

4560/15 Entry no. 252

I 04190/15



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V 000593

A-0-1053/190/15
28/12/15, 1.40

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Additional District Sub-Registrar,
Garia 20th 24 Parganas

28 DEC 2015

AGREEMENT FOR DEVELOPMENT

THIS DEED OF AGREEMENT made this the 28th day of December Two

Thousand Fifteen

BETWEEN

নং 1134 তার 28/12/15 নং 100f

স্বাক্ষরিত Sri Pawan Aggarwal

ঘা 26, Mahameya Nandini Road, Bowbazar, Cal-84

শঙ্কর কুমার সরকার
স্ট্যাম্প ডেপুটি
সানারপুর এ.ডি.এস.আর অফিস
নং ২৪ পাবনা



Additional District Sub-Registrar,
Garia South 24 Parganas

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Somenath Chakraborty
S/o-dadé Dulal Chakraborty
Alipore D.R. Office
Cal-700027
Deemaster

-(2):-

1) **JITEN COMMERCIAL PRIVATE LIMITED, (PAN- AAACJ7335G), 2) KRISTON MERCHANTS PRIVATE LIMITED, (PAN- AABCK2317G), 3) RAJWADA DEVELOPERS PRIVATE LIMITED, (PAN- AAECR6254Q)**, all three companies registered under the Companies Act, 1956, all having its registered office at 26, Mahamaya Mandir Road, P.S. Sonarpur, P.O. Garia, Kolkata- 700 084, represented by its Director **SRI PARVEEN AGARWAL (PAN- AGPPA1802M)**, son of Late Rajendra Kumar Agarwal, by occupation- Business, 4) **SRI PARVEEN AGARWAL**, son of Late Rajendra Kumar Agarwal, by occupation- Business, 5) **SMT. SARALA AGARWAL, (PAN- ACXPA0964A)**, wife of Late Rajendra Kumar Agarwal, by occupation- Business, 6) **SRI RAJKUMAR AGARWAL, (PAN- AHAPA8485A)**, son of Late Rajendra Kumar Agarwal, by occupation- Business, No. 4 - 6 are represented by their constituted Attorney and for self 7) **SRI BIKASH AGARWAL, (PAN- AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by occupation- Business, No. 4-7 are residing at 26, Mahamaya Mandir Road, P.S. Sonarpur, P.O. Garia, Kolkata- 700 084, hereinafter called and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE/FIRST PART**.

A N D

M/S. RAJWADA DEVELOPER, (PAN- AARFR9646N), a Partnership Firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata- 700 084, duly represented by its Partners namely, (1) **SRI PARVEEN AGARWAL, (PAN- AGPPA1802M)**, (2) **SRI BIKASH AGARWAL, (PAN- AHAPA8484B)** and (3) **SRI RAJ KUMAR AGARWAL, (PAN- AHAPA8485A)**, all are sons of Late Rajendra Kumar Agarwal, all are by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata- 700 084 and also at



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"Narendra Baban", Kamalgazi, P.O. Narendrapur, P.S. Sonarpur, District-South 24-Parganas, Kolkata- 700 103, the **Partner Nos. 1 and 3 i.e. SRI PARVEEN AGARWAL** and **SRI RAJ KUMAR AGARWAL** represented by their Constituted Attorney the **Partner No. 2 SRI BIKASH AGARWAL**, by virtue of a General Power of Attorney which was registered on 03/08/2015 before the office of the A.D.S.R. at Garia and recorded in its Book No. IV, Volume No. 1629-2015, Pages from 1590 to 1601, Being No. 162900297 for the year 2015, hereinafter called and referred to as the "**DEVELOPER/PROMOTER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office and administrators) of the **OTHER PART/SECOND PARTY**.

WHEREAS by virtue of a registered Deed of Sale on 21/05/2010, before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. I, CD Volume No. 16, Pages from 5983 to 5997, being No. 05758 for the year 2010 one Rajendra Kumar Agarwal, Sri Parveen Agarwal, Sri Bikash Agarwal, and Sri Rajkumar Agarwal jointly purchased ALL THAT piece and parcel of Bastu land measuring more or less 02 Cottahs 15 Chattaks 06 Sq.ft. lying and situate at Mouza- Barhans Fartabad, J.L. No. 47, comprised in R.S. Dag No. 3182 appertaining to R.S. Khatian Nos. 491 & 492, within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur District South 24-Parganas from the then lawful owner Sri Asit Kumar Roy, son of Radhika Ranjan Roy of 12/1, Mahendra Roy Lane, P.S. formerly Beniabastu at present Topsia, Kolkata- 700 046.

AND WHEREAS by virtue of a registered Deed of Sale on 30/09/2010, before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. I, CD Volume No. 28, Pages from 138 to 153, being No. 011183 for the year 2010 one Rajendra Kumar Agarwal, Sri Parveen Agarwal, Sri Bikash Agarwal and Sri Rajkumar Agarwal jointly purchased **ALL THAT** piece and parcel of Bastu land



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measuring more or less 06 Cottahs 11 Chattaks (the split up of the land being :- 02 Cottahs 11 Chattaks 05 Sq.ft. in R.S. Dag No. 3182 appertaining to R.S. Khatian No. 491, 492 and 03 Cottahs 15 Chattaks 40 Sq.ft. in R.S. Dag No. 3184 appertaining to R.S. Khatian No. 604) lying and situate at Mouza- Barhans Fartabad, J.L. No. 47, comprised in R.S. Dag Nos. 3182 & 3184 appertaining to R.S. Khatian Nos. 492 & 604, within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur District South 24-Parganas from the then lawful owners Sri Kartick Chandra Naskar, Smt. Anita Naskar, Kumari Sandita Naskar and Kumari Piu Naskar of Barhans Fartabad (Purba), P.S. Sonarpur, District South 24-Parganas.

AND WHEREAS by virtue of a registered Deed of Sale on 30/09/2010, before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. I, CD Volume No. 28, Pages from 154 to 167, being No. 011184 for the year 2010 one Rajendra Kumar Agarwal, Sri Parveen Agarwal, Sri Bikash Agarwal and Sri Rajkumar Agarwal jointly purchased ALL THAT piece and parcel of Bastu land measuring more or less 03 Chattaks 28 Sq.ft. lying and situate at Mouza- Barhans Fartabad, J.L. No. 47, comprised in R.S. Dag No. 3185 appertaining to R.S. Khatian No. 263, within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur District South 24-Parganas from the then lawful owner Narendra Nath Naskar, Shyamal Naskar & Rabin Naskar of Barhans Fartabad, P.S. Sonarpur, District South 24-Parganas.

