

7864/21

1-7892/2e



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

K 622945

1-7892/2e
3028442m
04/12/24

For Lokesh Agrawal

Mia Agrawal

Rip Agrawal Buildtech

Partner

Rip Agrawal Buildtech

Partner

Certified that the Endorsement, sheet's and the Signature Sheet's attached to this document are part of the Document.

AGREEMENT FOR DEVELOPMENT

:: Om Gurabey Namah ::

THIS DEED OF AGREEMENT FOR DEVELOPMENT IS MADE ON THIS 4TH

Additional District Sub-Registrar OF DECEMBER, TWO THOUSAND AND TWENTY FOUR (2024)
BURDWAN

BETWEEN

04 DEC 2024

SL. NO. 3105 SALE DATE, 04.12.24
SOLD TO..... R.P. Agrawal Build. lab.
ADD..... Burdwan
ST. MP RS..... 5000 P. V.....
THIS STAMP PAPER PURCHASE FROM
PURBA BURDWAN 1No TRY ON DATE..... 29 NOV 2024
STAMP VENDOR-GOLAM MOHAMMAD
BURDWAN A.D.S.R. OFFICE, PURBA BURDWAN
LICENCE NO-776-77
— Golam mohammad

SIGNATURE



Additional District Sub-Registrar
BURDWAN

04 DEC 2024

Jai Prakash Agrawal
Mira Agrawal

RJP Agrawal Buildtech
Rohit Agrawal
Partner

RJP Agrawal Buildtech
Jai Prakash Agrawal
Partner

1. **MR. JAI PRAKASH AGRAWAL**, S/o Ram Chandra Agarwal, by caste Hindu, by profession - Business, resident of Railway Diesel Shed More, 10, Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; PAN: **ACSPA4751A**; and
2. **MRS. MIRA AGRAWAL**, W/o Mr. Jai Prakash Agrawal, by caste Hindu, by profession Business, resident of Railway Diesel Shed More, 10, Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; PAN. **ASTPA8790L**; hereinafter called and referred as the **OWNERS** (which express or shall unless excluded his respective heirs, executors, administrators, legal representative and assigns) of the party of the **FIRST PART**.

and

"RJP AGRAWAL BUILDTECH" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at 08, Sadhanpur Road, P.O. & City: Bardhaman, P.S. Bardhaman, District - Purba Bardhaman, West Bengal, Pin -713104, PAN. **ABIFR2288N**, represented by its Partners namely

1. **MR. ROHIT AGRAWAL**, S/o Mr. Jai Prakash Agrawal, by caste Hindu, by profession Business, resident of Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; PAN. **AHCPA0292K**; and
2. **MR. JAI PRAKASH AGRAWAL**, S/o Ram Chandra Agarwal, by caste Hindu, by profession - Business, resident of Railway Diesel Shed More, 10, Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; PAN: **ACSPA4751A**; hereinafter called the **DEVELOPER** (which express or shall unless excluded its/his/their and each of its/his/their

04 DEC 2024

Additional District Sub-Registrar
BUDWAN



11/12/2024

11/12/2024

Jai Prakash Agrawal
Mishra Agrawal

Rjp Agrawal Buildtech
Partner

Rjp Agrawal Buildtech
Partner

respective heirs, executors, administrators, legal representative and assigns) of the party of the **SECOND PART**.

- A. **WHEREAS:** the OWNERS are the sole and absolute OWNERS in respect of the **First Schedule** mentioned Land and is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Lands, hereditaments and premises, free from all encumbrances, charges, liens, attachments, trusts whatsoever to howsoever morefully described in the **First Schedule** hereinafter written (hereinafter referred to as the "**SAID PROPERTY**").
- B. **AND WHEREAS,** the **First Schedule** mentioned property, the land within Dist. Purba Barddhaman, P.S. Barddhaman, Mouza- Nari, J.L. No- 70, R.S. Plot No. 11 & 12 appertaining to R.S. Khatian No. 496 presently comprising to L.R. Plot No. 43 & 44 appertaining to L.R. Khatian Nos. 8431 & 8450 situated within the limit of Barddhaman Municipality of P.S. Barddhaman Sadar, Dist Purba Barddhaman being the developable land measuring an area of **1180.9313 Square Meters** (a little more or less) i.e., **12712 Sq. Ft.** (a little more or less) i.e., **17.65 Kathas** (a little more or less) appertaining to present Holding No. "6" of Ward No. 6, Mahalla - Sadhanpur Road along with other properties presently belonged to party to the first part and out of the said property 1.23 Satak from R.S. Plot No. 11 and 0.38 Satak from R.S. Plot No. 12 was purchased by Jai Prakash Agrawal from Bimalaksha Basu and others vide Deed No. I-4244 for 1979 registered at the Office of the DSR, Burdwan with proper demarcation with annexed Map therewith.
- C. **AND WHEREAS,** the one Satya Narayan Agrawal along with the aforesaid Jai Prakash Agrawal and one Matilal Agrawal and Banwarilal Agrawal and Kishan Chandra Agrawal were the co-owners of the First Schedule mentioned R.S. Plot

04 DEC 2024

Additional District Sub-Registrar
BUNDWALA



विवरण प्रमाण

अतिरिक्त जिला सब रजिस्ट्रार

Jai Prakash Agrawal
Mira Agrawal

Rjp Agrawal Buildtech
Rajesh Agrawal
Partner

Rjp Agrawal Buildtech
Jai Prakash Agrawal
Partner

Numbers along with other properties comprised in different other R.S. Plot Numbers and while owning and enjoying the said property the said Jai Prakash Agrawal and Matilal Agrawal and Banwarilal Agrawal and Kishan Chandra Agrawal partitioned all of their properties by virtue of Final Decree dated 18th April of 1996 in regard to Title Suit No. 138 of 1993 (Filed on 16th August of 1993) by virtue of which the present Jai Prakash Agrawal got his share in respect of the First Schedule mentioned property and afterwards the aforesaid Kishan Chandra Agrawal sold 688 Sq. Ft. of land from his allotted portion of property from R.S. Plot No. 12 in favour of Mira Agrawal by virtue of Registered Deed of Sale being Deed No. I-1653 for 1997 for registered ADSR, Burdwan registered in Book No. I, Volume No. 33, Pages 134 to 137 and since the FIRST SCHEDULE mentioned property is owned and possessed by the aforesaid FIRST PART of this Deed and they mutated their names in the LRROR under L.R Khatian No. 8431 in the name of Jai Prakash Agrawal in respect of which the 18.70 Acres were recorded in his name under L.R. Plot No 43 and 12.30 Acres were recorded in his name under L.R. Plot No 44 and in L.R Khatian No. 8450 in the name of Mira Agrawal in respect of which the 0.016 Acres were recorded in his name under L.R. Plot No 44 and recorded their names in Holding No. "6" of Ward No. 6, Mahalla – Sadhanpur Road in the record of Burdwan Municipality.

- D. **AND WHEREAS** afterwards the OWNERS became the owners and possessors in respect of the entire **First Schedule** mentioned property by way of Sale Deeds and Partition and subsequently the OWNERS thereafter recorded in L.R.R.O.R in respect of the entire **First Schedule** mentioned property and mutated and recorded and incorporated their names in respect of the aforesaid property in the Municipal Holding Number of the Burdwan Municipality within the limit of

04 DEC 2024

Additional District Sub-Registrar
BUDWAD



RECEIVED

RECEIVED

Raj Agrawal
Raj Agrawal

Raj Agrawal Buildtech
Raj Agrawal
Partner

Raj Agrawal Buildtech
Raj Agrawal
Partner

the Burdwan Municipal Authority and accordingly started the process to discharge their legal obligations of payment of Govt. rents etc. in the name on appropriate receipt thereof and thereby have acquired absolute title in the said property to which they are entitled. Hence the OWNERS have acquired a good title over the **First Schedule** mentioned property without any interference or intervention of any or by any other person.

E. **AND WHEREAS** there was a large portion of definite demarcated land measuring 1180.9313 Square Meters (a little more or less) i.e., 12712 Sq. Ft. (a little more or less) i.e., 17.65 Kathas (a little more or less) comprising in two LR Plot Numbers being the **First Schedule** mentioned Property which was unmaintained and which is more specifically described below and thereby the **OWNERS** had taken decision to construct of multi-storeyed residential building inclusive of Flats/Residential Units and Car Parking Spaces by constructing building and to develop the premises i.e., the land which is more specifically described in the **First Schedule** below and thereby the **OWNERS** have taken decision to construct of Residential building comprised of Multiple Flats/Residential Units/Car Parking Spaces and to develop the premises i.e., the property which is more specifically described in the **First Schedule** below.

F. **AND WHEREAS** the **OWNERS** in order to construct of Residential building comprised of Multiple Flats/ Residential Units/Car Parking Spaces and to develop the premises i.e., the property which is more specifically described in the **First Schedule** below, initiated to execute their plan and in that regard the **OWNERS** got their proposed plan sanction and obtained Municipal Plan being Building Permit Number: SWS-OBPAS/1201/2024/0816 Dated 12-09-2024 of Burdwan Municipality with the permission to construct one Ground (G) Plus (+)

04 DEC 2024

Additional Director Sub-Registry
BUNDWAN



5/11/2024

11/11/2024

11/11/2024

Dr. Pratik Agrawal
Raj Agrawal

Raj Agrawal Buildtech
Raj Agrawal
Partner

Raj Agrawal Buildtech
Dr. Pratik Agrawal
Partner

Three (3) Storied Residential building to be comprised with Residential Flats and Parking Spaces. Subsequently, after obtaining the said Plan the OWNERS decided to promote the said property by using the credentials of their firm and so they decided to introduce their own Partnership Firm in this regard.

- G. That the **DEVELOPER** is itself is a Partnership Firm having more good-will, respect in the sector of Development and promoting and experience, knowledge and skill to develop the same. So the **OWNERS** of the **First Schedule** mentioned property gave offer to the **DEVELOPER** to develop the **First Schedule** properties as mentioned below. In response to that offer the **DEVELOPER** has accepted on the following terms and conditions as stated below to develop the property with a project for construction of a building residential purpose.

