसाद

**Sex** M  
**लिंग** पुरुष

**Age on 1.1.2000** 48  
**1.1.2000 की उम्र** 48

**Address**  
 371 KISHORA BHARI SEN STREET Calcutta  
 Municipal Corp. JORABANKO 700073

**पता**  
 ३७१ कृष्णभारी सेन स्ट्रीट कोलकाता  
 नगरपालिका कोलकाता ७०००७३



**Facsimile Signature**  
**Electoral Registration Officer**  
 निर्वाचन क्षेत्र पंजीयन अधिकारी

**For 167-Midyanagar** Assembly Constituency  
**१६७-मिदियानगर** विधानसभा क्षेत्र

**Place**  
**स्थान** कोलकाता

**Date** 02.03.2000  
**दिनांक** ०२.०३.२०००

*Handwritten signature*

  
 ভাৰতীয় নিৰ্বাচন কমিশ্বন  
 परिचय पत्र  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 WBE1929967




নিৰ্বাচকের নাম : প্রবীন কুমার শর্মা  
 Elector's Name : Praveen Kumar Sharma  
 পিতা/পিতামহ : গোবর্দন শর্মা  
 Father's Name : Gobarna Sharma  
 লিঙ্গ/Sex : পুং/ M  
 জন্ম তারিখ : 26/11/1984  
 Date of Birth : 26/11/1984

*P. K. Sharma*

WBE1929967

ঠিকানা:  
 4, খেরুদ গোস্বামী রোড, হোবরাহ নগর পৌরসভা, গোলবারী,  
 হোবরাহ- 711101

Address:  
 4, KHERUD GHOSH ROAD, HOWRAH  
 MUNICIPAL CORPORATION, GOLABARI,  
 HOWRAH-711101

*Sambalpur*

Date: 26/11/2015

170-হোবরাহ উত্তর বিধান কেন্দ্র নিয়ন্ত্রক দপ্তর  
 भारतीय निर्वाचन आयोग  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 170-Howrah Uttar Constituency

इसका परिवर्तन करने के लिए निम्नलिखित सूचनाओं को भरकर इसे  
 संबंधित निर्वाचन अधिकारी को भेजना होगा।  
 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.

*P. K. Sharma*



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

GRN: 19-201819-031912029-1      Payment Mode      Online Payment  
GRN Date: 19/12/2018 14:17:36      Bank :      HDFC Bank  
BRN : 669125790      BRN Date: 19/12/2018 14:19:02

**DEPOSITOR'S DETAILS**

Id No. : 19010001769292/5/2018  
[Query No./Query Year]

Name : Super Tower Private Limited  
Contact No. :      Mobile No. : +91 9830073135  
E-mail :  
Address : 1 Sardar Sankar Road  
Applicant Name : Org C K Jain And Company  
Office Name :  
Office Address :  
Status of Depositor : Others  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 5

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19010001769292/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	19010001769292/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	21805
<b>Total</b>				<b>61826</b>

In Words : Rupees Sixty One Thousand Eight Hundred Twenty Six only

=====  
DATED THIS 20<sup>TH</sup> DAY OF DECEMBER 2018  
=====

BETWEEN

RAJESH KUMAR AGRAWAL & ORS.

..... OWNERS

- AND -

SUPER TOWERS PRIVATE LTD.

..... CO-OWNER

AGREEMENT

C. K. Jain & Company  
Solicitor and Advocates  
7A, Kiran Shankar Roy Road  
Kolkata - 700001

### Major Information of the Deed


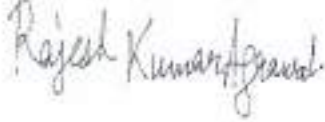
Deed No :	I-1901-09711/2018	Date of Registration	22/12/2018
Query No / Year	1901-0001769292/2018	Office where deed is registered	
Query Date	24/11/2018 11:37:05 AM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	C K Jain And Company 7A, Kiran Shankar Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903804190, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 21,70,000/-]		
Set Forth value	Market Value		
Rs. 17,50,000/-	Rs. 1,94,51,638/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,121/- (Article:48(g))	Rs. 21,805/- (Article:E, E, B, 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: S. N. Roy Road, Road Zone : (J.L.Sarani – Buro Shibtala Main Road/Premises not Located on Road) , Premises No: 558, , Ward No: 118 Pin Code : 700038



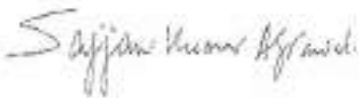
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		9 Katha 10 Chatak	17,50,000/-	1,94,51,638/-	Property is on Road
<b>Grand Total :</b>					<b>15.8813Dec</b>	<b>17,50,000 /-</b>	<b>194,51,638 /-</b>	

### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringefprint	Signature
	<b>Mr Rajesh Agarwal, (Alias: Mr Rajesh Kumar Agrawal)</b> Son of Shri Jugal Kishore Agrawal Executed by: Self, Date of Execution: 20/12/2018 , Admitted by: Self, Date of Admission: 22/12/2018 ,Place : Office			
		22/12/2018	LTI 22/12/2018	22/12/2018
391/1, S.N.Roy Road, P.O:- Sahapur, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADMPA2371H, Status :Individual, Executed by: Self, Date of Execution: 20/12/2018 , Admitted by: Self, Date of Admission: 22/12/2018 ,Place : Office				