AND WHEREAS by virtue of a registered Deed of Sale on 04/10/2010, before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. I, CD Volume No. 28, Pages from 2441 to 2454, being No. 011323 for the year 2010 one Rajendra Kumar Agarwal, Sri Parveen Agarwal, Sri Bikash Agarwal and Sri Rajkumar Agarwal jointly purchased ALL THAT piece and parcel of land measuring more or less 02 Cottahs 09 Chattaks 30 Sq.ft. (the split up of the land being :- 01 Cottah 11 Chattaks 30 Sq.ft. Bastu land in R.S. Dag No. 3187 appertaining to R.S. Khatian No. 422, 08 Chattaks Bastu land in R.S. Dag No. 3175 appertaining



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to R.S. Khatian No. 491, 492, 06 Chattaks Bastu land in R.S. Dag No. 3186 appertaining to R.S. Khatian No. 419) lying and situate at Mouza- Barhans Fartabad, J.L. No. 47, comprised in R.S. Dag Nos. 3187, 3175 & 3186 appertaining to R.S. Khatian Nos. 422, 491, 492 & 419, within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur District South 24-Parganas from the then lawful owner Lakshman Chandra Naskar of Barhans Fartabad, P.S. Sonarpur, District South 24-Parganas.

AND WHEREAS by virtue of a registered Deed of Sale on 04/10/2010, before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. I, CD Volume No. 28, Pages from 2394 to 2408, being No. 011319 for the year 2010 one Rajendra Kumar Agarwal (since deceased), Sri Parveen Agarwal, Sri Bikash Agarwal and Sri Rajkumar Agarwal jointly purchased ALL THAT piece and parcel of land measuring more or less 3 Cottahs 8 Chattaks (the split up of the land being :- 01 Cottah 06 Chattaks Bastu land in R.S. Dag No. 3175 appertaining to R.S. Khatian No. 491, 492, 01 Cottah 14 Chattaks Bastu land in R.S. Dag No. 3176 appertaining to R.S. Khatian No. 419, 04 Chattaks Bastu land in R.S. Dag No. 3178 appertaining to R.S. Khatian No. 491) lying and situate at Mouza-Barhans Fartabad, J.L. No. 47, comprised in R.S. Dag Nos. 3175, 3176 & 3178 appertaining to R.S. Khatian Nos. 492, 419 & 491, within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur District South 24-Parganas from the then lawful owner Ramchandra Naskar of Barhans Fartabad, P.S. Sonarpur, District South 24-Parganas.

AND WHEREAS by virtue of a registered Deed of Sale on 06/10/2010, before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. I, CD Volume No. 28, Pages from 4815 to 4829, being No. 011508 for the year 2010 one Rajendra Kumar Agarwal, Sri Parveen Agarwal, Sri Bikash Agarwal and Sri Rajkumar Agarwal jointly purchased ALL THAT piece and parcel of land measuring more or less 2 Cottahs (the split up of the land being :- 01 Cottah 02 Chattaks Bastu land in R.S. Dag No. 3185 appertaining to R.S. Khatian No. 263, 14 Chattaks Bastu land in R.S. Dag No. 3186 appertaining to R.S. Khatian No. 419 lying and



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situate at Mouza- Barhans Fartabad, J.L. No. 47, comprised in R.S. Dag Nos. 3185, 3186 appertaining to R.S. Khatian Nos. 263 & 419, within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur District South 24-Parganas from the then lawful owner Shantanu Halder of Garia Station Road, Tentulberia, P.S. Sonarpur, Kolkata- 700 084, District South 24-Parganas.

AND WHEREAS by virtue of a registered Deed of Sale on 20/08/2013, before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. I, CD Volume No. 23, Pages from 3894 to 3910, being No. 010080 for the year 2013 one Rajendra Kumar Agarwal (since deceased), Sri Parveen Agarwal, Sri Bikash Agarwal, Sri Rajkumar Agarwal jointly purchased ALL THAT piece and parcel of Bastu land measuring more or less 2 Cottahs 11 Chattaks 25 Sq.ft. (the split up of the land being :- 01 Cottah 08 Chattaks 09 Sq.ft. in R.S. Dag No. 3174 appertaining to R.S. Khatian No. 153 and 01 Cottah 03 Chattaks 16 Sq.ft. in R.S. Dag No. 3177 appertaining to R.S. Khatian No. 604) lying and situate at Mouza- Barhans Fartabad, J.L. No. 47, comprised in R.S. Dag Nos. 3174, 3177 appertaining to R.S. Khatian Nos. 153, 604, within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur District South 24-Parganas from the then lawful owner Joydeep Majumder of 42/217, New Ballygunge Road, P.S. Kasba, Kolkata- 700 039.

AND WHEREAS by virtue of a registered Deed of Sale on 19/12/2012, before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. I, CD Volume No. 39, Pages from 1683 to 1699, being No. 014893 for the year 2012 one Rajendra Kumar Agarwal, Sri Parveen Agarwal, Sri Bikash Agarwal, Sri Rajkumar Agarwal, Jiten Commercial Pvt. Ltd., Kriston Merchants Pvt. Ltd., Rajwada Developers Pvt. Ltd. jointly purchased ALL THAT piece and parcel of Bastu land measuring more or less 04 Cottahs lying and situate at Mouza- Barhans Fartabad, J.L. No. 47, comprised in R.S. Dag No. 3174 appertaining to R.S. Khatian No. 153, within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur District South 24-Parganas from the then lawful owner Rajesh Kumar Jain of BH/117, Sector- II, P.S. Bidhannagar, Salt Lake, Kolkata- 700 091.