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

- 1.1 **PREMISES:** shall mean the premises with land as stated in the **First Schedule** of this agreement.
- 1.2 **BUILDING/S:** shall mean the proposed building/buildings along with Residential building cum housing complex inclusive of Flats/Residential Units and Car Parking Spaces to be constructed as per the Architect's drawings/documents, duly approved by the Burdwan Municipality i.e., Burdwan Municipal Authority via its sanction Plan being Building Permit Number: SWS-OBPAS/1201/2024/0816 Dated 12-09-2024 of Burdwan Municipality with the permission to construct one Ground (G) Plus (+) Three (3) Storied Residential building which is regarded as part and parcel of the said project, within the said

04 DEC 2024

Автоматический
Департамент Юстиции



Jai Prakash Agrawal
Mira Agrawal

Rjp Agrawal Buildtech
Rohit Agrawal
Partner

Rjp Agrawal Buildtech
Jai Prakash Agrawal
Partner

premises and the said building is to be constructed by the manner and way with all specifications as stated in the Second Schedule of this Indenture.

1.3 OWNERS: shall mean

- 1 MR. JAI PRAKASH AGRAWAL**, S/o Ram Chandra Agarwal, by caste Hindu, by profession - Business, resident of Railway Diesel Shed More, 10, Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; **PAN: ACSPA4751A**;
- 2 MRS. MIRA AGRAWAL**, W/o Mr. Jai Prakash Agrawal, by caste Hindu, by profession Business, resident of Railway Diesel Shed More, 10, Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; **PAN. ASTPA8790L**; *and shall include their/his respective heirs, executors, administrators, representatives, transferees, assignees and nominees.*

1.4 DEVELOPER: shall mean "**RJP AGRAWAL BUILDTECH**" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at 08, Sadhanpur Road, P.O. & City: Bardhaman, P.S. Bardhaman, District - Purba Bardhaman, West Bengal, Pin -713104, **PAN. ABIFR2288N**, represented by its Partners namely **1. MR. ROHIT AGRAWAL**, S/o Mr. Jai Prakash Agrawal, by caste Hindu, by profession Business, resident of Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; **PAN. AHCPA0292K**; *and* **2. MR. JAI PRAKASH AGRAWAL**, S/o Ram Chandra Agarwal, by caste Hindu, by profession - Business, resident of Railway Diesel Shed More, 10, Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; **PAN: ACSPA4751A**; *and shall include its*

04 DEC 2024

ADDITIONAL DEPUTY SUB-REGISTRAR
BUNDWAN

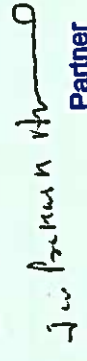


h5


Rishi Agrawal

Rip Agrawal Buildtech

Partner

Rip Agrawal Buildtech

Partner

respective legal heirs, successors, officers, managers, executors, administrators, representatives, transferees, assignees and nominees.

1.5 COMMON FACILITEIS: shall include corridors, hall ways, drive ways, lifts, stairways, landings, water reservoir, pump room, passage-ways, drive-ways, generator space/room, community room, meter room, transformer, electrical sub-station and other spaces and facilities, whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the building/buildings and/or common facilities or any of them thereon as the case may be as stated in details in the **Third Schedule** of this Indenture.

1.6 OWNER'S ALLOCATION: shall mean the absolute right of the OWNERS in regard to their respective share and amount of land as agreed upon to be developed by virtue of this agreement and in that regard the allocation of the OWNERS has been specifically distributed during this agreement as per sanction Plan being Building Permit Number: SWS-OBPAS/1201/2024/0816 Dated 12-09-2024 of Burdwan Municipality and hereby been allotted as follows:

- a) OWNER NO.1 is hereby allotted with Flat No. A being a 3BHK Flat measuring 780 Sq. Ft. (Covered Area) on South Eastern Side on the 2nd (Second) Floor.
- b) OWNER NO.1 is hereby allotted with Flat No. A being a 3BHK Flat measuring 780 Sq. Ft. (Covered Area) on South Eastern Side on the 3rd (Third) Floor.
- c) OWNER NO.2 is hereby allotted with Flat No. A being a 3BHK Flat measuring 780 Sq. Ft. (Covered Area) on South Eastern Side on the 1st

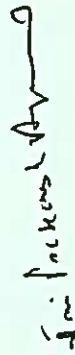
04 DEC 2024

Additional District Sub-Registrar
BUDWANA

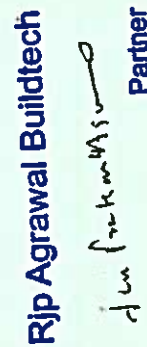


Additional District Sub-Registrar

Additional District Sub-Registrar


Rjp Agrawal


Rjp Agrawal Buildtech
Partner


Rjp Agrawal Buildtech
Partner

(First) Floor.

which is hereinafter referred as "OWNERS' ALLOCATION".

1.7 DEVELOPER'S ALLOCATION:

1.7.1 shall mean the absolute right of the DEVELOPER in regard to their respective share and amount of land as agreed upon to be developed by virtue of this agreement and in that regard the allocation of the OWNERS has been specifically distributed during this agreement as per sanction Plan being Building Permit Number: SWS-OBPAS/1201/2024/0816 Dated 12-09-2024 of Burdwan Municipality and hereby been allotted as follows:

- a) DEVELOPER is hereby allotted with Entire Ground Floor Parking Area measuring 6469 Sq. Ft. and outside areas.
- b) DEVELOPER is hereby allotted with Flat No. B of 780 Sq. Ft. and Flat No. C of 660 Sq. Ft. and Flat No. D of 595 Sq. Ft. and Flat No. E of 595 Sq. Ft. and Flat No. F of 903 Sq. Ft. and Flat No. G of 700 Sq. Ft. and Flat No. H of 760 Sq. Ft. in the 1st (First) Floor of the Building.
- c) DEVELOPER is hereby allotted with Flat No. B of 780 Sq. Ft. and Flat No. C of 660 Sq. Ft. and Flat No. D of 595 Sq. Ft. and Flat No. E of 595 Sq. Ft. and Flat No. F of 903 Sq. Ft. and Flat No. G of 700 Sq. Ft. and Flat No. H of 760 Sq. Ft. in the 2nd (Second) Floor of the Building.
- d) DEVELOPER is hereby allotted with Flat No. B of 780 Sq. Ft. and Flat No. C of 660 Sq. Ft. and Flat No. D of 595 Sq. Ft. and Flat No. E of 595 Sq. Ft. and Flat No. F of 903 Sq. Ft. and Flat No. G of 700 Sq. Ft. and Flat No. H of 760 Sq. Ft. in the 3rd (Third) Floor of the Building.

which is hereinafter referred as "DEVELOPER'S ALLOCATION".

04 DEC 2024

Additional District Sub-Registrar
BUNDWAN



Raj Agrawal
Raj Agrawal

Raj Agrawal
Raj Agrawal Buildtech
Partner

Raj Agrawal
Raj Agrawal Buildtech
Partner

1.7.2 **JOINT ALLOCATION:** Roof area which shall be the roof/roves directly above the flat/flats and/or room/rooms including every right over the roof will be allotted in favour of the OWNERS and DEVELOPER jointly; during the tenure of this Agreement, if the OWNER obtains any further permission by way of Burdwan Municipality Sanctioned Plan, then the DEVELOPER may raise construction over the said roof of the said building which is to be constructed in accordance with the said Plan and the OWNERS and DEVELOPER shall equally financially contribute in respect of 20:80 of the total expenses for such plan and the OWNERS have their allocation of 20% inclusive all right, title and interest in respect of such construction which means that the OWNERS will get and obtain 20% allocation from that particular floor or/and new construction and the present OWNERS admit and agree and declare not to raise any objection whatsoever in this regard in future and the DEVELOPER have their allocation of 80% inclusive all right, title and interest in respect of such construction which means that the DEVELOPER will get and obtain 80% allocation from that particular floor or/and new construction and the present OWNERS admit and agree and declare not to raise any objection whatsoever in this regard in future.

1.8 **ARCHITECH :** shall mean any person or persons firm or firms appointed or nominated by the DEVELOPER as the Architect of the building at his own cost and sole responsibility, subject to approval of the owner.

1.9 **BUILDING PLAN:** shall mean the plan/plans for construction of the building being Building Permit Number: SWS-OBPAS/1201/2024/0816 Dated 12-09-2024 of Burdwan Municipality with the permission to construct one Ground (G) Plus (+) Three (3) Storied Residential building which is duly sanctioned by

04 DEC 2024

Additional District Sub-Registrar
BUDWAM



Sub-Registrar Budwan

Sub-Registrar Budwan

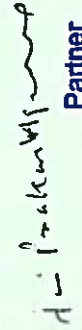


Mira Agrawal

Rjp Agrawal Buildtech


Partner

Rjp Agrawal Buildtech


Partner

the Burdwan Municipal Authority i.e., Burdwan Municipality.

- 1.10 CONSTRUCTED SPACE:** shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities.
- 1.11 SALEABLE SPACE:** means, except OWNER'S ALLOCATION the space in the Building which will be available for independent use and occupation after making due provision for common facilities and the spaces required therefore.
- 1.12 CARPET AREA:** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- 1.13 COVERED AREA:** shall mean the Plinth area of the said Residential Unit/Flat/Parking Space including the Bathrooms and Balconies and also thickness of the walls and pillars which includes proportionate share of the Plinth area of the common portions PROVIDED THAT if any wall be common between Two Commercial Unit/Residential Unit / Flats / Parking Space then one - half of the area under such wall shall be included in each Residential Unit / Flat.
- 1.14 UNDIVIDED SHARE:** shall mean the undivided proportionate share in the land attributable to the each Flat and Residential Unit / Parking Space comprised in the said Holding and the common portions held by and / or here in agreed to be sold to the respective Purchaser and also wherever the context permits.
- 1.15 CO - OWNER:** shall according to its context mean and include all persons who acquire or agree to acquire Residential Unit / Flat / Parking space in the

04 DEC 2024

Additional District Sub-Registrar
BUNDWAL



रिजिस्ट्रार, बंडवल

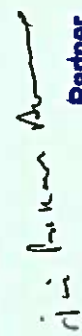
Additional District Sub-Registrar

Bundwal


RJP Agrawal

RJP Agrawal Buildtech

Partner

RJP Agrawal Buildtech

Partner

Building, including the Developer for the Residential Unit/ Flats / Parking Spaces not alienated or agreed to be alienated.