Major Information of the Deed :- I-1901-09711/2018-22/12/2018












2	Name	Photo	Fingerprint	Signature
	<b>Mr Sajjan Kumar Agrawal</b> Son of Shri Braj Mohan Agrawal Executed by: Self, Date of Execution: 20/12/2018 , Admitted by: Self, Date of Admission: 22/12/2018 ,Place : Office			
		22/12/2018	LTI 22/12/2018	22/12/2018
	391/1, S.N.Roy Road,, P.O:- Sahapur, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACXPA6574A, Status :Individual, Executed by: Self, Date of Execution: 20/12/2018 , Admitted by: Self, Date of Admission: 22/12/2018 ,Place : Office			
3	<b>SUPER TOWERS PVT LTD</b> 1, Sardar Sankar Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAEC5260P, Status :Organization, Executed by: Representative, Executed by: Representative			

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SUPER TOWERS PVT LTD</b> 1, Sardar Sankar Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAEC5260P, 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> <b>Mr Chandhi Prasad Poddar (Presentant)</b>            Son of Late Durga Prasad Poddar            Date of Execution - 20/12/2018 , Admitted by: Self, Date of Admission: 22/12/2018, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Dec 22 2018 12:06PM</td> <td>LTI 22/12/2018</td> <td>22/12/2018</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Chandhi Prasad Poddar (Presentant)</b> Son of Late Durga Prasad Poddar Date of Execution - 20/12/2018 , Admitted by: Self, Date of Admission: 22/12/2018, Place of Admission of Execution: Office					Dec 22 2018 12:06PM	LTI 22/12/2018	22/12/2018
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	Dec 22 2018 12:06PM	LTI 22/12/2018	22/12/2018										
	3/1, Krishna Bihar Sen Street,, P.O:- Colootola, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFNPP5037J Status : Representative, Representative of : SUPER TOWERS PVT LTD (as Director), SUPER TOWERS PVT LTD (as Director)												

**Identifier Details :**

Name & address
Mr Praveen Kumar Sharma Son of Mr Gokaram Sharma 4, Khirod Ghosh Lane, P.O:- Salkia, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Rajesh Agarwal, Mr Sajjan Kumar Agrawal, Mr Chandhi Prasad Poddar

Major Information of the Deed :- I-1901-09711/2018-22/12/2018

22/12/2018

Mr Praveen Kumar Sharma  
 Son of Mr Gokaram Sharma  
 4, Khirod Ghosh Lane, P.O:- Salkia, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr Rajesh Agarwal, Mr Sajjan Kumar Agrawal, Mr Chandhi Prasad Poddar

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Rajesh Agarwal	SUPER TOWERS PVT LTD-6.3525 Dec
2	Mr Sajjan Kumar Agrawal	SUPER TOWERS PVT LTD-4.76438 Dec
3	SUPER TOWERS PVT LTD	SUPER TOWERS PVT LTD-4.76438 Dec

**Endorsement For Deed Number : I - 190109711 / 2018****On 10-12-2018****Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,94,51,638/-



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

**On 22-12-2018****Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:30 hrs on 22-12-2018, at the Office of the A.R.A. - I KOLKATA by Mr Chandhi Prasad Poddar .

Major information of the Deed :- I-1901-09711/2018-22/12/2018



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

Execution is admitted on 22/12/2018 by 1. Mr Rajesh Agarwal, Alias Mr Rajesh Kumar Agrawal, Son of Shri Jugal Kishore Agrawal, 391/1, S.N.Roy Road, P.O: Sahapur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 2. Mr Sajjan Kumar Agrawal, Son of Shri Braj Mohan Agrawal, 391/1, S.N.Roy Road,, P.O: Sahapur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business

Indetified by Mr Praveen Kumar Sharma, , , Son of Mr Gokaram Sharma, 4, Khirod Ghosh Lane, P.O: Salkia, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Service

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

Execution is admitted on 22-12-2018 by Mr Chandi Prasad Poddar, Director, SUPER TOWERS PVT LTD (Private Limited Company), 1, Sardar Sankar Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Director, SUPER TOWERS PVT LTD (Private Limited Company), 1, Sardar Sankar Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mr Praveen Kumar Sharma, , , Son of Mr Gokaram Sharma, 4, Khirod Ghosh Lane, P.O: Salkia, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21,805/- ( B = Rs 21,700/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21,805/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/12/2018 2:19PM with Govt. Ref. No: 192018190319120291 on 19-12-2018, Amount Rs: 21,805/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 669125790 on 19-12-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 40,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 75561, Amount: Rs.100/-, Date of Purchase: 19/12/2018, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/12/2018 2:19PM with Govt. Ref. No: 192018190319120291 on 19-12-2018, Amount Rs: 40,021/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 669125790 on 19-12-2018, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- I-1901-09711/2018-22/12/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2018, Page from 413232 to 413270

being No 190109711 for the year 2018.



Digitally signed by DEBASIS PATRA  
Date: 2018.12.31 17:33:56 +05:30  
Reason: Digital Signing of Deed.

*Debasis Patra*

(Debasis Patra) 31/12/2018 17:33:51  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)