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AND WHEREAS by virtue of a registered Deed of Sale on 19/12/2012, before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. 1, CD Volume No. 39, Pages from 1641 to 1661, being No. 014895 for the year 2012 one Rajendra Kumar Agarwal, Sri Parveen Agarwal, Sri Bikash Agarwal, Sri Rajkumar Agarwal, Jiten Commercial Pvt. Ltd., Kriston Merchants Pvt. Ltd., Rajwada Developers Pvt. Ltd. jointly purchased **ALL THAT** piece and parcel of Bastu land measuring more or less 11.838 decimals or 07 Cottah 02 Chittack 26 Sq.ft. (the split up of the land being :- 6.015 decimals or 03 Cottah 10 Chittack 10 Sq.ft in R.S. Dag Nos. 3171 appertaining to R.S. Khatian No. 152 and 5.823 decimals 03 Cottah 08 Chittack 16 Sq.ft in R.S. Dag No. 3173 appertaining to R.S. Khatian No. 152) lying and situate at Mouza- Barhans Fartabad, J.L. No. 47, comprised in R.S. Dag Nos. 3171 & 3173 appertaining to R.S. Khatian No. 152, within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur District South 24-Parganas from the then lawful owner M/s. B.I. STEELWORTH PVT. LTD., M/S. CREATIVE SOLUTIONS PVT. LTD., M/S. RAVI CHURIWALA, MRS. NISHI CHURIWALA.

AND WHEREAS by virtue of a registered Deed of Sale on 19/12/2012, before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. 1, CD Volume No. 39, Pages from 1662 to 1682, being No. 014894 for the year 2012 one Rajendra Kumar Agarwal (since deceased), Sri Parveen Agarwal, Sri Bikash Agarwal, Sri Rajkumar Agarwal, Jiten Commercial Pvt. Ltd., Kriston Merchants Pvt. Ltd., Rajwada Developers Pvt. Ltd. jointly purchased **ALL THAT** piece and parcel of Bastu land measuring more or less 15.162 decimals or 09 Cottah 02 Chittack 34 Sq. ft. (the split up of the land being :- 4.985 decimals 03 Cottah 11 Sq. ft in R.S. Dag No. 3171 appertaining to R.S. Khatian No. 152 and 10.177 decimals 06 Cottah 02 Chittack 23 Sq. ft in R.S. Dag No. 3173 appertaining to R.S. Khatian No. 152) lying and situate at Mouza- Barhans Fartabad, J.L. No. 47, comprised in R.S. Dag Nos. 3171 & 3173 appertaining to R.S. Khatian No. 152, within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur District South 24-Parganas from the then lawful owner Tribhuban Construction Pvt. Ltd. of 158, Lenin Sarani, P.S. Taltala, Kolkata- 700 013.



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AND WHEREAS by virtue of the aforesaid ten separate Deeds the said Rajendra Kumar Agarwal (since deceased), Sri Parveen Agarwal, Sri Bikash Agarwal, Sri Rajkumar Agarwal, Jiten Commercial Pvt. Ltd., Kriston Merchants Pvt. Ltd., Rajwada Developers Pvt. Ltd. became the joint owners of ALL THAT piece and parcel of land measuring more or less 41 Cottahs 14 Sq.ft. lying and situate at Mouza- Barhans Fartabad, J.L. No. 47, comprised in R.S. Dag Nos. 3171, 3173, 3174, 3175, 3176, 3177, 3178, 3182, 3184, 3185, 3186, 3187 appertaining to R.S. Khatian Nos. 152, 153, 492, 419, 604, 491, 263, 422 under P.S. Sonarpur, District South 24-Parganas and jointly enjoying the same by paying rents and taxes to the authority concerned regularly.

AND WHEREAS one MR. HASMUKH PAREKH, MR. JAYSUKH PAREKH, MR. MEHUL PAREKH, MR. NIKHIL PAREKH jointly sold, conveyed and transferred by a Power of Attorney registered in Book No. - IV, C.D. Volume No. - 13, pages 1693 to 1703 being no. 08729/13 at the Office of the Additional Registrar of Assurance - III, Kolkata through the constituted attorney therein RAJENDRA KUMAR AGARWAL (since deceased) ALL THAT piece and parcel of land measuring more or less 7 Chittaks (the split up of the land being :-1 Chittak out of 2 Chittaks in R.S. Dag No. 3175 under R.S. Khatian No. 492 and 5 Chittaks out of 2 Cottahs 9 Chittaks in R.S. Dag No. 3178 under R.S. Khatian No. 491 and 1 Chittak out of 1 Chittak 10 Sq.ft. in R.S. Dag No. 3186 under R.S. Khatian No. 419) unto and in favour of Sri Parveen Agarwal, Sri Bikash Agarwal, Sri Rajkumar Agarwal, Jiten Commercial Pvt. Ltd., Kriston Merchants Pvt. Ltd., Rajwada Developers Pvt. Ltd. represented by the authorized signatory of the three aforesaid companies and self said Rajendra Kumar Agarwal (since deceased), by and under a Deed of Sale which was duly registered on 16/06/2014 before the office of the D.S.R.- IV at Alipore and recorded in its Book No. I, CD Volume No. 24, pages from 2964 to 2981 being No. 04340 for the year 2014.

AND WHEREAS said Rajendra Kumar Agarwal (since deceased), Sri Parveen Agarwal, Sri Bikash Agarwal, Sri Rajkumar Agarwal, Jiten Commercial Pvt. Ltd.,



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Kriston Merchants Pvt. Ltd., Rajwada Developers Pvt. Ltd. jointly sold, conveyed and transferred ALL THAT piece and parcel of land measuring more or less 7 Chittaks (the split up of the land being :- 1 Chittak out of 6 Cottahs 10 Chittaks 2 Sq.ft. in R.S. Dag No. 3171 under R.S. Khatian No. 152 and 1 Chittak out of 9 Cottahs 10 Chittaks 39 Sq.ft. in R.S. Dag No. 3173 under R.S. Khatian No. 152 and 1 Chittak out of 5 Cottahs 8 Chittaks 9 Sq.ft. in R.S. Dag No. 3174 under R.S. Khatian No. 153 and 1 Chittak out of 1 Cottah 14 Chittaks in R.S. Dag No. 3175 under R.S. Khatian No. 492 and 1 Chittak out of 1 Cottah 14 Chittaks in R.S. Dag No. 3176 under R.S. Khatian No. 419 and 1 Chittak out of 1 Cottah 3 Chittaks 16 Sq.ft. in R.S. Dag No. 3177 under R.S. Khatian No. 604 and 1 Chittak out of 4 Chittaks in R.S. Dag No. 3178 under R.S. Khatian No. 491) unto and in favour of said MR. HASMUKH PAREKH, MR. JAYSUKH PAREKH, MR. MEHUL PAREKH, MR. NIKHIL PAREKH represented by the constituted attorney therein RAJENDRA KUMAR AGARWAL (since deceased) of the aforesaid three companies by a Power of Attorney registered in Book No. - IV, C.D. Volume No. - 13, pages 1693 to 1703 being no. 08729/13 at the Office of the Additional Registrar of Assurance - III, Kolkata by and under a Deed of Sale which was duly registered on 16/06/2014 before the office of the D.S.R.- IV at Alipore and recorded in Book No. 1, CD. Volume No. 24, Pages from 3043 to 3063 being No. 04341 for the year 2014.