- 1.16 COMMERCIAL UNIT/FLAT/UNIT:** shall mean the Commercial Unit/Residential Unit/flat and / or other space or spaces intended to be built and or constructed and / or the covered area capable of being occupied.

It shall also mean that according to the context, mean all Purchaser/s and/or intending Purchaser/s of different Commercial Unit/Residential Units/Flats in the Building/s and shall also include the Developer herein and the owner herein in respect of such Commercial Unit/Residential Units/Flats which are retained and/or not alienated and/or not agreed to be alienated of the time being.

- 1.17 COMMON EXPENSES:** shall include all expenses to be incurred by the Co - OWNER for the maintenance, management and upkeep of the building in the said Holding for common purposes and also the charges to installation of Electricity.
- 1.18 COMMON PURPOSES:** shall mean the purpose of managing and maintaining the building of the said Holding and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the Co - OWNER relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the common perorations in common.
- 1.19 SUPER BUILT-UP AREA:** Shall mean in context to a Unit/Flat as the area of a Unit/Flat computed by adding an agreed fixed percentage as Developer's Convenience over the built-up and/or the covered area of the Unit/Flat i.e. Residential Unit and such will be used and utilized only for the registration

04 DEC 2024

Additional District Sub-Registrar
BUDWAN

✓



Rib Adiswari Brilqoch

10/12/24

10/12/24

Rip Agrawal
Rip Agrawal

Rip Agrawal
Rip Agrawal Buildtech
Partner

Rip Agrawal
Rip Agrawal Buildtech
Partner

purpose in order to pay the Stamp Duty and Registration Fees to the Government of West Bengal as per it's standing rules and regulations. Be it mentioned here that during the continuation of this Agreement if any new Rules in respect of any Law relating to Development and Real Estate including the RERA Act, 2016 is formed by the Government and if such rule becomes effective by making the concept of "Super-Built Up Area" obsolete than in that case the Flats are to be sold either by way of measuring the Flat in terms of "Covered Area" and/or measuring the Flat in terms of "Carpet Area" whichever is applicable.

- 1.20 DEVELOPER'S ADVOCATE:** Shall mean the **Ld. Advocate** who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion and erection and sale, transfer, grant, conveyance, demised, devise and provide of the premise, its parts and parcels and the Building/s and the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.
- 1.21 OWNER'S ADVOCATE:** Shall mean the **Ld. Advocate** who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion and erection and sale, transfer, grant, conveyance, demised, devise and provide of the premise, its parts and parcels and the Building/s and the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.
- 1.22 TRANSFER:** with its grammatical variations shall include a transfer by and/or of possession and by any other means adopted for effecting what is understood as a transfer of space in a multi-storeyed building/s to purchasers thereof although the same may not amount to a transfer in law.

04 DEC 2024

Additional District Sub-Registrar
BUDHWAN

✓

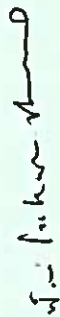


रवि विश्वसिंह बिहारी

पति

पत्नी

पं. वि. वि. वि. वि. वि.


Mira Agrawal


Raj Agrawal Buildtech
Partner


Raj Agrawal Buildtech
Partner

1.23 TRANSFEREE/INTENDING PURCHASER: shall mean a person or persons to whom any space in the building/s has been transferred by the DEVELOPER including the rights of transfer to the fullest extent of the DEVELOPERS ALLOCATION or any space in the building/s has been transferred by the OWNER including the rights of transfer to the extent of their own share as defined and described as the OWNER'S ALLOCATION.

1.24 MASCULINE GENDER: shall include feminine gender and vice versa.

1.25 SINGULAR NUMBER: shall include plural number and vice versa.

ARTICLE II - TITLE INDEMNITIES AND REPRESENTATIONS:

The OWNER do and doth hereby declare and covenant with the DEVELOPER as follows:-

- 2.1** That the OWNER are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said premises as mentioned in the **First Schedule** below.
- 2.2** That the said premises is free from all encumbrances, charges, liens, lis-pendenses, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature and if such is not still then the OWNER hereby unconditionally undertake to make the said **First Schedule** mentioned property free form all encumbrances, charges, liens, lis-pendenses, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature within 3 Months from this very date of execution of this Agreement .
- 2.3** That the DEVELOPER will bear the cost of demolishing, dismantling, disintegrating and dissolving the existing construction and will take the possession of the land in favour of the DEVELOPER provided that all the debris and rubbish will be retained by the DEVELOPER and shall be its

04 DEC 2024

Additional District Sub-Registrar
BURDWAN



Sub-Registrar (English)

Sub-Registrar (Bengali)


Jai Prakash Agrawal


RJP Agrawal Buildtech
Partner


RJP Agrawal Buildtech
Partner

property and the **DEVELOPER** will bear the cost and expense of the query of earth or soil for the purpose of setting up the foundation.

- 2.4 That the **DEVELOPER** will bear all expenditure of construction and cost of all necessary and essential materials and equipments which will be required for the purpose of construction of the said building premises and the **OWNER** will co-operate with the **DEVELOPER** in all aspects except Financially.
- 2.5 That the **OWNER** by self or through their constituted attorney shall sign in all other necessary papers, documents, affidavits, declarations etc. require for modification of building plan/revised plan if necessary, and for construction of building which may be required by the Developer for the purpose of construction and development of the said property in the said premises.
- 2.6 The **DEVELOPER** is hereby authorized and empowered in relation to the said construction, so far as may be necessary for apply of quotas of cement, steels bricks and other materials for the construction or the electric meter waster & drainage and other imputes and facilities and for other necessities required for which purpose the **OWNER** hereby agree upon to execute and register a Development Power of Attorney in favour of "**RJP AGRAWAL BUILDTECH**" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at 08, Sadhanpur Road, P.O. & City: Bardhaman, P.S. Bardhaman, District – Purba Bardhaman, West Bengal, Pin -713104, PAN. ABIFR2288N, represented by its Partners namely 1. MR. **ROHIT AGRAWAL**, S/o Mr. Jai Prakash Agrawal, by caste Hindu, by profession Business, resident of Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; PAN. AHCPA0292K; and MR. **JAI PRAKASH AGRAWAL**, S/o Ram Chandra Agarwal, by caste Hindu, by profession -

04 DEC 2024

Additional District Sub-Registrar
BUNDWARI



Additional District Sub-Registrar

Additional District Sub-Registrar

Rajendra Agrawal
Mitesha Agrawal

Rjp Agrawal Buildtech
Rajendra Agrawal
Partner

Rjp Agrawal Buildtech
Rajendra Agrawal
Partner

Business, resident of Railway Diesel Shed More, 10, Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; PAN: ACSPA4751A; whereas such power or authority to be executed by a registered Power of Attorney as required by the DEVELOPER to sign by the OWNER all such application as to be require for the purpose and in connection with the construct of the proposed building/s and to sell flats and car parking spaces with share in land.

- 2.7 That except the OWNER no one else have any right title interest, claim or demand whatsoever or howsoever in respect of the said **First Schedule** mentioned premises or any portion thereof.
- 2.8 The OWNER shall pay all revenue and taxes to the competent authority till the date of execution and registration of the present Development Agreement between the OWNER and the DEVELOPER.
- 2.9 The OWNER has absolute right and authority to enter into the agreement with the DEVELOPER in respect of their title in the said premises agreed to be developed.
- 2.10 That there is no arrear of taxes and / or other levies of impositions of the said property due and payable to any statutory authority.
- 2.11 That neither any proceeding for acquisition of the said property or any portion thereof is pending nor any notice has been received in respect thereof.
- 2.12 That the said land is not a Debottor or Pirottor property.
- 2.13 That no proceeding of Income Tax Act, Wealth Tax Act or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.

04 DEC 2024

Additional District Sub-Registrar
B U D W A M

✓



50/50/2024

Raj Agrawal
Raj Agrawal

Raj Agrawal
Raj Agrawal Buildtech
Raj Agrawal
Partner

Raj Agrawal
Raj Agrawal Buildtech
Raj Agrawal
Partner

- 2.14 That there is absolutely no impediment or bar in matter of this agreement/understanding or sale or the said property as contemplated in these present.
- 2.15 The OWNER does not own any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1978 in respect of the said premises.
- 2.16 The OWNER hereby undertake to indemnify and keep indemnified the DEVELOPER from and against any and all actions, charges, liens, claims, damages, encumbrances and mortgages or any Third Party Possessory Rights or any Third Party Claim in the said premises arising out of or due to the negligence or non compliance of any law, bye-laws rules and regulations of the Burdwan Municipality i.e., Burdwan Municipal Authority or Government or local bodies including the Municipality as the case may be by the OWNER and shall attend to answer and be responsible for any deviation, omission, commission, negligence, violation and/or breach of any of the said laws, bye-laws, rules and regulations or any accident in or relative to or concerning prior to execution of this Deed and the Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of the Deeds of Conveyance and/or other documents relating to Developer's Allocation shall be entirely borne by the Developer or its nominee or nominees. Likewise the Stamp duty, registration charges and expenses in connection with the execution of the deed of conveyance and other documents relating to Owners' allocation will be borne by the OWNER or their nominee or nominees. Here it must be mentioned that the OWNER will not be liable for any consideration received by the Developer

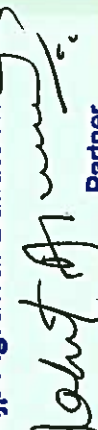
04 DEC 2024

ADDUCION: DISTRITO SUB-REGISTRAR
BUDAPES



ADDUCION: DISTRITO SUB-REGISTRAR


Nisha Agrawal

Rjp Agrawal Buildtech

Partner

Rjp Agrawal Buildtech

Partner

from the intending Purchaser/Purchasers regarding the Developer's Allocation after the development of the said premises and likewise the Developer shall not be liable for any act, deed, matter or thing done or caused to be done by the Owner in respect of their Allocation.