AND WHEREAS while jointly enjoying the aforesaid property said Rajendra Kumar Agarwal died intestate on 01/01/2015 leaving behind his wife Smt. Sarala Agarwal and three sons namely Sri Parveen Agarwal, Sri Bikash Agarwal, Sri Rajkumar Agarwal as his legal heirs and successors who jointly got the 1/4th share of the aforesaid property i.e. more or less 08 Cottahs 01 Chittaks 11.25 Sq.ft. together with more or less 200 Sq.ft. Tile shed structure left by said deceased Rajendra Kumar Agarwal each having undivided 1/4th share i.e. more or less 2 Cottahs 14.06 Sq.ft. together with 50 Sq.ft. Tile shed structure.

AND WHEREAS said Smt. Sarala Agarwal, Sri Bikash Agarwal and Sri Rajkumar Agarwal while had been enjoying their undivided 3/4th share



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measuring more or less 06 Cottahs 42.18 Sq.ft., they jointly transferred the same unto and in favour of their other co-sharer said Parveen Agarwal by and under a Deed of Gift which was duly registered on 12/02/2015 before the office of the Sub-Registrar at Garia and recorded in its Book No. I, CD Volume No. 3, pages from 987 to 1006 being No. 00461 for the year 2015.

AND WHEREAS by virtue of the aforesaid Deed of Gift and inheritance said Parveen Agarwal became the absolute owner of the aforesaid area of land measuring more or less 08 Cottahs 01 Chattaks 11.25 Sq.ft. together with more or less 200 Sq.ft. Tile shed structure lying and situate at Mouza- Barhans Fartabad, J.L. No. 47, comprised in R.S. Dag Nos. 3171, 3173, 3174, 3175, 3176, 3177, 3178, 3182, 3184, 3185, 3186, 3187 appertaining to R.S. Khatian Nos. 152, 153, 492, 419, 604, 491, 263, 422 under P.S. Sonarpur, District South 24-Parganas.

AND WHEREAS said Smt. Sarala Agarwal, Sri Parveen Agarwal, Sri Bikash Agarwal, Sri Rajkumar Agarwal jointly purchased the land measuring more or less 01 Chittak 08 Sq.ft. lying and situate at Mouza- Barhans Fartabad, J.L. No. 47, comprised in R.S. Dag No. 3186 appertaining to R.S. Khatian No. 419 from the then Kartick Chandra Naskar, son of Late Panchu Gopal Naskar by virtue of a Deed of Sale which was duly registered on 13/02/2015 before the office of the A.D.S.R. Garia and recorded in its Book No. I, CD Volume No. 3, pages from 1901 to 1913 being No. 00488 for the year 2015.

AND WHEREAS said Sri Parveen Agarwal while had been enjoying his aforesaid inherited and gifted property he transferred the same i.e. 08 Cottah 01 Chittacks 11.25 Sq.ft. alongwith 200 Sq.ft. tile shed structure unto and in favour of his mother Smt. Sarala Agarwal, by virtue of a Deed of Gift which was duly registered on 29/09/2015 before the office of the A.D.S.R. at Garia and recorded in its Book No. I, Volume No. 1629 Pages from 30635 to 30661 Being No. 03274 for the year 2015.



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AND WHEREAS thus the said JITEN COMMERCIAL PRIVATE LIMITED, KRISTON MERCHANTS PRIVATE LIMITED, RAJWADA DEVELOPERS PRIVATE LIMITED, SMT. SARALA AGARWAL, SRI PARVEEN AGARWAL, SRI BIKASH AGARWAL, SRI RAJKUMAR AGARWAL, became the joint owners of the land measuring more or less 41 Cottahs 14 Sq.ft. + 01 Chittack 08 Sq.ft. = 41 Cottah 01 Chittack 22 Sq.ft. lying and situate at Mouza- Barhans Fortabad, J.L. No. 47, comprised in R.S. Dag Nos. 3171, 3173, 3174, 3175, 3176, 3177, 3178, 3182, 3184, 3185, 3186, 3187 appertaining to R.S. Khatian Nos. 152, 153, 492, 419, 604, 491, 263, 422 under P.S. Sonarpur, District South 24-Parganas, hereinafter referred to as the said Premises/Property more fully described in the Schedule "A" hereunder written.

AND WHEREAS with a view to develop the aforesaid land premises i.e. 41 Cottah 01 Chittack 22 Sq.ft. mentioned in the Schedule "A" hereunder written after demolishing the existing structure and to have a new construction made on the land of the premises, entered into an Agreement for Development with M/S. RAJWADA DEVELOPER, a Partnership Firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata- 700 084, duly represented by its Partners namely, (1) SRI PARVEEN AGARWAL, (2) SRI BIKASH AGARWAL and (3) SRI RAJ KUMAR AGARWAL, all are sons of Late Rajendra Kumar Agarwal, all are by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata- 700 084 and also at "Narendra Bhaban", Kamalgazi, P.O. Narendrapur, P.S. Sonarpur, District-South 24-Parganas, Kolkata- 700 103, the Developer herein with the terms as mentioned herein to construct multi-storied building according to modern test, design and architecture in accordance with the building plan to be sanctioned by the authority of Rajpur-Sonarpur Municipality.

AND WHEREAS the aforesaid representation of the Owners/First party and subject to verification of title of the owners concerning the said premises, the Developer/Second Party has agreed to develop the said premises in accordance with the sanctioned plan on the terms and conditions hereinafter appearing :-



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NOW THE TERMS AND CONDITIONS OF THIS AGREEMENT as follows :-

ARTICLE- I

(DEFINITION)

1. **OWNERS** shall mean 1) **JITEN COMMERCIAL PRIVATE LIMITED**, 2) **KRISTON MERCHANTS PRIVATE LIMITED**, 3) **RAJWADA DEVELOPERS PRIVATE LIMITED**, all three companies represented by its Director **SRI PARVEEN AGARWAL**, 4) **SRI PARVEEN AGARWAL**, 5) **SMT. SARALA AGARWAL**, 6) **SRI RAJKUMAR AGARWAL**, 7) **SRI BIKASH AGARWAL**, son of Late Rajendra Kumar Agarwal and their heirs, executors, administrators, legal representatives and assigns of the **FIRST PART**.
2. **DEVELOPER** shall mean **M/S.RAJWADA DEVELOPER**, a Partnership Firm, having its office at 26, Mahamaya Mandir Road, P.S. Sonarpur, Kolkata-700 084 and its successors, administrators, office-in-interest and assigns described as the **SECOND PART**.
3. **ADVOCATE** shall mean and include Advocates whom the Developer may from time to time appoint as the Advocates for the project.
4. **ARCHITECTS** shall mean and include such architect or firm of architects whom the Developer may, from time to time appoint as the Architects for the new building or buildings.
5. **PREMISES** shall mean and include the piece and parcel of land measuring more or less 41 Cottahs 01 Chittaks 22 Sq.ft. lying and situate at Mouza-Barhans Fortabad, J.L. No. 47, comprised in R.S. Dag Nos. 3171, 3173, 3174, 3175, 3176, 3177, 3178, 3182, 3184, 3185, 3186, 3187 appertaining to R.S. Khatian Nos. 152, 153, 492, 419, 604, 491, 263, 422 under P.S. Sonarpur, District South 24-Parganas, (hereinafter called the SAID PREMISES) fully described in the Schedule "A" hereunder written.



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Additional District Sub-Registrar,
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6. **NEW BUILDING** shall mean and include the building to be constructed in the said Property as per the sanctioned building Plan or Plans to be sanctioned by Rajpur-Sonarpur Municipality at the costs of the **DEVELOPER**.
7. **UNIT** shall mean and include the flats, shops and/or spaces in the building intended to be built and/or constructed in the said premises to be occupied by the Flat Owners including Owner herein.
8. **COMMON FACILITIES** shall mean and include stair-cases, lift, common passages, open spaces, water supply system, water, water pump and motor, septic tank, Electric lines, Land, Boundary walls, roof, main gate of the building, boundary wall with building and points at all common areas, overhead and underground water reservoir and drainage system, care-taker room and toilet as described in the Schedule 'D' herein below.
9. **THE SANCTIONED PLAN** would mean Plan of the new building to be sanctioned by Rajpur-Sonarpur Municipality and/or any other such competent authorities as the case may be, including all its additions alterations and amendments.
10. **SINGULAR** shall mean and includes the plural and vice-versa.
11. **MASCULINE** shall include the feminine and vice-versa.
12. **OWNER'S ALLOCATION SHALL MEAN** : shall mean 20% (Twenty Percent) of total F.A.R. in each floor including proportionate share in the common facilities and amenities of the total constructed area in the building to be constructed on the said premises which is to be allocated to the Owners according to demarcated portion or Flat/Car parking space whatsoever as reflected in the supplementary agreement for land owners allocation duly signed by the Owners and the Developer after the sanction of the building plan and also get Rs. 7,00,000/- (Rupees Seven Lakh) only to Owners from developer after sanction the building plan, which is



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refundable. The Owners' allocation is more fully described in the Schedule "B", Part- I hereunder written.

13. **SUBMISSION OF THE DOCUMENTS** : At the time of agreement all the certified copy of original deeds, tax receipt, documents, heirs certificate and all other related necessary papers shall be submitted by the owners to the Developer and against this submission the Developer shall issue a proper receipt to the Land Owners for their documents. These documents are required for the sanction of plan of the building, execution of the building, selling of the flats of developer's allocation and all other allied jobs.
14. **DEVELOPER'S ALLOCATION** : shall mean remaining portion i.e. the remaining 80% of the total constructed area in the building to be constructed on the said premises after allocation to the owners. The Developer's allocation is more fully described in the Schedule "B", Part- II hereunder written.
15. **SALEABLE SPACE** shall mean the space which have fallen in the Developer's Allocation in the new proposed building available for independent use and occupation after making due provisions for the Owners' Allocation together with all proportionate common facilities and the space as required thereof.
16. **FORCE MAJURE** shall mean flood, earthquake or riot, war, storm, tempest, civil commotion, strike, lock-out, any Third Party's action and/or law suit and/or any other act or commission beyond the control of the Parties hereto.
17. **TRANSFER** with its grammatical variation shall include transfer by possession and by any other mean adopted for effecting what is understood as a transfer of space in multistoried building to purchase thereof.



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18. **TRANSFeree** shall mean a person, Firm, Limited Company, Association of persons to whom any space in the building has been transferred.
19. **COVERED & BUILT UP AREA** : shall mean covered area shall mean the area multiplication of length & breadth of the Flat or unit, measured wall to wall externally in both length & breadth side plus proportionate share of stair case with landing, plus proportionate share of caretaker room & toilet (Service Area) plus proportionate share of ground floor stair and landing over this/these to arrive at covered area.

ARTICLE- II COMMENCEMENT

The agreement shall deem to have commenced with effect from the date of execution of these presents.

ARTICLE- III OWNERS' RIGHTS & REPRESENTATIONS

1. The OWNERS are absolutely seized and possessed of and/or well and sufficiently entitled to the said Premises.
2. No other persons that the Owners have any claims, right, title and/or demand over and in respect of the said Premises and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulations) Act.
4. The DEVELOPER as well as the OWNERS shall collect individual clearance Income Tax if required in respect of their individual allocation.
5. The DEVELOPER shall pay to the OWNERS the refundable amount of Rs. 7,00,000/- (Rupees Seven Lakh) only to Owners from developer after sanction the building plan.