- 2.17 That during the continuance of this Agreement the OWNER shall not any way cause any impediment or obstruction whatsoever in the construction or development of complex and building in the said **First Schedule** mentioned Property and hereunder empower the DEVELOPER to take up the construction work of the new building as per sanctioned plan of Burdwan Municipality i.e., Burdwan Municipal Authority.
- 2.18 In case of failure to give open and clear possession in favour of the DEVELOPER by the OWNER and in that event if the DEVELOPER face any financial loss to that effect the OWNER will liable for all consequences.
- 2.19 The DEVELOPER will be eligible or entitled and will have all right and/or all authorities and/or all privileges to give and/or to make and/or to use and/or to keep the First Schedule Property or the land and it's title deeds in all kind of mortgage and/or pledge and/or hypothecate and/or charge and/or concur in pledging and/or hypothecating and/or charging with, to or in favour of any Private Bank and/or Nationalize Bank or any other Financial Institutions and/or individual and/or body may it be a juristic or non-juristic entity in all kind of mortgage and/or pledge and/or hypothecate and/or charge and/or concur in pledging and/or hypothecating and/or charging with, to or in favour of any Private Bank and/or Nationalize Bank or any other Financial Institutions and/or individual and/or body may it be a juristic or non-juristic entity and will have all and absolute and unfettered right and/or all and

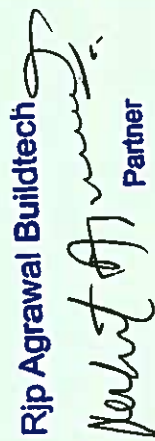
04 DEC 2024

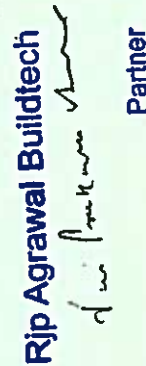
Additional District Sub-Registrar
MURDWAN



Digitized by...


Nisha Agrawal


Rjp Agrawal Buildtech
Partner


Rjp Agrawal Buildtech
Partner

absolute and unfettered authority and/or all and absolute and unfettered privilege to execute and/or deliver any instruments and/or any deed of mortgage and/or charge and/or encumbrance, hypothecation and/or pawn and/or pledge and/or lien and/or trust receipt and/or to receive any consideration money and/or loan amount by executing as well as if necessary by registering deed and/or otherwise for such mortgage and/or charge and/or hypothecation and/or pawn and/or pledge and/or lien and/or the like and the Owner will not be liable for the purpose of obtaining the loan amount by the DEVELOPER in respect of and out of the aforesaid mortgage and/or charge and/or convenient and/or hypothecation and/or pawn and/or pledge and/or lien and the DEVELOPER shall alone be responsible for the payment of the loan and discharging the liabilities under the mortgage and in the event of failure of the project to return the original title deeds of the Owners.

ARTICLE III - COMENCEMENT:

- 3.1 This agreement shall commence or shall deemed to have commenced on and with effect from the date of Sanction of Building Plan.

ARTICLE IV - DEVELOPER'S RIGHT OF CONSTRUCTION:

- 4.1 The OWNER hereby grant exclusive right to the DEVELOPER to build upon and to commercially exploit the said premises in any manner (but subject to the provisions contained herein) as the DEVELOPER may choose by constructing a building thereon by way of the said new construction is to be done according to the Burdwan Municipality i.e., Burdwan Municipal Authority by-laws, rules and regulations and not otherwise. The entire cost of construction of the building or whatsoever nature shall be borne by the

04 DEC 2024

Additional District Sub-Registrar
BUDWAN



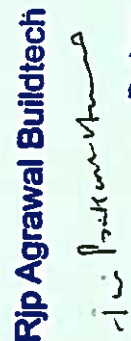
Digitized by Srujanika

Digitized by Srujanika

Digitized by Srujanika


Rishabh Agrawal


Rishabh Agrawal Buildtech
Partner


Rishabh Agrawal Buildtech
Partner

Developer. Such cost shall include the cost of all service amenities, fittings and fixtures, all over heads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers in respect of the construction costs for the purpose of obtaining all other permission and approvals. The owner shall not be required to contribute any amount in that regard. Be it mentioned here that the DEVELOPER will have sole right and authority and shall be entitled to receive the price of the Lift, Transformers, Generators from the Purchasers and in that regard the OWNER shall have no right to demand any share from the share of the price paid by the intending Flat OWNER in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER and the DEVELOPER will have sole right and authority and shall be entitled to receive the price cum consideration amount of any excess work including the additional and excess work in the Flats from the intending Purchasers and in that regard the OWNER shall have no right to demand any share from the share of the price paid by the intending Flat OWNER in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER.

- 4.2 The OWNER have approved/will approve and signed/will sign the said ARCHITECT'S DRAWINGS, which have been SUBMITTED/or will be SUBMITTED to the various statutory bodies, including the Burdwan Municipality i.e., Burdwan Municipal Authority by the DEVELOPER in the name of the owner, and/or the same is/will be awaiting SANCTION/APPROVAL from the Burdwan Municipality i.e., Burdwan

04 DEC 2024

Additional District Sub-Registrar
BUNDWARI



Digitized by B. P.

Page No.

Date


Rishabh Agrawal

Rip Agrawal Buildtech

Partner

Rip Agrawal Buildtech

Partner

Municipal Authority, after obtaining clearances from all other statutory bodies.

- 4.3 In the event, the Burdwan Municipality i.e., Burdwan Municipal Authority or any statutory authority requires any modification of the plan/plans submitted by the owner, the DEVELOPER shall cause the Architect's Drawings/Plans to be altered and/or changed as may be required, by the said Architect and the DEVELOPER shall submit the modified plans/drawings in addition to the original plan submitted prior to this submission, and the DEVELOPER shall bear all costs thereof for sanctioning the drawings/plans by the Burdwan Municipality i.e., Burdwan Municipal Authority and/or the other statutory authorities.
- 4.4 The OWNER hereby undertake to execute and register a Development Power of Attorney only in favour of the DEVELOPER only for the purpose of sanction/corrections and/or amendment of the plan of the building at the said premises, and with sale right, including enter into agreement with the intending purchaser and received the earnest money as well as consideration amount in-respect of the allocation of the DEVELOPER.
- 4.5 All applications, plans and other papers including the ARCHITECTS DRAWINGS/DOCUMENTS referred to above shall be submitted by the DEVELOPER in the name of the OWNER of the said premises, but otherwise at the cost and expenses of the DEVELOPER only and the DEVELOPER shall pay and bear the EXPENSES for submission of Architects drawings/documents and other like fees, charges and expenses, required to be paid or deposited for SANCTION of the said project design and construction thereon provided always that the DEVELOPER shall be exclusively entitled to all REFUNDS of

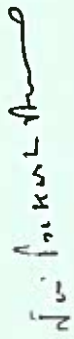
04 DEC 2024

ଅନୁମତି ପ୍ରାପ୍ତ ଅନୁମତି



For the SI Bm

12/11/2024


RJP Agrawal

RJP Agrawal Buildtech

Partner

RJP Agrawal Buildtech

Partner

any and all payments and/or deposits and made by it in that account.

- 4.6 After getting free and vacant possession of the said premises, query of earth in the said premises at the cost of the DEVELOPER and removal of the earth and debris shall be the responsibility and at the cost of the DEVELOPER only, provided, however, that the debris, salvage and materials arising there from shall belong solely to the DEVELOPER and the OWNER by any and all means will be barred from the right to claim to the same.
- 4.7 That if at the time of the execution of the deed the record of name of the property remains in the name of any other person except that of the OWNER then within 15 days from the execution of the deed, the OWNER will be duty bound to take all initiatives to mutate the names in their names without any further delay and in this respect the DEVELOPER will simply cooperate.
- 4.8 That if at the time of the execution of the deed the record of nature and character of the property remains in any nature other than as it recorded in the L.R.R.O.R then within 15 days from the execution of the deed, the OWNER will be duty bound to take all initiatives to convert the nature and character of the property without any further delay and in this respect the DEVELOPER will simply cooperate.
- 4.9 That if any sort of amalgamation or enamel is needed in regard to the First Schedule mentioned properties, then in that event within 15 days from the execution of the deed, the OWNER will be duty bound to take all initiatives to amalgamate or enamel the property without any further delay and in this respect the DEVELOPER will simply cooperate.

ARTICLE V - TITLE DEEDS:

- 5.1 Immediately after the execution of this agreement the OWNER shall hand

04 DEC 2024

Additional District Sub-Registrar
BUNDWARI



कृपया ध्यानपूर्वक पढ़ें

संज्ञक

आदेश संख्या


Misa Agrawal


RJP Agrawal Buildtech
Partner


RJP Agrawal Buildtech
Partner

over Original Title Deed and other papers and writings including the last paid up Municipality bills and the other Bills including Revenue Receipt issued by the Government of West Bengal through B.L.L.R.O relating to the said **First Schedule** mentioned premises of and/or for necessary searches, to the DEVELOPER for inspection and record.

5.2 The DEVELOPER though its Partners or/and representatives and/or nominee/nominees or the transferees of the OWNER and the DEVELOPER shall be entitled for detailed inspection of the original title deeds. The OWNER shall strictly unconditionally keep the original Title Deeds deposited with the DEVELOPER or with the Advocate of the DEVELOPER to make such inspection convenient.

5.3 Subject to the provisions contained herein, the OWNERS have and possess a marketable title to the said premises and the same is free from all encumbrances, charges, liens, lis-pendenses, attachments, trusts whatsoever or howsoever as mentioned above.

5.4 The deed of conveyance or deeds of conveyance shall be executed by the OWNER and/or the DEVELOPER as the case may be in such part or parts as the DEVELOPER shall require. The cost and expenses involved for construction shall be borne and paid by the DEVELOPER alone.