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ARTICLE- IV PROCEDURE

1. DEVELOPER will get the said Premises measured and surveyed on behalf of the Owners and will pay all the necessary expenses.
2. The OWNERS shall deliver the entire holding after sanctioned the building plan of the proposed building at the said premises to the DEVELOPER who shall erect the proposed building in the said holding/premises.
3. The said Premises has been mutated in the name of the Owners under Rajpur-Sonarpur Municipality and the Developer has paid the necessary Municipal Taxes to the concerned Municipality.
4. Some taxes may be dues for the said Premises to Rajpur-Sonarpur Municipality and/or other concerned authorities. These amount of due taxes will be paid by the Developer.
5. The DEVELOPER shall take the sanction the building plan in connection with the said property as described in the Schedule 'A' hereunder written.
6. After execution of this agreement the DEVELOPER shall take proper steps for the sanctioning the building plan in respect of the proposed project.
7. DEVELOPER will prepare all necessary documents, architectural Plan, structural design etc. and will submit the Plan in the name of the Owners before Rajpur-Sonarpur Municipality and for the same the OWNERS shall give full Co-operation to the DEVELOPER without raising any objection.
8. After getting sanction of the building plan on proposed land area from Rajpur-Sonarpur Municipality, the DEVELOPER shall erect, construct and complete the said building within 48 (Forty Eight) months to be calculated from the date of obtaining sanctioned Plan from Rajpur-Sonarpur Municipality as well as from the date of getting vacant possession of the said Premises from the OWNERS herein whichever is later. Time is the



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essence of this agreement. It is noted that as soon as the building plan shall be sanctioned, a written information for the construction work shall be sent to the LAND OWNERS by the DEVELOPER. The OWNERS shall then vacate the entire Holding within one month and delivered the same to the DEVELOPER from the date of signing this agreement.

9. At the time of construction of the new building the DEVELOPER can enter into an Agreement for sale or any kind of transfer like mortgage, lease, gift, rent, etc. and/or any kind of Agreement concerned for the purpose or in any way deal with DEVELOPER'S ALLOCATION with any Third Party or Parties as absolute Ownership thereof, the OWNERS shall not interfere.
10. As soon as the new building shall be completed including the DEVELOPER'S ALLOCATION, the OWNERS shall execute the deed of conveyances, in respect of the DEVELOPER'S ALLOCATION together with in respect of the undivided proportionate share of land and other common facilities in favour of the DEVELOPER and/or its nominees.
11. From the date of taking over possession of the OWNERS' ALLOCATION, the OWNERS shall pay the proportionate share of maintenance and taxes including the Service Tax to concerned authorities on their allocation as mentioned in the Schedule 'B' below.

ARTICLE- V DEVELOPER'S RIGHT

1. The OWNERS hereby grant, subject to what have been hereunder provided, exclusive right to the DEVELOPER to construct the proposed building in the said premises and the DEVELOPER shall erect the new building thereon in accordance with the building Plan to be sanctioned by Rajpur-Sonarpur Municipality at its cost.
2. The DEVELOPER will be responsible to arrange the investment towards the construction of the entire proposed new building to be constructed in the said Premises.



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3. The OWNERS shall give the DEVELOPER so mentioned other than exclusive licence to the DEVELOPER to commercially exploit the same in terms hereof and to deal with the DEVELOPER'S ALLOCATION in the new building in the manner hereinafter stated. The DEVELOPER can enter into an agreement for Sale, transfer, lease, rent, mortgage and any other concerned agreement to handover possession of or in any way deal with DEVELOPER'S ALLOCATION excluding the OWNERS' ALLOCATION and right as stated herein above in full. However, the OWNERS will be bound to sign as Confirming Party of the aforesaid agreement for Sale, transfer, lease, rent, mortgage and any other concerned agreement between the DEVELOPER and any Third Party if required.
4. The DEVELOPER shall be exclusively entitled to DEVELOPER'S ALLOCATION in the new building with an exclusive right to sell or any kind of transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the Owners and the OWNERS shall not in any way interfere with or disturb the quiet and peaceful possession of the DEVELOPER'S ALLOCATION.
5. The decision of the DEVELOPER regarding the quality of the building materials shall be final and binding upon the Parties hereto. Such building materials shall be standard one. However, the OWNERS shall have the right of inspection the project from time to time if required.
6. The Owners will give all the original documents/papers to the Developer in time of execution of this agreement and also take a receipt from the Developer and the Developer shall also return all the documents/papers to the Owner after completion the construction work.



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ARTICLE- VI CONSIDERATION

1. The OWNERS have agreed to permit the DEVELOPER to exploit commercially the said Premises fully described in the Schedule A hereunder written and to construct and erected new building on the such land in accordance with the Building Plan to be sanctioned by Rajpur-Sonarpur Municipality.
 - a) The DEVELOPER will prepare all necessary documents, Architectural Plan Structural design etc. and will bear all expenses for the above purpose.
 - b) The DEVELOPER will submit the Plan in the names of the OWNERS before Rajpur-Sonarpur Municipality and obtain sanction from Rajpur-Sonarpur Municipality and will bear all expenses for the above purpose.
 - c) The DEVELOPER shall erect, construct and complete the new building and shall provide the OWNERS' ALLOCATION to the OWNERS and all costs, charges and expenses shall be paid, borne and discharged by the DEVELOPER for the construction.
 - d) The DEVELOPER hereby undertake to construct and complete the new building at the said premises within a period of 48 (Forty Eight) months to be calculated from the date of obtaining the sanctioned Plan to be sanctioned from Rajpur Sonarpur Municipality.
 - e) The DEVELOPER shall erect the building as per sanctioned building plan.
 - f) As soon as the new building shall be completed the DEVELOPER shall give written notice to the Owners for taking the vacant possession of the OWNERS' ALLOCATION in the new building as within mentioned and the OWNERS shall then take the possession in the said allocation of the OWNERS and since the date of receiving the such notice the OWNERS shall pay the proportionate taxes and maintenance cost for their allocation.



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- g) The OWNERS shall execute the deed of Conveyance or Conveyances in respect of the flats etc., together with undivided proportionate share of the land which shall come under the DEVELOPER ALLOCATION in favour of either the DEVELOPER and/or their nominee or nominees at the time of getting possession of the OWNERS' ALLOCATION or thereafter when call for. The cost of the Deed of Conveyance will be borne by the DEVELOPER and/or their nominee or nominees.