ARTICLE VI - EXECUTION OF THE PROJECT:

6.1 As per the plan which will be sanctioned by the Burdwan Municipality i.e., Burdwan Municipal Authority and the OWNER by themselves or through their constituted Power of Attorney holder namely "**RJP AGRAWAL BUILDTECH**" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at 08, Sadhanpur Road, P.O. &

04 DEC 2024

Additional District Sub-Registrar
BUNDWARI



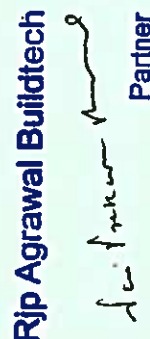
बुन्दवारी ब्रिगेड

प्राप्त

विशेष अधिकारी


Misa Agrawal


Rjp Agrawal Buildtech
Partner


Rjp Agrawal Buildtech
Partner

City: Bardhaman, P.S. Bardhaman, District – Purba Bardhaman, West Bengal, Pin -713104, PAN. ABIFR2288N, represented by its Partners namely 1. **MR. ROHIT AGRAWAL**, S/o Mr. Jai Prakash Agrawal, by caste Hindu, by profession Business, resident of Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; PAN. AHCPA0292K; and **MR. JAI PRAKASH AGRAWAL**, S/o Ram Chandra Agarwal, by caste Hindu, by profession - Business, resident of Railway Diesel Shed More, 10, Sadhanpur Road, Burdwan-I, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713101; PAN: ACSPA4751A; having obtained all necessary permission, approvals and sanctions, the DEVELOPER will *ipso-facto* get the privilege to commence construction in respect of the portion of the premises in the possession of the OWNER. The construction will be in accordance with the Burdwan Municipality i.e., Burdwan Municipal Authority sanctioned plan. The OWNER shall allow the DEVELOPER purposes of construction and allied activities during the continuation of this agreement and until such time the proposed building is completed in all, respects. During such period the OWNER shall not prevent the DEVELOPER of the said premises from constructing the building in accordance with the plans sanctioned by the Burdwan Municipality i.e., Burdwan Municipal Authority.

- 6.2 In as much as the construction on the said premises is concerned the DEVELOPER shall act as licensee of the OWNER and shall be entitled to be in occupation of the said premises as and by way of licensee of the OWNER to carry out the construction of the proposed building which is to be completed within 60 months from the date of registration of this Deed, save and except that the DEVELOPER shall not be entitled to create any

04 DEC 2024

Additional District Sub-Registrar
Burdwan



Additional District Sub-Registrar

Burdwan District

Raj Agrawal
Raj Agrawal

Raj Agrawal Buildtech
Raj Agrawal
Partner

Raj Agrawal Buildtech
Raj Agrawal
Partner

possessory right over the said property which could be construed as transfer within the meaning of Transfer of Property Act. The DEVELOPER shall be entitled to use the said property for any other purposes other than the purpose of construction of the building in accordance with the sanctioned plan, if such usage of the said property is collaterally or parallelly connected with the said construction work.

- 6.3 The OWNER will resume to be in possession over the said **First Schedule** mentioned property in respect to their Allocated Portion of the Constructed Building after the completion of the project but not before that and during the continuation of term of the project, i.e. 60 months from the date of registration of this Deed. The OWNER or any of their agent/s or any other representative/s will have no right and interest over the SAID PREMISES and during this period the DEVELOPER will enjoy the right of absolute possession over the SAID PROPERTY.

ARTICLE VII - SPACE ALLOCATION

- 7.1 The DEVELOPER represents and declares that the proposed building shall be constructed with building materials, as may be deemed fit and proper by the DEVELOPER only and no one else but the said building is to be constructed by the manner and way with all specifications as stated in the Second Schedule of this Indenture.
- 7.2 The OWNER shall be ENTITLED to the OWNER'S ALLOCATION as defined in **Clause 1.6** of this agreement.
- 7.3 The OWNER shall be entitled to sell, transfer and/or otherwise deal with the owner's allocation of space, except the vacant space, e.g. lawn or/and drive way or/and garden etc., the transfer of which is prohibited under Rules

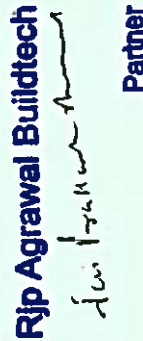
04 DEC 2024

Additional District Registrar
BUNDWAN




Rishu Agrawal


Rishu Agrawal Buildtech
Partner


Rishu Agrawal Buildtech
Partner

of Burdwan Municipality i.e., Burdwan Municipal Authority as well as West Bengal Municipal Act and/or by any other law for the time being in force.

- 7.4 In consideration of the DEVELOPER'S having constructed the building at its own costs and provided for the owner's allocation as above, the DEVELOPER shall be entitled to the remaining total super built up space in the said building including common parts and areas.
- 7.5 The OWNER shall be entitled to sell, transfer and/or otherwise deal with the owner's allocation or space alone and or individually and OWNER shall be entitled to sell, transfer and/or otherwise deal with the owner's allocation or space without the DEVELOPER's Consent and on this regard it must be mentioned that the necessary connections including water, electricity will be installed to the transferee from OWNER'S ALLOCATION only by the DEVELOPER where the cost and expenses of such installation must be incurred by the intending purchaser/transferee.
- 7.6 The common area/facilities shall be jointly owned by the OWNER and the DEVELOPER for the common use and enjoyment of owner's/developers allocation of space..
- 7.7 The DEVELOPER shall be entitled to sell or transfer or otherwise deal with the DEVELOPER'S allocated portion as stated in the aforesaid **Clause No. 1.7** of this Indenture which is not attached with the OWNER'S ALLOCATION and the DEVELOPER may let out, sale out, convey, transfer or any type of settlement in regard and respect to any unallocated space as well as all other space in the Building including the present joint area of the total constructed area of the all floors as stated in the aforesaid **Clause No. 1.7** of this Indenture and the OWNER will have no right over the said floors except in

04 DEC 2024

Additional District Sub-Registrar
BUDWAN



Rib Vahanwal Singh

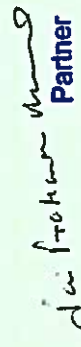
Primer

CHANDRA JCP


Mira Agrawal

Rjp Agrawal Buildtech

Partner

Rjp Agrawal Buildtech

Partner

regard to his own Allocation and he by any or/and all means and also is debarred from claiming any right, title and interest in the near and remote future and the Developer's saleable allocation hereinafter referred as "DEVELOPER'S ALLOCATION" and the details of the distribution of the allocated Flats is written hereunder in the Fifth Schedule.

- 7.8 Both the OWNER and the DEVELOPER shall extend their best efforts in selling the constructed floor space at the maximum price.
- 7.9 In so far as the roof right in the DEVELOPER allocation barring the common facilities attached with the roof such as water tanks, antenna etc. In other wards the entire roof right will be devolved upon the DEVELOPER. DEVELOPER may also sale all unsold areas in the entire Parking Lot as per their choice and convenience and may also sale any excess area in the Ground Floor.
- 7.10 The Developer shall construct the entire Building and all flats and all floors simultaneously and equally and parallelly irrespective of Owner's and Developer's Allocation and neither the Developer or the Owners shall register any Sale Deed of the Flats and Parking Spaces without completing the Construction. On completion of the building, but therefore giving possession, both the OWNER and the DEVELOPER will conduct a joint survey of the super built up space/area in their respective allocation to ascertain the actual measurement of the area/space in their respective allocations.

ARTICLE VIII - COMMON FACILITIES:

- 8.1 As soon as the building is completed, the DEVELOPER shall give written notice cum Completion Certificate to the OWNER requiring the OWNER to take possession of their share of allocation in the building and as from

04 DEC 2024

Additional District Sub-Registrar
BUDWAN



Sub-Registrar, Budwan

Signature

Official Seal

Raj Agrawal

Mirza Agrawal

Raj Agrawal Buildtech

Raj Agrawal
Partner

Raj Agrawal Buildtech

Raj Agrawal
Partner

date of service of such notice or issuance of such Certificate and for all times thereafter the parties shall be exclusively responsible for the payment of the Burdwan Municipality i.e., Burdwan Municipal Authority and property taxes, rate, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as THE SAID RATES) payable in respect of their respective allocations, such rates to be apportioned pro rata with reference to the total super built up space in the building if they are levied on the building as a whole.

- 8.2** The OWNER shall punctually and regularly pay the proportionate share of the said rates to the concerned authorities or to the DEVELOPER or otherwise as specified hereinafter and shall keep the DEVELOPER indemnified against all claims, actions, demand, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the DEVELOPER as the case may be consequent upon a default by the OWNER this behalf in respect of their proportionate share of the said rates.
- 8.3** As and from the date of receipt the completion certificate, the OWNER shall also be responsible to pay and bear and shall forthwith pay on demand to the DEVELOPER or to the flat owner's allocation or other entity/person specified hereinafter service charges for the common facilities in the building payable with respect to the OWNER'S ALLOCATION, and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for electrical and mechanical equipment, switchgear, transformers, generators, pump motor and other electrical and mechanical installations, appliances and equipments, stairways corridors, halls, passage ways and other common facilities whatsoever PROVIDED THAT if additional insurance

04 DEC 2024

ADDUANEI DIZION SUB-REGIONAL
BURUNDI



RECEIVED

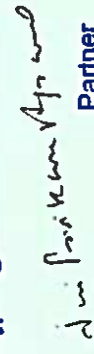
2024

DEC 4 2024


Rishi Agrawal

Rjp Agrawal Buildtech

Partner

Rjp Agrawal Buildtech

Partner

premium is required to be paid for the insurance of the building by virtue of any particular use and/or storage or any additional maintenance or repair is required by virtue thereof in the OWNER'S ALLOCATION or any part thereof the OWNER shall be exclusively liable to pay and bear the additional premium and/or maintenance or repair, charges as the case may be if OWNER retain any physical allocation.

ARTICLE IX - ADJUSTABLE AMOUNT

- 9.1** The OWNER will not be entitled to get and receive any adjustable amount in terms of advance payment in respect of their allocation which is more specifically mentioned in the "OWNER'S ALLOCATION" as defined in **Clause 1.6** of this agreement. The OWNER shall retain their undivided proportionate share or interest share or interest in their land of the said **Schedule** mentioned property, in proportion to the area allotted to them as per OWNER'S ALLOCATION.
- 9.2** In consideration of the DEVELOPER agreeing to build and complete in all respect the OWNER'S ALLOCATION to the building at the said premises, and in that regard none of the said OWNER will be eligible to get any earnest consideration amount as the Owner shall retain their Physical Allocation as per Fourth Schedule.
- 9.3** That in respect of the DEVELOPER'S ALLOCATION of the Total Constructed Portion of the Building, the DEVELOPER shall receive the earnest amount from the intending purchasers as per the agreed upon consideration amount and schedule of payment, payable by the intending purchasers and that will be adjusted after receiving advance from the intending purchasers against each Flat and/or Car Parking Space at the time of execution of Agreement of

04 DEC 2024

Additional District Sub-Registrar
BUDWAN



Digitized by

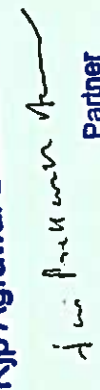
Digitized by

Digitized by


Mita Agrawal

Rjp Agrawal Buildtech

Partner

Rjp Agrawal Buildtech

Partner

Sale and the same will/may also be adjusted from the consideration amount of the Flat/Residential Units and/or Garage/Car Parking Space at the time of Execution of the Deed of Conveyance.

ARTICLE X - TIME FOR COMPLETION:

- 10.1** The building shall be completed within 60 months from the date of registration of this Deed unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VIS MAJOR/FORCE MAJURE such as riots, flood, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure.

ARTICLE XI - MISCELLANEOUS:

- 11.1** The OWNER and the DEVELOPER have entered into this agreement purely on principal to principal basis and nothing stated therein shall be deemed or constructed as a joint venture between the OWNER and the DEVELOPER nor shall the OWNER and the DEVELOPER in any manner constitute an association of persons and this Agreement can never be cancelled unilaterally and must be cancelled bilaterally if necessary and the Owner alone shall not have the Power or authority to unilaterally cancel this Agreement or the Power of Attorney alone at all.
- 11.2** The DEVELOPER shall not be entitled to assign this agreement in favour of any other persons and the present DEVELOPER will remain liable to the OWNER in respect of the all the aspects of the present Agreement and the OWNER will be eligible claim the benefits to which he is entitled arising out of this Agreement from the present DEVELOPER.
- 11.3** All dealings to be made by the DEVELOPER in respect or the construction of

04 DEC 2024

Additional District Sub-Registrar
BUDWAN

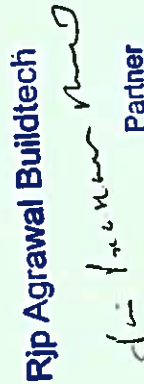


Digitized by eGangotri

Digitized by eGangotri


Rishi Agrawal


Rishi Agrawal Buildtech
Partner


Rishi Agrawal Buildtech
Partner

the buildings and development of the complex along with obtaining Bank Loan from any Financial Institution and/or any Bank as well as for Booking and executing Agreement for Sale and also Sale Deed of Flats and Car Parking Space and moreover the receiving of earnest consideration amount, advance money etc for sale proceedings from the intending purchaser/customer to be taken and obtained by the DEVELOPER itself and in certain cases with legal necessity it may be made in the name of the OWNER but any such dealings shall not create or foster in any manner any financial, civil and/or criminal liability of the OWNER and the OWNER will not be liable in any case or circumstance in respect of the said project to any Third Party including the Purchaser/Customers and also any Financial Institution and/or any Bank.

11.4 The DEVELOPER shall be entitled to enter into separate contract or agreements in its name with building contractor, architects and others for carrying out the development at the risk and costs of THE DEVELOPER; the Developer shall also be empowered to enter into separate contract with any other company for providing amenities and services and for such if necessary, the OWNER will be bound to sign all such contract or agreement including Lease Agreement in that effect and in that scenario the OWNER shall have no financial gain in that respect.

11.5 **FORCE MAJEURE** shall mean riot, war, tempest, civil commotion strike or any other act or commission beyond the control of the party affected thereby.

11.6 The DEVELOPER as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a **FORCE MAJEURE** with a view that obligation of the party affected by the **FORCE MAJEURE** shall be

04 DEC 2024

Additional District Sub-Registrar
BUNDWA

✓



10/12/2024


RJP Agrawal


RJP Agrawal Buildtech
Partner

RJP Agrawal Buildtech


Partner

suspended for the duration of the **FORCE MAJEURE**.

11.7 It is understood that from time to time to enable the construction of the building by the developer, various deeds, matters and things not herein specifically referred to may be required to be done by the DEVELOPER for which the DEVELOPER may required the authority of the OWNER and various applications and other documents may be required to be signed or made by the OWNER relating to which no specific provision has been made herein, the OWNER hereby authorizes the DEVELOPER to do all such acts, deeds, matters and things and undertakes, forthwith upon being required by the DEVELOPER in this behalf to execute any such additional powers or authorities as may be required by the DEVELOPER for the purpose as also undertakes to sign and execute all such additional applications and other documents as may be reasonably required for the purpose with prior approval of the OWNER and by giving prior information.

11.8 The DEVELOPER shall frame the rules and regulations regarding the user and rendition of common services and also the common restrictions, which have to be normally kept in the same and transfer of the ownership of flats.

11.9 The OWNER and DEVELOPER hereby agree to abide by all the rules and regulations of such management Society/Association/holding organization and hereby give their its consent to abide by the same.

11.10 Any notice required to be given by the DEVELOPER shall be without prejudice to any other mode of service available be deemed to have been served on the OWNER if delivered by hand or sent by prepaid registered post.

11.11 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the OWNER or the said premises or any part thereof

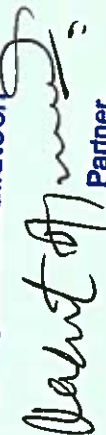
04 DEC 2024

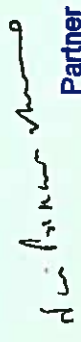
Additional District Sub-Registrar
BURDWAN



2024


Mira Agrawal

Rjp Agrawal Buildtech

Partner

Rjp Agrawal Buildtech

Partner

to the DEVELOPER or creating any right, title or interest in respect thereof in favour of the DEVELOPER other than exclusive license to the DEVELOPER to commercially exploit the same in terms thereof. If in the during the subsistence of the present Development Agreement, anything happens to OWNER, then this Development Agreement shall be treated to be valid and legally binding upon the respective heirs, executors, administrators, legal representative and assignees of OWNER and the legal heirs, executor, administrators, legal representative and assignees of OWNER will be duty bound to obey, honour and respect this Development Agreement in such a way that this has been declared and issued and given by them at that point of time and if required by the DEVELOPER, the legal heirs of the OWNER will be bound and liable to execute and register any Deed of Confirmation of this Development Agreement and also the legal heirs of the OWNER will be bound and liable to execute and register one Development Power of Attorney after registration of this Deed in favour of the DEVELOPER or to all or any of it's Partners or Representative as required by the DEVELOPER.

11.12 As and from the date of receipt of the completion certificate or the building the DEVELOPER and/or its transferees and the OWNER and/or their transferees shall be liable to pay and bear proportionate charges on account of all other taxes payable in respect of their respective spaces.

11.13 The DEVELOPER shall install any equipment or/and erect and maintain in the said premises at his own cost all facilities required for execution of the project.

11.14 The OWNER shall pay and bear all property taxes and other dues and outgoings in respect of the said premises accruing and due as and from

04 DEC 2024

ADDITIONAL DISTRICT SUB-REGISTRAR
BUDAPEST



ADDITIONAL E

Raj Agrawal
Raj Agrawal

Raj Agrawal Buildtech
Raj Agrawal
Partner

Raj Agrawal Buildtech
Raj Agrawal
Partner

the date of handing over possession of the premises (for the commencement of work at the said premises) to the DEVELOPER by the OWNER until delivery and/or the completion certificate of possession of the OWNER allocation in the proposed building.

ARTICLE XII - ARBITRATION:

12.1 In case of any dispute difference or question arising between the parties with regard to the interpretation meaning or scope of this agreement or any rights and liabilities of the parties under the agreement or out of the agreement or in any manner whatsoever concerning this agreement and same shall not be subject matter of any civil suit and before entering into jurisdiction the Civil Court the said dispute shall be referred to arbitration under the provisions of the Arbitration and Conciliation Act, 1996 and/or statutory modification or enactment thereto under one sole Arbitrator who will be elected by the both the PARTIES and the award made and published by sole Arbitrator shall be final and binding on the parties hereto.

ARTICLE XIII - JURISDICTION:

13.1 Burdwan Court alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties.

The Stamp Duty over the value assessed by Directorate of Registration and Stamp Revenue under Government of West Bengal has been paid duly by the Party to the SECOND PART.

The photos, finger prints, signatures of OWNERS, the DEVELOPER is annexed herewith in separate sheets, which will be treated as the part of this Deed.

THE FIRST SCHEDULE ABOVE REFEREED TO

(Property Details)

04 DEC 2024

ADDITIONAL DISTRICT SUB-REGISTRAR
MADRAS



10/12/24

10/12/24

for Purba Bardhaman
Mrida Agrawal

Rjp Agrawal Buildtech
[Signature]
Partner

Rjp Agrawal Buildtech
[Signature]
Partner

ALL THAT THE PIECE AND PARCEL OF LAND within Dist. Purba Barddhaman, P.S. Barddhaman, Mouza- Nari, J.L. No- 70, R.S. Plot No. 11 & 12 appertaining to R.S. Khatian No. 496 presently comprising to L.R. Plot No. 43 & 44 appertaining to L.R. Khatian Nos. 8431 & 8450 situated within the limit of Barddhaman Municipality of P.S. Barddhaman Sadar, Dist Purba Barddhaman being the developable land measuring an area of **1180.9313 Square Meters** (a little more or less) i.e., **12712 Sq. Ft.** (a little more or less) i.e., **17.65 Kathas** (a little more or less) [out of total Land of 32.6 Decimals from L.R. Plot No. 43 & 44 appertaining to L.R. Khatian Nos. 8431 & 8450] appertaining to present Holding No. "6" of Ward No. 6, Mahalla - Sadhanpur Road.