ARTICLE- VII OWNERS' INDEMNITY

1. OWNERS hereby undertake that the DEVELOPER shall be entitled to the said construction and shall enjoy its allocated space without any interference.
2. The OWNERS shall be liable to meet up all previous outstanding and liabilities and Documentation including Municipal Taxes in respect of the entire holding if any. But during construction work of the venture all the liabilities in connection with the construction work shall be paid only by the DEVELOPER even at the time of construction work if any labour or mason or any man connected with the said venture dies due to accident OWNERS shall not be held responsible and liable to pay any compensation for the same.
3. The OWNERS hereby agree and covenant with the DEVELOPER not to cause any interference or hindrance in the construction of the said new building at the said Property by the Developer.
4. The OWNERS hereby agree and covenant with the DEVELOPER not to do any act, deed or thing whereby the DEVELOPER get prevented from selling, assigning and/or disposing of any of the Developer allocated portion in the building after completion of the new building.



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ARTICLE- VIII DEVELOPER'S INDEMNITY

1. The DEVELOPER hereby undertake to keep the Owner indemnified against all third Party claims and actions arising out of any sort of act or commission of the DEVELOPER in or relative to the construction of the said new building.
2. The DEVELOPER shall on completion of the new building put the OWNERS in undisputed possession together with all rights therein including proportionate rights in common to the common portion.

ARTICLE- IX MISCELLANEOUS

1. It is understood that from time to time to facilitate the construction of the new building by the DEVELOPER various deeds, matters and things herein specified may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the Owners and various applications and other documents may be required to be signed or made by the OWNERS relating to which specified provisions may not have been mentioned herein, the OWNERS hereby undertake to do all such acts, deed, matters and things that may be reasonably required to be done in the matter of proposed construction and the OWNERS shall sign and execute all such additions, applications, power of attorney and/or authorization and other documents as the case may be to facilitate the construction of the new building. It is decided that at the time of execution of this agreement, the OWNERS shall hand over all original title deed, paid up tax bill etc., to the DEVELOPER, immediate after completion of registration of all flat etc. on DEVELOPER ALLOCATION the same shall be handed over to the OWNERS by the DEVELOPER.
2. The OWNERS herein empower the DEVELOPER to facilitate the construction work and also sell and transfer of all kinds of DEVELOPER ALLOCATION at the said Premises and by virtue of registered Power of Attorney which shall remain in force till the completion of project as well as completion of



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registration of DEVELOPER ALLOCATION the DEVELOPER shall sell or transfer their allocation to the intending Purchasers or in favour of their nominated persons and shall do all the acts for Rajpur Sonarpur Municipality such as sanctioning the building plan, modified or revised plan or sewerage or drainage plan and its connection and also take necessary connection of water, electricity connection in the said holding on behalf of the OWNERS and execute all papers, deeds, plans etc., and the DEVELOPER shall have right to advertise for sale or transfer their allocation to any third party or parties by virtue of this indenture and Power to be executed by the OWNERS in favour of the DEVELOPER.

3. The Parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligations prevented by the existence of the 'Force Majeure' and shall be suspended from the obligation during the duration of the force majeure.
4. The DEVELOPER shall deliver the OWNERS' ALLOCATION as within mentioned to the OWNERS within the stipulated period. If the Developer cannot deliver the Owners' allocation mentioned in the Schedule 'B' Part-I to the Owners within the stipulated period then the instant case Developer and owners discuss the immediate settlement date of the possession to be given to the owners and the developer shall be bound to executed a declaration for the subject matter.
5. The OWNERS shall give full co-operation to the DEVELOPER for smooth running of the project in connection with the property.
6. The OWNERS hereby undertake that the DEVELOPER shall be entitled to the said construction and shall enjoy their space without interference or disturbances, provided the DEVELOPER perform and fulfill and all the terms and conditions herein contained and on their part to be observed and performed and it is decided by both the parties and it is also decided that



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this project shall be registered under Section 3 of the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 if required.

7. The DEVELOPER shall sell their Allocation to the intending Purchaser(s) alongwith common services as described in the Schedule 'C' hereunder written and the DEVELOPER shall have right to take full or part consideration sum against their Allocation as within mentioned on which the OWNERS shall not claim or demand.
8. The DEVELOPER shall erect the building as per specification as mentioned herein together with standard quality materials and at the time of construction and the OWNERS shall give full Co-operation to the DEVELOPER and as per DEVELOPER necessities the OWNERS shall put their necessary signature and execute all the documents declarations and deeds to be required for the sanctioning the Building Plan in connection with the Property without raising any objection.
9. That during the stipulated period if any of the OWNERS dies all the legal heirs shall have to abide by all the terms and conditions as within mentioned without raising any objection and then the fresh General Power of Attorney shall have to be executed by the legal heirs of the present OWNERS if required in favour of the DEVELOPER as and when they shall be informed; on the contrary if the proprietor/Developer dies during the stipulated period as within mentioned, the legal heirs of the proprietor/Developer shall remain liable to complete the proposed construction and shall also abide by the terms and conditions of this agreement.
10. That both the Parties hereby explicitly declare and agree that there shall be a Supplementary Agreement by and between the parties, if any, for the purpose of any kind of relevant alteration and/or modification in respect of the Project.

The building's name shall be "**RAJWADA ALTITUDE**"



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JURISDICTION : All courts, within the limits of Alipore, District South 24-Parganas and the High Court at Kolkata shall have the jurisdiction to entertain and determine all actions, suit and proceedings arising out of these presents between the parties hereto.

THE SCHEDULE "A" ABOVE REFERRED TO

(Description of Land and Property)