The Developable Land is 1180.9313 Square Meters (a little more or less) i.e., 12712 Sq. Ft. (a little more or less) out of total Land of 32.6 Decimals from L.R. Plot No. 43 & 44 appertaining to L.R. Khatian Nos. 8431 & 8450 as per sanction Plan being Building Permit Number: SWS-OBPAS/1201/2024/0816 Dated 12-09-2024 of Burdwan Municipality

AND THE SAID PROPERTY IS BUTTED AND BOUNDED BY.

On the North: Property of Brambha Kumari Ashram;

On the South: 18 Ft Wide Municipality Road;

On the East: Property of Bijoy Balmiki; and

On the West: Property of Prasanna Kumar Singh;

TOTAL AREA OF LAND GIVEN FOR DEVELOPMENT AS PER THIS AGREEMENT:-

1180.9313 Square Meters (a little more or less) i.e., 12712 Sq. Ft. (a little more or less) as per sanction Plan being Building Permit Number: SWS-OBPAS/1201/2024/0816 Dated 12-09-2024 of Burdwan Municipality.

04 DEC 2024

ADDITIONAL DIRECTOR AND REGISTRAR
MADRAS



AD Vaidya

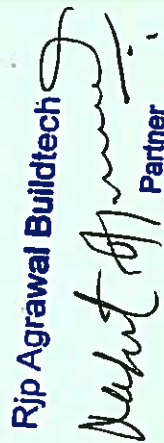
AD Vaidya

AD Vaidya

AD Vaidya

AD Vaidya


Rjp Agrawal


Rjp Agrawal Buildtech
Partner


Rjp Agrawal Buildtech
Partner

THE SECOND SCHEDULE ABOVE REFEREED TO

(Construction of Flat and Building Details)

BUILDING STRUCTURE:- Reinforced Cement Concrete (1:2:4),

MAIN WALLS & PARTITION WALLS:- 250 MM Thick Cement Brick Work for Main Walls and 125 MM Thick and 75 MM Thick Cement brickwork (1:4) for Flat Separating Wall and Partition Walls inside the respectively,

FLOOR:- Vitrified Floor Tiles for Flat Purchasers for All room, Verandah, Hall, Kitchen, Bath/Toilet.

SKIRTING AND DADO:- Wall Tiles, the Height not to be exceeded 150 MM High and the Dado Not Exceeding 200 MM High (For Toilet Glazed Tiles will be used up to a height of 6 Ft. form Skirting).

PLASTERING:- Plastering to External Walls will be of 20 MM. thick in 1:5 Cement, Sand and Mortar. Plastering to internal walls will be 15 MM thick in 1:6 Cement, Sand and Mortar and Ceiling will be 10 MM thick in 1:4 Cement, Sand and Mortar.

WOODWORK AND JOINERY:- 100 MM X 50 MM. Malaysian Sal Wood or equivalent section for Door frame, 32 mm. Thick solid core Flush door, Thickness of the shutter will be 32 MM. Main Door shutter for the OWNER will be made of quality Flush door.

M. S. GRILL WORKS:- All windows will be aluminium framed with necessary hardware fittings. The grill -works for the windows will

04 DEC 2024

Additional District Sub-Registry
BUNDWAN



515/2024

001/2024

for Partner
Rip Agrawal

Rip Agrawal Buildtech
Debit Agrawal
Partner

Rip Agrawal Buildtech
for Partner Agrawal
Partner

be completely separately fixed. The balcony balustrades (if any) will be M.S. Flat. The Glasses of the windows will be Ground Glass or Frosted Glass.

PAINTING:-

All the internal wall surfaces and the ceiling will be finished with Putty.

The external wall surfaces will be finished with snow-cem or equivalent cement based paint. All the wooden surfaces and the steel surfaces will be finished with enamel paint after necessary Priming Coat.

FINISHING WORKS FOR GROUND FLOOR:- The Parking areas will be finished with neat cement finish.

HARDWARE FITTINGS AND FIXTURES:- All the hardware Fittings will be of aluminium. The internal doors will have all the necessary locking arrangements like tower bolts, hatch bolts, door knobs or rings etc. complete. One eye-whole will be fixed in the main entrance door to each flat. Door stoppers will be fixed in every door.

ELECTRICAL WORKS:- All the electrical lines will be concealed with copper wires. with PVC conduit. Each flat will have the following electrical points.

Each Bed Room Two light points, Two Plug points, One Fan Point and One Separate AC Point (only for Landowners).

Living Room cum Dinning Space Three light Points Two Fan Point, One Plug Point, One Freeze point.

04 DEC 2024

Additional District Sub-Registrar
BUDWAN



Digitized by srujanika@gmail.com

Digitized by srujanika@gmail.com


RJP Agrawal


RJP Agrawal Buildtech
Partner


RJP Agrawal Buildtech
Partner

Kitchen One light Point, One Power Point, One Exhaust Fan Point (and one Freeze point only for the Landowners).

Exhaust Fan points will be provided in each toilet, Geyser Line (except Geyser) including electrical point for the same will also be provided in one toilet.

WATER SUPPLY & DRAINAGE:- One overhead water reservoir will be provided the required capacity of pump will be installed for storage of water in the overhead water reservoir.

The drainage line will be connected to the existing sewer line through the Master trap. Each flat have separate water supply line from the overhead water reservoir through P.V.C. Pipes and fittings with proper necessary valves. For external drainage P.V.C. pipes will be used.

TOILET FITTINGS & FIXTURES:- Each toilet will be provided with one shower, one Anglo Indian and one European Commode. Necessary taps will be provided in the toilets and the floor will be of anti-skid tiles. One basin with tap will be installed at Dining Hall.

KITCHEN SPACE:- Each Kitchen space will be provided with one cooking platform finished with one still sink with required water connections.

OVER HEAD TANK:- P.V.C/Concrete.

THE THIRD SCHEDULE ABOVE REFEREED TO

(Common Facilities and Common Parts)

04 DEC 2024

ADDITIONAL MINISTER Sub-Registrar
BURDWAN



ADDITIONAL MINISTER

Sub-Registrar

Burdwan

Raj Agrawal
Raj Agrawal

Raj Agrawal Buildtech
Raj Agrawal
Partner

Raj Agrawal Buildtech
Raj Agrawal
Partner

1. Entrance and Exits to the Premises and the Building named and styled as
"AGARWAL CITY".
2. Stair Cases,
3. Stair Case Landings,
4. Stair Head Room and Lobbies on all the floor of the New Building named
and styled as **"AGARWAL CITY"**.
5. Passage for Entrance,
6. Pump (Deep Tube Well of adequate capacity to ensure round the clock),
7. Electric Meter & Electric Meter Space,
8. Common Electric Space, Common Water Pump Space,
9. Septic Tanks,
10. Boundary Walls with Entrance Gate,
11. Overhead Water Tank,
12. Transformer and space (if any),
13. Lift/s (if any),
14. Electrical wiring and other fittings (excluding only those as are installed
within the exclusive any Unit and/or exclusively for its use).
15. Lighting of the Common Portions.
16. Electrical installations relating to receiving of electricity from suppliers
and meters for recording the supply.

04 DEC 2024

Additional District Sub-Registrar
BUNDWAN

A



21/12/2024

Page 1

17. Drainage and Sewage lines and other installation for the same (except only those as are installed within the exclusive area of any Unit and/or exclusively for its use).

18. Such other parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the Units in common by the Co-Owners.

WITNESSES:-

1. Sh. Sabis
S/o. Sh. Morshed
Nerodighi, Bardwan
Purba Bardwan
713101.

Sh. Prakash Agrawal
Raj Agrawal

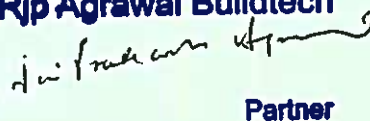
2. SK. Sahil
S/o. SK. Morshed
Nerodighi, Bardwan
713101.

SIGNATURES OF THE OWNERS

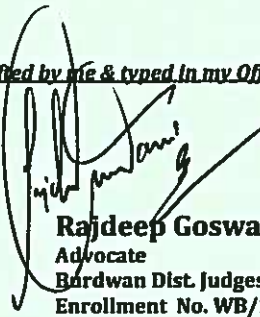
Rjp Agrawal Buildtech


Partner

Rjp Agrawal Buildtech


Partner

Drafted by me & typed in my Office:-


Rajdeep Goswami
Advocate
Bardwan Dist. Judges Court
Enrollment No. WB/1989/2011

SEAL & SIGNATURE OF THE DEVELOPER

04 DEC 2024

Additional District Sub-Registrar
BUDWAN

Handwritten signature

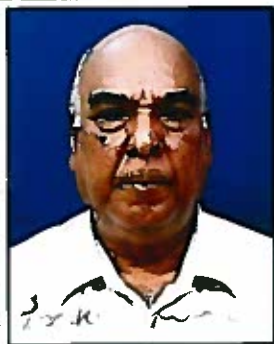
Signature



Handwritten signature

Signature

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE *Arjun Kumar*

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE *Mira Agrawal*



2 /

**Additional District Sub-Registrar
BURDWAN**

04 DEC 2024

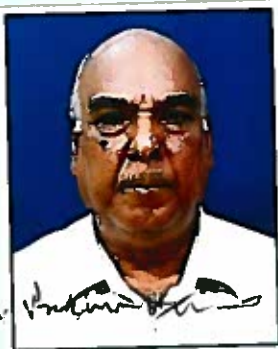
Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE

Rjp Agrawal Buildtech
Rjp Agrawal
 Partner

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE

Rjp Agrawal Buildtech
Rjp Agrawal
 Partner





Additional District Sub-Registrar
BURDWAN

04 DEC 2024

Additional District Sub-Registrar, Burdwan

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AEPH2288N



श्री/श्रीमती
RUP AGRAWAL 8011 STREET

05122023

निगमन / गैर निगमन
Date of Incorporation / Registration
00/07/2023

आयकर विभाग

INCOME TAX DEPARTMENT

MIRA AGRAWAL

KRISHNA MURARI AGRAWAL

01/12/1954

Permanent Account Number

ASTP487901E

Mira Agrawal

Signature

भारत सरकार

GOVT. OF INDIA



90003010



সামন্ত সরকার
GOVERNMENT OF INDIA



মীরা আগরওয়াল

Mira Agarwal

জন্ম সাল Year of Birth 1954

মহিলা Female



4881 7157 0002

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় প্রাপ্তিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা

W/O জয়প্রকাশ আগরওয়াল

রেলওয়ে ডিজেল শেড মোড়,

সাধনপুর রোড, বর্ধমান

বর্ধমান, পশ্চিমবঙ্গ

713101

Address

W/O Jaiparakash Agrawal,
railway diesel shed more

11 sadhanpur road Burdwan

1 Burdwan Bardhaman West

Bengal 713101



১৯০ ১৯০ ১৯০



www.uidai.gov.in



www.uidai.gov.in



১৯০ ১৯০ ১৯০
Bengal 713101

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACSPA4751A



नाम /NAME

JAI PRAKASH AGARWAL

पिता का नाम /FATHER'S NAME

RAM CHANDRA AGARWAL

जन्म तिथि /DATE OF BIRTH

10-01-1947

हस्ताक्षर /SIGNATURE

Jai Prakash Agarwal

[Handwritten Signature]

आयकर अधिकारी, प.प्र.-XI

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



ভারত সরকার

GOVERNMENT OF INDIA



জয় প্রকাশ আগারওয়াল
Jai Prakash Agrawal
জন্ম বর্ষ / Year of Birth : 1947
পুরুষ / Male



2845 3817 2245

আমার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O রামচন্দ্র আগারওয়াল, রেলওয়ে
ডিজেল সেড মোড়, দশ, শাদনপুর
যোড, বর্ধমান, বর্ধমান, বর্ধমান,
পশ্চিমবঙ্গ, 713101

Address:

S/O Ramchadra Agrawal,
railway diesel shed more,
10, shadanpur road, Burd-
wan - I, Burdwan, Barddham-
an, West Bengal, 713101



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



PO Box No. 1947
Bengaluru 560 001



भारत सरकार
Government of India



रहित आग्रवाल
Rohit Agrawal
जन्मतिथि/DOB: 16/11/2011
पुरुष/ MALE

Issue Date: 16/11/2011

3869 5048 9489

VID : 9189 5271 0480 6830

आधार आधार,

Download Date: 25/06/2021



भारत सरकार
Government of India



ठिकाना:
S/O जय प्रकाश आग्रवाल, बर्धमान भवन, १०
साधनपुर रोड बर्धमान, बर्धमान, बर्धमान,
पश्चिमबंग - 713101

Address:
S/O Jai Prakash Agrawal, burdwan bhawan,
10 sadhanpur road burdwan, Burdwan - I,
Bardhaman,
West Bengal - 713101



3869 5046 9489

VID : 9189 5271 0480 6830

1847

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

रघु अग्रवाल

JAIPRAKASH AGRAWAL

03/08/1980

Permanent Account Number

AHQPAD292K

Ravi Agrawal

Signature



No. **WB-4120140252749** Issue Dt. **25-08-2014**
Name : **SK SABIR**
S/D/W of : **SK** **MORSED**
Address : **NERODIGHI**
BURDWAN



FORM 7

713101 Blood Gr. **U** D.O.B. **24-10-1994**
Authorisation to drive the following vehicle class throughout India.

Vehi. Class	MCWG		
Issue Dt.	25-08-2014		
Vehi. Class			
Issue Dt.			

Valid Till	Non Transport	24-08-2034
	Transport	

New Issue
Printed on 25-11-2014

SK Sabir

Holder's Signature

SP

Licensing Authority

Burdwan

Major Information of the Deed

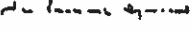
Deed No :	I-0203-07892/2024	Date of Registration	04/12/2024
Query No / Year	0203-2003028442/2024	Office where deed is registered	
Query Date	29/11/2024 11:56:19 AM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Rohit Agrawal Bardhaman,Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9851858945, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 4,12,93,344/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Sadhanpur Road, Mouza: Nari, , Ward No: 6 JI No: 70, Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-43 (RS -)	LR-8431	Bastu	Bastu	18.7 Dec		2,36,86,673/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L2	LR-44 (RS -)	LR-8431	Bastu	Bastu	12.3 Dec		1,55,80,004/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L3	LR-44 (RS -)	LR-8450	Bastu	Bastu	1.6 Dec		20,26,667/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
		TOTAL :			32.6Dec	0 /-	412,93,344 /-	
		Grand Total :			32.6Dec	0 /-	412,93,344 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Jai Prakash Agrawal (Presentant) Son of Ram Chandra Agrawal Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office	Photo  04/12/2024	Finger Print  Captured LTI 04/12/2024	Signature  04/12/2024
Railway Diesel Shed More, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX4 , PAN No.:: acxxxxxx1a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office				
2	Name Mrs Mira Agrawal Wife of Mr Jai Prakash Agrawal Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office	Photo  04/12/2024	Finger Print  Captured LTI 04/12/2024	Signature  04/12/2024
Railway Diesel Shed More, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX4 , PAN No.:: asxxxxxx0l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RJP AGRAWAL BUILDTECH 08 Sadhanpur Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Date of Incorporation:XX-XX-2XX4 , PAN No.:: abxxxxxx8n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Jai Prakash Agrawal Son of Ram Chandra Agrawal Date of Execution - 04/12/2024, , Admitted by: Self, Date of Admission: 04/12/2024, Place of Admission of Execution: Office	Photo  Dec 4 2024 3:35PM	Finger Print  Captured LTI 04/12/2024	Signature  04/12/2024
Railway Diesel Shed More, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX4 , PAN No.:: acxxxxxx1a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RJP AGRAWAL BUILDTECH (as partner)				
2	Name Mr Rohit Agrawal Son of Jai Prakash Agrawal Date of Execution - 04/12/2024, , Admitted by: Self, Date of Admission: 04/12/2024, Place of Admission of Execution: Office	Photo  Dec 4 2024 3:38PM	Finger Print  Captured LTI 04/12/2024	Signature  04/12/2024
Sadhanpur Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX4 , PAN No.:: ahxxxxxx2k,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RJP AGRAWAL BUILDTECH (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sk Sabir Son of Mr Sk Morsed Nerodighi, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		 Captured	
	04/12/2024	04/12/2024	04/12/2024
Identifier Of Mr Jai Prakash Agrawal, Mrs Mira Agrawal, Mr Jai Prakash Agrawal, Mr Rohit Agrawal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Jai Prakash Agrawal	RJP AGRAWAL BUILDTECH-18.7 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Jai Prakash Agrawal	RJP AGRAWAL BUILDTECH-12.3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mira Agrawal	RJP AGRAWAL BUILDTECH-1.6 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Sadhanpur Road, Mouza: Nari, , Ward No: 6 JI No: 70, Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 43, LR Khatian No:- 8431	Owner:জয় প্রকাশ আগরওয়াল, Gurdian:রামচন্দ্র , Address:10 মাখনপুর রোড বর্ধমান, অমবাগান , Classification:বাড়, Area:0.18700000 Acre,	Mr Jai Prakash Agrawal
L2	LR Plot No:- 44, LR Khatian No:- 8431	Owner:জয় প্রকাশ আগরওয়াল, Gurdian:রামচন্দ্র , Address:10 মাখনপুর রোড বর্ধমান, অমবাগান , Classification:বাড়, Area:0.12300000 Acre,	Mr Jai Prakash Agrawal
L3	LR Plot No:- 44, LR Khatian No:- 8450	Owner:মীরা আগরওয়াল, Gurdian:জয় প্রকাশ, Address:মাখনপুর , Classification:বাড়, Area:0.01600000 Acre,	Mrs Mira Agrawal

Endorsement For Deed Number : I - 020307892 / 2024

On 04-12-2024

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 13:47 hrs on 04-12-2024, at the Office of the A.D.S.R. Bardhaman by Mr Jai Prakash Agrawal , one of the Executants.

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 4,12,93,344/-

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

Execution is admitted on 04/12/2024 by 1. Mr Jai Prakash Agrawal, Son of Ram Chandra Agrawal, Railway Diesel Shed More, P.O: Burdwan, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Mrs Mira Agrawal, Wife of Mr Jai Prakash Agrawal, Railway Diesel Shed More, P.O: Burdwan, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business

Indetified by Mr Sk Sabir, , Son of Mr Sk Morsed, Nerodighi, P.O: Burdwan, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Others

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

Execution is admitted on 04-12-2024 by Mr Jai Prakash Agrawal, partner, RJP AGRAWAL BUILDTECH (Partnership Firm), 08 Sadhanpur Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr Sk Sabir, , Son of Mr Sk Morsed, Nerodighi, P.O: Burdwan, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Others

Execution is admitted on 04-12-2024 by Mr Rohit Agrawal, partner, RJP AGRAWAL BUILDTECH (Partnership Firm), 08 Sadhanpur Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr Sk Sabir, , Son of Mr Sk Morsed, Nerodighi, P.O: Burdwan, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/12/2024 2:49PM with Govt. Ref. No: 192024250302159378 on 04-12-2024, Amount Rs: 14/-, Bank: SBI
EPay (SBIPay), Ref. No. 4565691887325 on 04-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3105, Amount: Rs.5,000.00/-, Date of Purchase: 04/12/2024, Vendor name: Golam Mohabub

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/12/2024 2:49PM with Govt. Ref. No: 192024250302159378 on 04-12-2024, Amount Rs: 70,010/-, Bank: SBI EPay (SBlePay), Ref. No. 4565691887325 on 04-12-2024, Head of Account 0030-02-103-003-02



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0203-2024, Page from 204090 to 204147
being No 020307892 for the year 2024.**



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2024.12.18 14:15:42 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 18/12/2024

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.**