ALL THAT piece and parcel of land measuring more or less 41 Cottah 01 Chittak 22 Sq.ft. (the split up of the land being :- 06 Cottah 10 Chittacks 21 Sq.ft. in R.S. Dag No. 3171 under R.S. Khatian No. 152, 09 Cottah 10 Chittacks 39 Sq.ft. in R.S. Dag No. 3173 under R.S. Khatian No. 152, 05 Cottah 08 Chittacks 09 Sq.ft. in R.S. Dag No. 3174 under R.S. Khatian No. 153, 01 Cottah 14 Chittacks in R.S. Dag No. 3175 under R.S. Khatian No. 492, 01 Cottah 14 Chittacks in R.S. Dag No. 3176 under R.S. Khatian No. 419, 01 Cottah 03 Chittacks 16 Sq.ft. in R.S. Dag No. 3177 under R.S. Khatian No. 604, 04 Chittacks in R.S. Dag No. 3178 under R.S. Khatian No. 591, 05 Cottah 10 Chittacks 11 Sq.ft. in R.S. Dag No. 3182 under R.S. Khatian No. 492, 03 Cottah 15 Chittacks 40 Sq.ft. in R.S. Dag No. 3184 under R.S. Khatian No. 604, 01 Cottah 05 Chittacks 28 Sq.ft. in R.S. Dag No. 3185 under R.S. Khatian No. 263, 01 Cottah 05 Chittacks 08 Sq.ft. in R.S. Dag No. 3186 under R.S. Khatian No. 419, 01 Cottah 11 Chittacks 30 Sq.ft. in R.S. Dag No. 3187 under R.S. Khatian No. 422), together with 200 Sq.ft. structure standing thereon, lying and situate at Mouza- Barhans Fartabad, J.L. No. 47, comprised in R.S. Dag Nos. 3171, 3173, 3174, 3175, 3176, 3177, 3178, 3182, 3184, 3185, 3186, 3187 appertaining to R.S. Khatian Nos. 152, 153, 492, 419, 604, 491, 263, 422 now within the limits of the Rajpur-Sonarpur Municipality, Ward No. 28, P.S. Sonarpur, A.D.S.R. at Garia, District South 24-Parganas.



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BUTTED AND BOUNDED

- On the North : 12' wide Municipal Road
- On the South : R.S. Dag no - 3180 and 3183
- On the East : R.S. Dag no 3150
- On the West : Part of R.S. Dag No. - 3518 & E.M. Bypass

THE SCHEDULE "B" ABOVE REFERRED TO

(Part- I)

(Owners' Allocation)

THE OWNERS shall get. 20%(Twenty Percent) of total F.A.R. in each floor including proportionate share in the common facilities and amenities of the total constructed area in the building to be constructed on the said premises which is to be allocated to the Owners according to demarcated portion or Flat/Car parking space whatsoever as reflected in the supplementary agreement for land owners allocation duly signed by the Owners and the Developer after the sanction of the building plan together with proportionate share and/or interest in the land and the common areas and facilities in accordance SCHEDULE (C) hereunder written and also get Rs. 7,00,000/- (Rupees Seven Lakh) only to the Owners from developer after sanction the building plan, which is refundable.

(Part- II)

(Developer's Allocation)

Save and except the Owners' allocation mentioned hereinabove remaining 80% of the flat and Garage/Car parking space constructed on the said Premises/ Property together with proportionate impartible undivided share in the land underneath together with proportionate share and/or interest in the land and



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the common areas and facilities in accordance SCHEDULE (C) hereunder written will be in the exclusive share of the Developer and the Developer will be entitled to deal with his allocation as he likes to which the Owners shall have no right title interest or claim in any way whatsoever.

THE SCHEDULE "C" ABOVE REFERRED TO

(Common rights and facilities)

Pump and motor, Lifts, Stair-case, common passage, mummy roof, water lines, land, boundary wall, water tank and reservoir, fixtures and fittings, vacant space, roof and main entrance, gate, care-taker room and toilet and also the Ground floor stair case shall be enjoyed by the OWNERS and also the intending Purchasers to whom the DEVELOPER shall sell the proposed construction.

THE SCHEDULE "D" ABOVE REFERRED TO

(Common Expenses to be Paid Proportionately)

Maintenance charges, common electric, repairing of building, litigation, expenses, charge of sweeper and darwan/janitor etc.

If the Electric Transformer is required for this new proposed building by the WBSEDCL then the cost and installation charges of transformer will be paid by the Owners and the Developer proportionately.

ANNEXTURE-A (Specification)

1. The structure of the building will be reinforced concrete from structure.
2. External brick wall will be 8"/10" thick;
3. Internal partition wall will be 5"/3";
4. All floors will be Tiles/marbel(2'x2' marbel) and internal wall surface will be plaster of paris;



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5. Kitchen which would be finished with black stone on the top would be finished with Kajaria or bell type wall tiles upto 3' height;
6. Toilet wall will be glazed tiles upto 5'6" height (from the floor one Indian Type pan one shower and two tap points to be provided in toilet);
7. There will be one white basin in dinning;
8. All electrical wiring will be conceal type, each bedroom and dinning room will have three light points, one fan point and one plug point, in kitchen one power point, one exhaust fan point and one light point.

Toilet and verandah will have one light point each, one ceiling ball point;
9. Internal plumbing works will be conceal type;
10. External plumbing works will be surface type and is of PVC pipe lint;
11. Rain water line will be also made of PVC pipe;
12. There will one tube well and overhead PVC tank
13. Under Ground waste line will be of S.W. Pipe 4" dia,
14. All windows will be of Steel glass fitted with 10mm x4mm grill;
15. All doors frames will be of 4"x2.5" Sal wood made;
16. Internal flash door (Ply made) and external pane door of Black Sirish wood
17. Doors/windows/grill 2 coats paints;
18. One common grill entry door at ground floor stair entrance
19. Out side cement based paint 2 coats;
20. Mainline/Main meter per flat Rs.



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28 DEC 2019

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signature and seal on this day month and year first above written.

SIGNED SEALED AND DELIVERED

in the presence of :

WITNESSES :-

1) *Suchismita Ghosh*
Boral, Kolkata - 700154

2) *Angana Pal*
New Garia, Kat-94

For RAJWADA DEVELOPERS PVT. LTD.

Parveen Agarwal
Director

For KRISTOB MERCHANTS PVT. LTD

Parveen Agarwal
Director

For JITEM COMMERCIAL PVT. LTD

Parveen Agarwal
Director

Bikash Agarwal
As Lawfully Self & Constituted Attorney of
1) SMT. SARALA AGARWAL
2) PARVEEN AGARWAL
3) RAJ KUMAR AGARWAL
OWNERS' SIGNATURE

Drafted and prepared by me :-

Somenath Chakraborty

(SOMENATH CHAKRABORTY)
Deed Writer (ALP/130),
Alipore District Registrar Office
Kolkata- 700 027.

Printed by :-

Pradip Baidya

(PRADIP BAIDYA)
Sonarpur.

Bikash Agarwal
As Lawfully Self & Constituted Attorney of
Rajwada Developers Partners.
1) Parveen Agarwal
2) Rajkumar Agarwal

DEVELOPER'S SIGNATURE